

Disposal of Crown land and Reserves

Crown land may be sold at auction or directly to a government agency or local government body. In certain circumstances Crown land can be sold directly to a licensee or an adjoining owner. Reserves can only be sold as Crown land once the dedication has been resumed.

Proceeds from the sale of Crown land or reserves are remitted to Treasury unless otherwise authorised by Cabinet.

There is no State wide pro-active program for the sale of Crown land. Sales are usually undertaken through a licensed land agent in a competitive process.

The function of selling Crown land involves a number of investigations to determine whether the land can or should be sold.

- A tenure history search and, in most cases, Crown Law advice is required to determine the status of native title rights.
- A site history of past uses is required to determine whether any site contamination has occurred. Soil sample analysis may be required if a contaminating use is discovered.

Remediation and site clearance by an environmental auditor is required if the site is found to be contaminated. This is a significant emerging issue with surplus rail corridors in particular.

- An assessment of the biodiversity conservation significance of the land and any remnant native vegetation is also required.
- An assessment of cultural heritage values of the land.

- An assessment of whether the site may be required for future public purposes is required.
- An assessment of likely public demand for the land is required to determine whether to use a direct or an open sale process.

In some cases (eg former roads, railways or infrastructure easements) the land can only be sold to the adjoining owner or where the demand for the land is so low that offer at auction would be counter productive (eg allotments in mallee or outback towns) to the first enquirer.

Current Policy Objective

To allocate land in a consistent and equitable fashion that protects the States equity in the land, and balances the economic, social and environmental interests in the land.

To manage lands to be retained in the Crown Estate to maximise their benefit to the community of South Australia.

To hold land while arranging long term allocation.

To provide for the protection of land and the user public, and for enhancement of the land.

To authorise uses which will not detract from the public interest in that land.

For further information contact any Crown Lands office ([see Contact Details](#))

www.environment.sa.gov.au/mapland/crown_land.html