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Title:

Statement: 1975 State election housing policy statement, on the occasion of the opening
of the Box Factory Community Centre, Regent Street, City

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STATEMENT

from the Premier

Date..... 25th June 1975
Embargo.....

State Administration Centre,
Victoria Square, Adelaide,
South Australia 5001
228 4811

1975 STATE ELECTION HOUSING POLICY STATEMENT BY THE PREMIER, MR. DUNSTAN, ON THE OCCASION OF THE OPENING OF THE BOX FACTORY COMMUNITY CENTRE, REGENT STREET, CITY, 2.15pm WEDNESDAY, 25TH JUNE, 1975.

Mr. Stretton, Residents of South Australia,
Ladies and Gentlemen:

It is appropriate that we have been able to arrange this opening of The Box Factory today. This is because the project is highly innovative and, in a sense, symbolises the Government's interest in (and firm encouragement of) inner city living.

Firstly, some history about this project:

The Federal Box Factory was run by Mr. Holloway, who retired from working in the factory in his mid nineties. For many years he employed residents from this area whom he called his boys, even though some were pensioners aged between 65 and 75 years.

The Housing Trust bought the property (Box Factory and adjacent land) from Mr. Holloway to build a variety of houses for local residents and for people who would find it more convenient to live in the City.

It was clear, however, that the Housing Trust's capacity for funding community services of this kind was limited. However, in developing its plans for a general area it was able to set aside this building and with the support of local residents' groups has now been able to provide an important facility for what is a growing residential area.

This is one example, and a very practical one, of what the Government hopes will be achieved in the rejuvenation of the inner city area.

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It is also an excellent example of community involvement in community welfare, and great credit is due to the local residents, and Committee (elected by the residents) which will run the Centre. There has been the most amicable consultation and co-operation all the way through. The result is that city residents now have something that they have worked for and in a very important sense created.

The Committee has maintained close working relationships with local residents, the Trust itself, and the Trust architects. It has now become an Incorporated body, and two community welfare workers will be employed by it to work from the Factory in the South Adelaide Community.

This Centre will be available to all of the city at all times. It will function as a drop-in centre, with lounge, newspapers and magazines, television, snack facilities and so on. It is also planned to include amenities and services such as a food co-operative (already functioning in a nearby building), paramedical services, lending library, child minding and others which the residents wish to provide. There will be space for parties and receptions of various kinds.

It will be a community centre for two areas of Housing Trust city building, as well for residents of the older houses in McLaren Street and other parts of the city.

The Trust's magnificent Manitoba site development, just across Carrington Street, contains forty houses, of which thirty-two are family houses and eight are pensioner cottages. The first occupants will be moving in within a month.

Box Factory Redevelopment Programme

Which brings me to the more formal part of this Statement.

As I have said, the Government has for some considerable time been anxious to encourage a far greater mixture of residential, public and commercial activities in the central city areas.

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As a basic statement for this Election Campaign, we intend strongly to pursue this policy.

Accordingly, the Housing Trust will shortly call tenders for an additional housing development of immense importance to this area of South Adelaide.

For the Box Factory site the Trust has a new programme of restoration, and building; tenders will shortly be called to undertake a major residential programme on this site, providing 95 housing units, including 42 houses for pensioners.

My Government has always believed that a number of old people wish to live in the City and the Trust's action will make it possible for new accommodation to be built for such people in a very convenient spot. If, as we believe is likely, the continuation of Frome Street south of Carrington Street will be closed, the Trust hopes to purchase the surplus land from the Adelaide City Council for a further 14 houses. Thus the Box Factory will be the centre of a re-established living area in the south of the City.

Margaret Street

The Housing Trust's building programme, however, does not stop with inner city South Adelaide.

Land and cottages in Margaret Street, North Adelaide, have been purchased from the Adelaide City Council and during 1976 some 30 houses will be built in that area. These will follow the designs of the consultants of the Adelaide City Council.

Wakefield and Frome Site

In addition, on the three acre site at the corner of Wakefield and Frome Streets, the Government is pursuing plans for a Neighbourhood Centre, part of which will contain an Alternative Theatre Complex, for use by community organisations, as well as some commercial buildings. In this the Trust will provide residential elements and it is planned that from up to two acres of housing with some 80 residences will be built for young people, pensioners and families.

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Other City of Adelaide Development

The Trust intends to pursue further negotiations with the Adelaide City Council for land in the City suitable for its type of building, while its magnificent programme of purchasing older houses and renovating them up will continue.

Inner City Housing Renovation

The Trust's role in buying and renovating older houses has been spectacularly successful. 535 units have been purchased for this programme since the last election. A special approach has been made to the Australian Government for a supplementary source of funds to be used specifically for this purpose. This programme will be a continuing feature of the Trust's activities. At least \$15,000,000 per annum will be devoted to it.

Hackney Development

Although from a Local Government point of view, the City ends at the parklands, the Trust regards near City building as fulfilling virtually the same urban purpose as building right in the City. Accordingly, at Hackney, houses have been restored, and tenders will shortly be called for 19 terrace houses suitable for families on land already cleared for this purpose.

Kent Town Development

The Government plans a further major inner city development on an area of land in Kent Town behind the Nurses Memorial Centre and the building owned by the South Australian Brewing Company, the Trust will erect terrace and medium density forms of housing. Once again, the plan will provide for a variety of age groups of people, together with community facilities. In the Kent Town Development, we expect that the Trust will be able to construct some 300 units of accommodation.

Country Housing Development

In addition to a vigorous and attractive programme in the greater metropolitan area (West Lakes, North Haven, Seaton Gardens, Christies Beach, Ingle Farm, Salisbury and Elizabeth), the Housing Trust has

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planned for a continued and growing involvement in the country.

This is particularly so in the Iron Triangle of Whyalla, Port Augusta and Port Pirie, and the lower and upper South Eastern regions and in the Riverland. The Housing Trust is now building in over sixty country centres with a programme designed to respond to local demands.

Housing Trust Output

Turning now from its housing programme to its general activities, the Housing Trust has acted to re-establish an appropriate level of output under present conditions at about 2,200 units of accommodation.

The Trust now has 2,300 housing units under construction - 40% higher than twelve months ago. Commencements have increased by 61% in the past twelve months, and Housing Trust estates now include a far greater variety of houses for sale.

Despite its wide current range of activities, the Trust's total cash inflow and outflow this year will be over \$100,000,00.

The Trust in the past has had to maintain its own land bank. Over the next three years it will increasingly call on the LandCommission for developed land and this in turn will mean that it will be able to release funds normally used for land development (a figure in the order of three to five million dollars) to build additional houses.

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