



Land Agent

Why was a Land Agent from Adelaide chosen as the preferred Sales Agent (Agent)?

Following two public tender processes, the first of which sought a response from only local agents, and which ultimately failed to gain any interest, McGees Property (McGees) were selected to assist the Department in managing the property sales. McGees has extensive knowledge and a proven record of accomplishment working across central and remote South Australia.

When will Agent be available at their sales office in Leigh Creek?

It is expected that McGees will open their office regularly. Please contact them directly to make an appointment or to find out the current opening times.

How do I contact McGees Property?

To receive information about the sales process, please contact;

- Simon Lambert, Managing Director
- M: 0408 846 999
- T: 08 8414 7812
- E: slambert@adl.mcgees.com.au

Property Sales

How much will it cost me to buy a house, flat or other property?

The property valuations have been completed by independent Certified Valuers. Subsequently, the valuations have been endorsed by the Office of the Valuer General (www.valuergeneral.sa.gov.au).

The Agent will disclose the valuation information to you during your appointment.

What property is available to purchase?

As of 31 July 2021, properties have been made available to existing leaseholders only.

Any property that is not acquired by an existing leaseholder, or another priority commitment, will be made available for sale.

Available property may include 3- & 4-bedroom houses, 2-bedroom flats (units) and some commercial & community use properties may also be acquired.

What is a priority commitment?

The State Government has approved for property to be made available to existing leaseholders in the first instance, then local businesses (for essential staff), community housing provider (to provide rental properties) and also some infrastructure for Indigenous community's use.



When will available property be marketed for sale?

The Department has submitted a Development Approval application to the State Commission Assessment Panel (SCAP).

Once SCAP approval is received, which is anticipated in the near future, an application will be lodged with Land Services SA for the creation of the Certificate of Title.

The Agent may contact existing leaseholders once these processes have been finalised, subject to receiving consent.

What type of Certificate of Title is being offered?

- **Torrens Title (For house allotments and individual commercial/community allotments)**

A Torrens title is a single certificate of title for an allotment of land. It is the most common type of title in South Australia. All transactions such as transfers of ownership are registered on the certificate of title.

- **Community Scheme (For both groups of flats and the main town centre commercial precinct)**

The boundaries for each lot in a community scheme are defined by surveyed land measurements. They are unlimited in height and depth unless otherwise specified on the plan of community division

The owner of each lot is responsible for the maintenance and insurance of any building on their lot. The community corporation is responsible for maintenance and insuring any buildings or structures in common areas.

Can I access the First Home Owners Grant to fund my purchase?

The first home owner grant ceased for established homes from 1 July 2014.

For further information please visit; <https://revenuesa.gov.au/FHOG>

Can I access HomeStart funding?

The Leigh Creek Task Force has made preliminary enquiries with HomeStart which indicate that Leigh Creek residents will find it difficult to access funding through Home Start to purchase their property.

It is recommended that residents contact all lending providers and discuss their circumstances with regards to financing their purchase.



I do not like my current home; can I buy a different one?

In the first instance, an existing leaseholder has the first option to purchase their current home. However, they may acquire an available property when marketed for open sale.

What are the costs that may be associated with owning a house/flat?

Some of the costs associated with property ownership include; water & sewerage, levies (or rates), stamp duty, utilities, and maintenance.

For example;

The 2021-22 annual charge for having water supplied to your home is \$274.40, billed at \$68.60 per quarter.

Sewerage charges are formed by applying a rate in the dollar to the value of your property. This means the number of cents charged per \$1000 of property value, subject to a minimum charge for 2021-22 of \$73.50 per quarter.

Water & Sewerage price increases in 2021-22 have been limited to 1.1 per cent (subject to rounding), to reflect CPI.

To obtain the latest information on stamp duty and levies, please visit; <https://www.revenuesa.sa.gov.au/taxpayer-stories/first-home-buyer>

Please note:

- A community levy (called the Leigh Creek Community Contribution Scheme) is being developed in partnership with the Leigh Creek Community Progress Association, Leigh Creek Community and the Outback Communities Authority. The levy will be based on agreed levels of service that support public amenity, i.e. waste collection and management and parks and gardens management.
- Parties looking to purchase property in Leigh Creek are encouraged to participate in community planning sessions that will determine how the levy will work and how much it will be.

Rental Properties

How can I apply to rent a house?

The Department has put a hold on providing new residential tenancies whilst the transformation process is underway. It is expected that the housing provider will manage all current and future property rentals.

When will a housing provider be available to manage the rental properties?

The Taskforce has held discussions with some Community Housing Providers and the SA Housing Authority.

Further information will be provided soon.



Will the rent continue to remain the same?

New residential tenancy agreements have been provided to existing leaseholders from 1 July 2021 to 31 December 2021 at the current rates.

The rents charged in Leigh Creek have remained unchanged since 2016. Therefore, it is reasonable to expect that a rent review may be considered for the townships rental properties.

It is anticipated that a market-based rent will be implemented from 1 January 2022.

I do not like my current home, can I rent a different one?

Once the housing provider is confirmed they may be able to consider this kind of request. For example, if downsizing from a 3-bedroom house to a 2-bedroom flat.

However, please note that all houses in the township were built using similar materials and are of a comparable standard, age, and repair.

If I intend to end my tenancy, do I need to do anything?

If you are a tenant, you are required to provide a minimum of 21 days written notice to terminate the residential tenancy agreement held with the department.