

South Australia

Housing and Urban Development (Administrative Arrangements) (Urban Renewal Authority) Regulations 2012

under the *Housing and Urban Development (Administrative Arrangements) Act 1995*

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Legislative history

1—Short title

These regulations may be cited as the *Housing and Urban Development (Administrative Arrangements) (Urban Renewal Authority) Regulations 2012*.

2—Commencement

These regulations will come into operation on 1 March 2012.

3—Interpretation

In these regulations—

Act means the *Housing and Urban Development (Administrative Arrangements) Act 1995*;

land includes a building;

URA means the statutory corporation established under regulation 4;

urban renewal means the redevelopment of urban precincts to improve the amenity of those precincts for residential and mixed use purposes.

4—Establishment of URA

The Urban Renewal Authority (*URA*) is established as a statutory corporation under the Act.

5—Board of management

The board of management of URA will be constituted of 7 persons.

6—Functions of URA

- (1) The functions of URA are as follows:
- (a) to initiate, undertake, support and promote the development of land and housing in the public interest, particularly for urban renewal purposes, including by—
 - (i) acquiring, assembling and using land and other assets in strategic locations, including in areas identified for urban renewal; and
 - (ii) promoting public support for urban renewal by working with the South Australian Housing Trust (SAHT), community groups and other bodies in the development of land and housing; and
 - (iii) undertaking preliminary works (including remediation of land) to prepare land for development and other functions such as planning and co-ordination for the purposes of such development;
 - (b) to encourage, facilitate and support public and private sector investment and participation in the development of the State, including by performing its functions to facilitate development that is attractive to potential investors;
 - (c) to acquire, hold, manage, lease and dispose of land, improvements and property, including land and housing formerly held under the *South Australian Housing Trust Act 1995* transferred to the URA, particularly with a view to—
 - (i) reducing social disadvantage within the community through urban renewal, including the renewal of public housing by promoting, facilitating or undertaking—
 - (A) the creation of a mixture of public and private housing in particular locations; and
 - (B) an increase in the supply of affordable housing and community housing; and
 - (ii) managing projects involving the development of land and housing, including for urban renewal purposes (on its own behalf or on behalf of other agencies or instrumentalities of the Crown); and
 - (iii) managing the orderly development of areas through the management and release of land, including areas of undeveloped or under developed land, as appropriate; and
 - (iv) holding land and other property to be made available, as appropriate, for commercial, industrial, residential or other purposes;
 - (d) to act as a landlord in relation to public housing and for this purpose the functions of the URA include the functions that are the same as the functions of SAHT in Part 2 Division 1 of the *South Australian Housing Trust Act 1995* (but nothing in this paragraph prevents URA from delegating any such function to SAHT);
 - (e) to give advice to the Government on issues related to housing and urban development in the State;

- (f) to liaise with State and Commonwealth agencies, local government bodies, developers and owners of land and community groups in relation to housing and urban development;
- (g) to undertake and facilitate planning, including detailed precinct master planning, sequencing and feasibility proposals and the promotion of Government policies, strategies and objectives with a view to supporting sustainable, desirable and affordable housing and infrastructure, particularly in areas identified for urban renewal and redevelopment;
- (h) to promote and facilitate a high level of co-operation between, and work with, relevant industry and community groups, and other relevant persons or bodies, to develop and implement policies and strategies that encourage excellence in the design, planning and delivery of housing and urban development;
- (i) to co-ordinate, in collaboration with State and Commonwealth agencies, local government bodies and developers, the integration and timing of development and infrastructure in the State, particularly in areas identified for urban renewal purposes;
- (j) to negotiate and enter into contracts for the payment of contributions towards, and costs associated with, the development of land and the provision of housing and infrastructure;
- (k) to negotiate with local government bodies in relation to the vesting of public infrastructure in the care, control and management of those bodies;
- (l) to carry out its functions to support development that promotes growth in employment and the economy;
- (m) in relation to public housing, to develop and implement policies, procedures and systems for measuring performance with respect to efficient and effective management and maintenance of public housing by the URA, SAHT and any other housing authority or government body that holds public housing, including by promoting and facilitating the timely transfer of public housing between the URA, SAHT and any other housing authority or government body that holds public housing;
- (n) to carry out the functions formerly carried out by the Land Management Corporation established under the (revoked) *Public Corporations (Land Management Corporation) Regulations 1997*;
- (o) to support the undertaking of development that is consistent with achieving its other functions and the outcomes that apply under this regulation, including by participating in the scheme established by section 37 of the *Development Act 1993* (to the extent prescribed by regulations under that section);
- (p) to manage the Crown's interests in various joint ventures and land development projects identified by the Minister for the purposes of this regulation;
- (q) to manage the sale of surplus government land on behalf of other agencies or instrumentalities of the Crown, and to advise on any proposal to sell such land;
- (r) to carry out other functions conferred on URA by the Minister.

- (2) URA may carry out its functions alone, or in a trust scheme, partnership, joint venture, or any other scheme or arrangement for the sharing of profits established in accordance with the Act (and section 21(2) of the Act does not apply to URA).

7—Specific powers of URA

In addition to the powers conferred on a statutory corporation by or under the Act, URA may, in accordance with the Act—

- (a) acquire, hold, deal with and dispose of land and other assets for the purpose of carrying out URA's functions; and
- (b) raise capital, borrow money and obtain other forms of financial accommodation; and
- (c) transfer an asset, right or liability to the Minister or another body; and
- (d) engage persons as agents or consultants, and enter into other forms of contract for the provision of services; and
- (e) make use of the services, facilities or staff of a private sector body; and
- (f) provide advisory, consultative, managerial, support or other forms of service, within the areas of URA's expertise, to other persons or bodies involved in the finance sector; and
- (g) in relation to acting as a landlord in relation to public housing, exercise any power that is the same as a power of SAHT in Part 2 Division 1 of the *South Australian Housing Trust Act 1995* (but nothing in this paragraph prevents URA from delegating any such power to SAHT).

8—Application of provisions of *Public Corporations Act 1993* to URA

Sections 8 to 10 and Part 3 of the *Public Corporations Act 1993* apply to URA.

9—Associated matters

URA should, so far as is reasonably practicable, ensure that its activities are—

- (a) co-ordinated with the activities of other public authorities; and
- (b) consistent with the planning of a desirable physical and social environment; and
- (c) conducive to the enhancement of the physical or social development objectives of the Government.

Legislative history

Notes

- For further information relating to the Act and subordinate legislation made under the Act see the Index of South Australian Statutes or www.legislation.sa.gov.au.

Principal regulations

Year	No	Reference	Commencement
2012	9	<i>Gazette 23.2.2012 p852</i>	1.3.2012: r 2