

COMMUNITY LAND MANAGEMENT PLAN

HILTON HOTEL SITE

April 2024

DRAFT

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DRAFT



1. INTRODUCTION

Section 199 of the *Local Government Act 1999 (SA)* requires a council to manage Community Land in accordance with a management plan for the land. Land owned by a council or under a council's care, control and management is classified as Community Land.

The Hilton Hotel Site is Community Land owned by the Corporation of the City of Adelaide under the care and control of the City of Adelaide (the Council).

The management plan is referred to as the Hilton Hotel Site Community Land Management Plan (CLMP).

Section 196 of the *Local Government Act 1999 (SA)* sets out the structure and content and other matters relevant to the CLMP.

The CLMP has been prepared in accordance with that Section of the *Local Government Act 1999 (SA)*.

Section 197 of the *Local Government Act 1999 (SA)* specifies the public consultation process associated with the development of the CLMP.

2. THE HILTON HOTEL SITE

The Hilton Hotel Site is situated on the corner of Victoria Square and Grote Street (south-western corner).

The Hilton Adelaide building is located on the site, and the hotel is part of the Hilton Hotels Corporation chain. The hotel is part of the Adelaide Central Market Precinct.

A locality map showing the Hilton Hotel Site is presented in Diagram 1.

An aerial photo delineating the community land boundary of the Hilton Hotel Site is presented in Diagram 2.

Figure 1 – Hilton Hotel Site locality map

City of Adelaide Community Land Management Plan
Community Land Category – Hotel Site

