

Explanation of *Crown Land Management (Life Lease Sites) Amendment Bill*

The Bill will amend the *Crown Land Management Act 2009* by inserting a new s44A, which provides for Shack lessees to be able to sub-lease from the local government authority rather than leasing directly from the South Australian government.

A head lease will be granted from the State Government to participating Councils for at least 99 years with relevant conditions. It is expected that Councils will appoint shack management committees which will determine management plans for each set of sites. Councils will also audit all infrastructure including vehicle and pedestrian access. Each shack will be audited for its existing services, which need to comply with Australian Standards for safety and environmental compliance.

Subleases between Councils and lessees will include the following conditions:

- Leases will be for five (5) years with a subsequent right of renewal
- Leases will be transferrable with the consent of the Council
- The lease will contain details regarding all infrastructure, effluent and environmental requirements

Lessees will have two years to apply for a sub-lease to ensure that they decide whether to migrate to the local regime. Following signing a lease with the council they will then cease to hold a lease with the State Government. Other features of the Bill include a requirement that proper public access is provided (subclause (8))

Regulations may be established which outline the details to be included in management plans.

Q&A

Why doesn't the Bill seek to provide freehold title?

Freeholding involves changes to the Government's ability to charge on these types of leases and would therefore categorise the Bill as "a money Bill". Non-Government members are unable to amend laws in this way. However it remains the Liberal Party's position that if elected to Government we would seek to rectify this.

What environmental protections are provided in these arrangements?

All shacks participating in the scheme will be first audited by their Council for existing services. Infrastructure and amenity improvements will be required to meet Australian Standards, which will meet modern expectations of safety and environmental protection. Some existing shacks are in poor condition and may place the individual and the environment at risk.

Can the council sell on its head lease?

No. Only the Minister can provide approval for sub-leasing.