



LAND DEVELOPMENT CORPORATION

# KILGARIFF ESTATE RESIDENTIAL LAND OPTIONS

REGISTRATION OF INTEREST PROCESS

# REGISTRATION OF INTEREST - REGIONAL ACCELERATED HOUSING PROGRAM

## KILGARIFF ESTATE RESIDENTIAL LAND OPTIONS



### QUIET ESTATE LIVING

Kilgariff Estate is Alice Springs's newest residential address. An award winning master-planned greenfield development, designed to provide a diverse range of housing products and future amenities. The estate enjoys serene, natural surrounds readily accessible to the town centre via purpose built cycle paths as well as park facilities for the whole family to enjoy. Kilgariff Estate will deliver a greater mix of attractive housing options, built upon the principles of innovation, diversity, sustainability and community.

### LOCATION

Kilgariff Estate is located only 5 minutes south of The Gap and less than 10 minutes to the Alice Springs town centre. A dedicated path for cycling and walking conveniently leads you to the town centre.

\*Subject to change.

### THE OPPORTUNITY

The Northern Territory Government has released a Request for Tender (RFT) seeking submissions from interested parties to deliver new residential dwellings in Alice Springs and Katherine. These dwellings will support the ongoing delivery of services in the region and also provide residential accommodation, an important element of the NT Government's vision of attracting and retaining people to the regions.

In total, this project aims to deliver 180 dwellings in Alice Springs, with the dwellings to be designed, delivered and maintained by the private sector. Half of these will be used for key workers, the remainder to be offered for sale or rent in the private market.

The NT Government will commit to a minimum 10 year head-leases for up to 90 key worker dwellings in Alice Springs.

## AVAILABLE LAND

The Land Development Corporation (LDC) considers that titled and construction ready lots in the Coolibah Release of Kilgariff Estate, along with additional lots presently under construction for Stage 2B, may be suitable for siting of the new dwellings. Stage 2B lots are anticipated to title Q3 2023.

Lots available include a range of sizing and orientation options for single and multi-dwelling lots, from 595m<sup>2</sup> to 1,842m<sup>2</sup>.

## SECURING LAND

LDC is seeking to offer a Registration of Interest (ROI) process for parties participating in the Northern Territory Government's Regional Accelerated Housing Program for Alice Springs. This would exclusively dedicate specific land lots for the process to give certainty to ROI participants during the process.

## LAND TENURE

LDC is willing to offer 'Builders Lease' terms. This arrangement provides time for builders to undertake construction of the dwelling before settlement and payment for the land is required. During the lease, a Builder is only required to pay the outgoings on the land.

LDC will consider the applicable lengths for Builders Leases, subject to the number of lots required by each process participant. Upon either issue of Certificate of Occupancy, or Builders Lease expiry (whichever is earlier), payment is completed and title transferred. This would coincide with commencement of rent under NTG head leases.

## WHAT DOES LDC'S ROI PROCESS INVOLVE?

The process comprises two key steps:

1. Registration: between 5 - 31 December 2022 participants register at [www.kilgariffestate.com.au](http://www.kilgariffestate.com.au).
2. Land Reservation: LDC will then consider allocation of land to participants to specifically reserve land exclusively for the process until award.

LDC may, within its discretion, allocate land to participants with timing which varies from the above.

## ENQUIRIES

For more information about the Registration of Interest process and to discuss your interest, please contact:



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## COOLIBAH RELEASE (STAGE 2A)

LOT NO.	AREA SQM	PRICE
4 (7939)	1,578 (MD)	\$515,000
7 (7942)	770	\$205,000
10 (7945)	770	\$205,000
12 (7947)	802	\$215,000
16 (7951)	763	\$200,000
17 (7952)	763	\$200,000
21 (7956)	807	\$210,000
22 (7957)	804	\$210,000
23 (7958)	802	\$210,000
26 (7961)	804	\$233,000
27 (7962)	762	\$205,000
28 (7963)	768	\$205,000
29 (7964)	790	\$205,000
32 (7967)	1,004 (MD)	\$320,000
33 (7968)	1,842 (MD)	by enquiry
34 (7969)	769	by enquiry
35 (7970)	769	by enquiry
36 (7971)	769	by enquiry
37 (7972)	769	by enquiry
38 (7973)	769	by enquiry
39 (7974)	836	by enquiry
40 (7975)	860	\$210,000
41 (7976)	1,010 (MD)	\$300,000
44 (7979)	1,208 (MD)	\$390,000
45 (7980)	594 (LIFE)	\$175,000
46 (7981)	597 (LIFE)	\$179,000
47 (7982)	595 (LIFE)	\$179,000
48 (7983)	595 (LIFE)	\$179,000
49 (7984)	595 (LIFE)	\$179,000
51 (7986)	595 (LIFE)	\$179,000

\*Prices are indicative and subject to change.

## STAGE 2B

LOT NO.	AREA SQM
53	779
54	769
55	769
56	769
57	769
58	769
59	769
60	769
61	1135
62	769
63	769
64	900
65	763
66	763
67	761
68	761
69	761
70	761
71	761
72	1087
73	908
74	846
75	860
76	885
77	971
78	761
79	761
80	761
81	761
82	761
83	761
84	1517(MD)
85	1221(MD)
86	811
87	822
88	838

\*Lot size subject to construction and survey. Prices for Stage 2B not yet determined.



9 KMS TO ALICE SPRINGS

NORTH  
AZRI ACCESS

FUTURE DEVELOPMENT

FUTURE COMMERCIAL CENTRE

HARRIS AVENUE

RUFFINO PARK

STAGE 1

FUTURE DEVELOPMENT

STUART HIGHWAY

COOLIBAH RELEASE

STAGE 2B

FUTURE COMMUNITY USE

FUTURE ACCESS

COLONEL ROSE DRIVE

6KMS TO ALICE SPRINGS AIRPORT

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 The Land Development Corporation acknowledges the Traditional Owners of the Northern Territory. In particular we pay respect to Arrernte, Larrakia and Tiwi people, on whose land we operate.

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