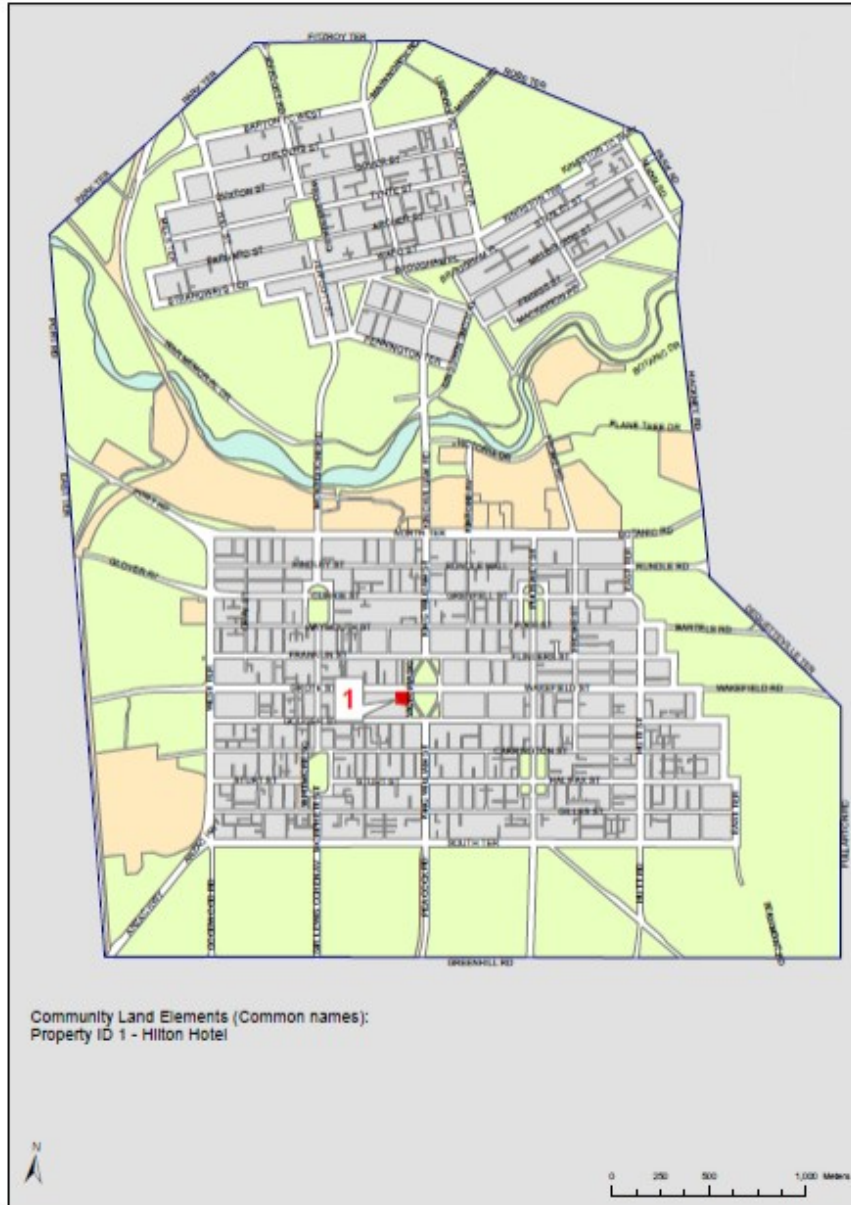
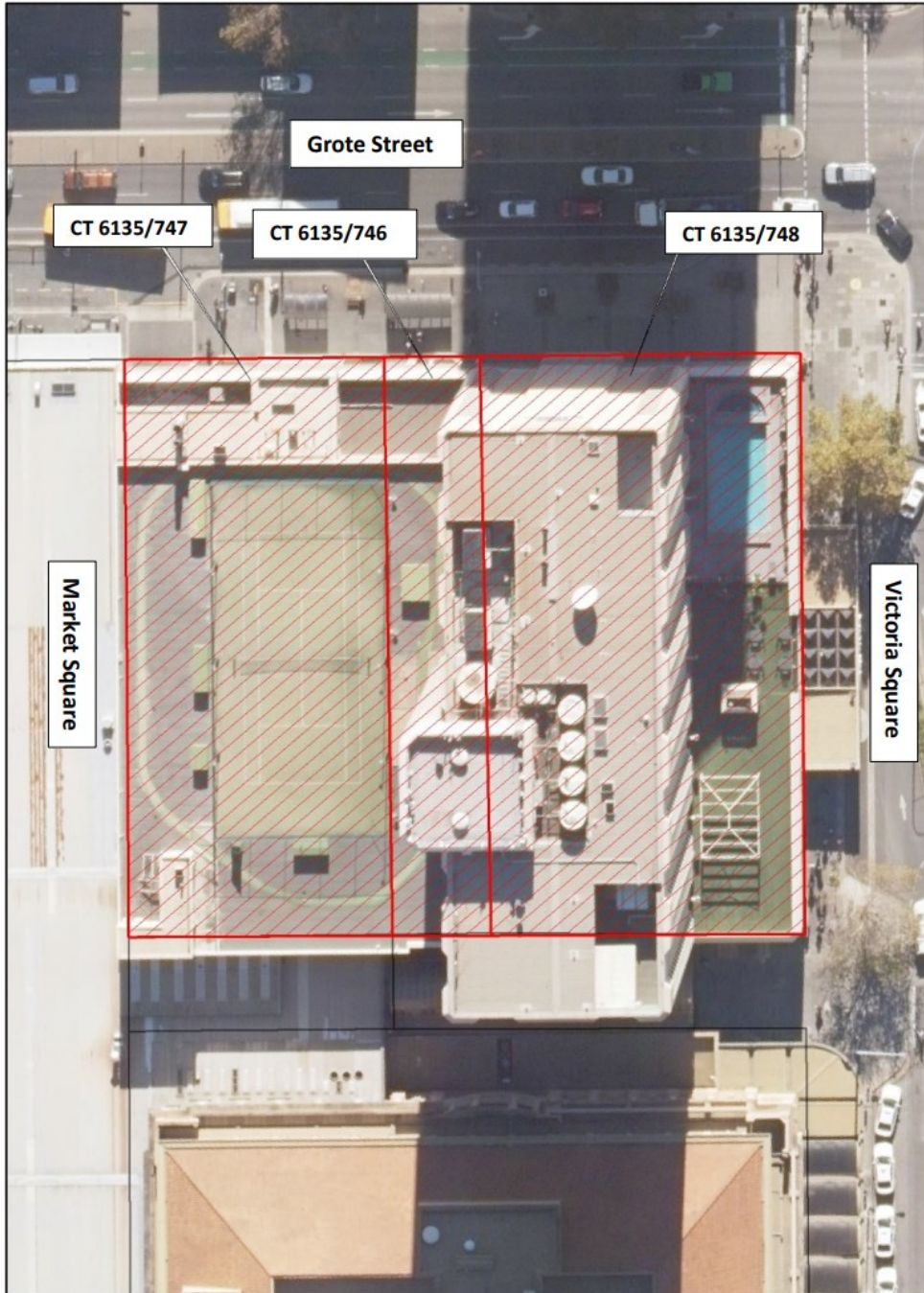


Figure 2 – Aerial photo delineating Hilton Hotel Site community land boundary

City of Adelaide Community Land Management Plan
Community Land Category – Hotel Site

Hilton Hotel Site
Legal Description -CT 6135/747, CT 6135/746 & CT 6135/748



3. DETAILS OF THE COMMUNITY LAND MANAGEMENT PLAN

3.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999 (SA))

Name of Property:	Hilton Hotel Site
Location:	221-237 Victoria Square, Adelaide
Certificates of Title:	Volume 6135/ Folio 748 Volume 6135/ Folio 746 Volume 6135/ Folio 747
Current Use:	Site of the Hilton Adelaide building

3.2 Owner (Section 196(4))

The land is owned in fee simple by the Corporation of the City of Adelaide and subject to a long-term lease with a third party.

233 Victoria Square Hotel Pty Ltd, and its successors in title, is the Lessee for the period ending 6/11/2121. The lease comprises two leases granted by the Corporation of the City of Adelaide to 233 Victoria Square Hotel Pty Ltd being Lease 4660086 and 4660086A. While there are two leases there is only one lease document which references both lease registration numbers. Accordingly, both leases are on exactly the same terms and are referred to as the 'lease'.

3.3 Purpose for which the land is held (Section 196(3)(b))

The land is held as a site for an Upper Upscale Hotel.

3.4 Objectives for management of the land (Section 196(3)c)

To ensure the land is managed in accordance with the Ground Lease.

3.5 Policies related to the management of the land (Section 196(3)c) and 196(5))

The management plan is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land.

3.6 Management arrangements (Section 196(3)c)


The land is managed in accordance with the Ground Lease. The lessee is responsible for all fees and charges associated with the land, and all matters dealing with statutory compliance. The consent of the landowner (the Council) is required for any sub-lease arrangement by the lessee.

3.7 Performance targets and measures (section 196(3)(d))



The performance of the land will be measured by the management and operational criteria of the lease arrangement.

4. CERTIFICATES OF TITLE

Figure 3 - Certificate of Title Volume 6135 Folio 746

	Product	Register Search Plus (CT 6135/746)
	Date/Time	11/01/2023 10:39AM
	Customer Reference	AB ADELAIDE
	Order ID	20230111002110

REAL PROPERTY ACT, 1986

 South Australia	The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.	
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Certificate of Title - Volume 6135 Folio 746

Parent Title(s) CT 5141/103
Creating Dealing(s) DDA 12105562
Title Issued 10/04/2014 **Edition** 2 **Edition Issued** 11/05/2022

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 2 FILED PLAN 11611
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
4660086	LEASE TO 233 VICTORIA SQUARE HOTEL PTY. LTD. (ACN: 655 433 711) COMMENCING ON 14/11/1980 AND EXPIRING ON 06/11/2079
10873074	CAVEAT BY 3GIS PTY. LTD. OVER LEASE 4660086 OVER PORTION (B IN GP 208/2000)
13799688	MORTGAGE OF LEASE 4660086 TO JUDO BANK PTY. LTD. (ACN: 615 995 581)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

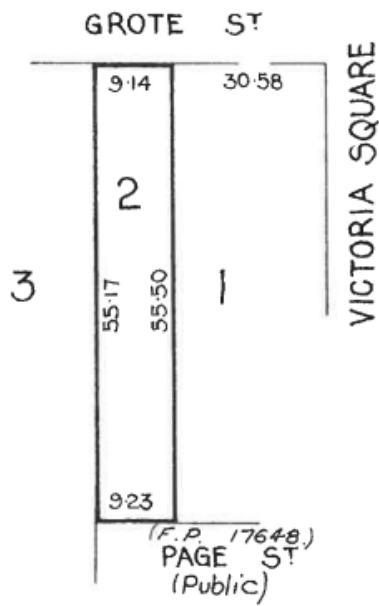
Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G208/2000

Administrative Interests	NIL
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Product Register Search Plus
(CT 6135/746)
Date/Time 11/01/2023 10:39AM
Customer Reference AB ADELAIDE
Order ID 20230111002110



0 7.5 15 22.5 30 Metres


Figure 4 - Certificate of Title Volume 6135 Folio 747



LAND SERVICES SA


Product	Register Search Plus (CT 6135/747)
Date/Time	11/01/2023 11:17AM
Customer Reference	AB ADELAIDE
Order ID	20230111002740

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6135 Folio 747

Parent Title(s) CT 5207/32
Creating Dealing(s) DDA 12105562
Title Issued 10/04/2014 **Edition** 2 **Edition Issued** 11/05/2022

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 11 FILED PLAN 112202
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO THE LAND MARKED X

Schedule of Dealings

Dealing Number	Description
4660086	LEASE TO 233 VICTORIA SQUARE HOTEL PTY. LTD. (ACN: 655 433 711) COMMENCING ON 14/11/1980 AND EXPIRING ON 06/11/2079
13799688	MORTGAGE OF LEASE 4660086 TO JUDO BANK PTY. LTD. (ACN: 615 995 581)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	
APPROVED F11611	
Administrative Interests	NIL



Product Register Search Plus
(CT 6135/747)
Date/Time 11/01/2023 11:17AM
Customer Reference AB ADELAIDE
Order ID 20230111002740

This plan is scanned from Certificate of Title 1615/67
See title text for easement details.

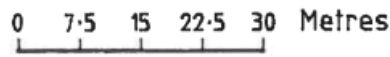
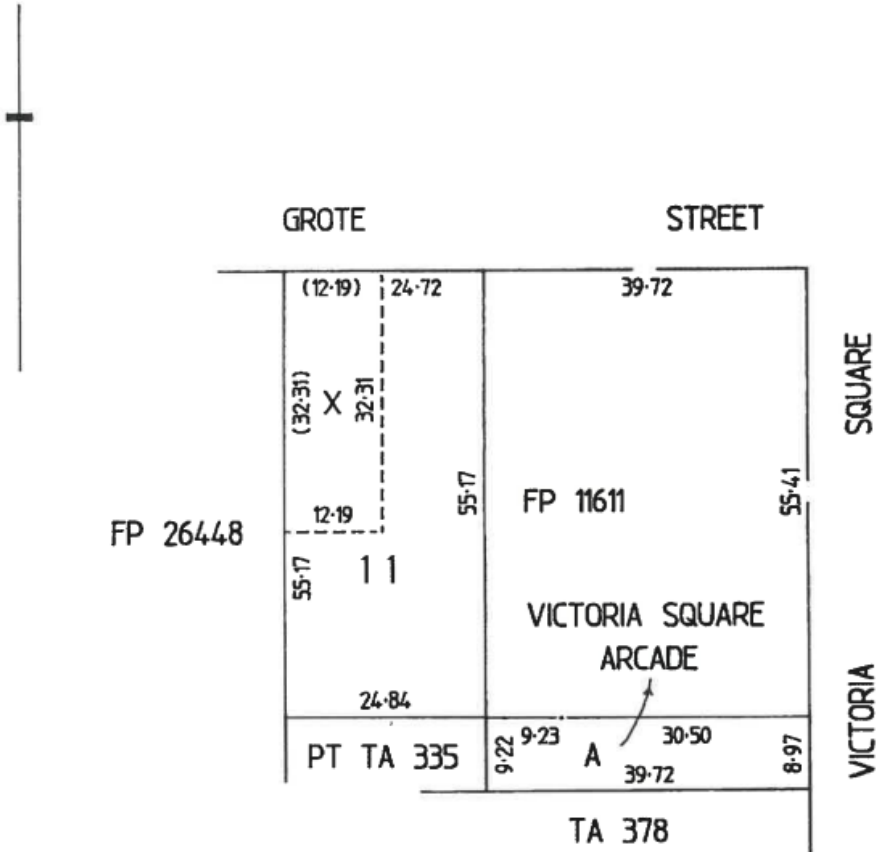





Figure 5 - Certificate of Title Volume 6135 Folio 748

	Product	Register Search Plus (CT 6135/748)	
	Date/Time	11/01/2023 10:35AM	
	Customer Reference	AB ADELAIDE	
	Order ID	20230111002034	

	<p>The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.</p>	
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Certificate of Title - Volume 6135 Folio 748

Parent Title(s)	CT 5206/849		
Creating Dealing(s)	DDA 12105562		
Title Issued	10/04/2014	Edition 5	Edition Issued 11/05/2022

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 1 FILED PLAN 11611
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

TOGETHER WITH RIGHT(S) OF WAY OVER THE LAND MARKED A APPURTENANT ONLY TO THE LAND MARKED Y

Schedule of Dealings

Dealing Number	Description
4660086A	LEASE TO 233 VICTORIA SQUARE HOTEL PTY. LTD. (ACN: 655 433 711) COMMENCING ON 14/11/1980 AND EXPIRING ON 06/11/2079
10873073	CAVEAT BY 3GIS PTY. LTD. (ACN: 111 440 307) OVER LEASE 4660086A OVER PORTION (A AND B IN G208/2000)
13799689	MORTGAGE OF LEASE 4660086A TO JUDO BANK PTY. LTD. (ACN: 615 995 581)

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL

Registrar-General's Notes

PLAN FOR LEASE PURPOSES VIDE G208/2000

Administrative Interests	NIL
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Product Register Search Plus (CT 6135/748)
 Date/Time 11/01/2023 10:35AM
 Customer Reference AB ADELAIDE
 Order ID 20230111002034

