

Fact Sheet



Restoration and renewal of Public Housing *Bentzen Court, Gilberton*

The SA Housing Trust (the Trust) is upgrading public housing at Bentzen Court, Gilberton to improve safety, amenity and the long-term condition of the site.

These works are part of a broader program to restore and renew older Trust flats across Adelaide, so they remain safe, well-maintained and fit for purpose homes for the future.

Bentzen Court has been identified as a priority for renovation due to longstanding safety concerns, ageing infrastructure and declining amenity.

This fact sheet provides an overview of what is planned, how the works may affect the surrounding area, and how you can stay informed throughout the project.

For more information:

- 📞 131 299
- ➡ housing.sa.gov.au/bentzencourt
- @ housingcustomers@sa.gov.au

Map and summary



Location: Bentzen Court, Gilberton

Number of homes receiving upgrades: 32 walk-up flats

Project Status: completion of early works / Renovations yet to commence

Investment: \$10 million

Timeline: Estimated completion December 2027

Frequently asked questions

→ Why is the SA Housing Trust upgrading Bentzen Court?

Neighbours of Bentzen Court have raised concerns over time and the site has experienced declining amenity. These upgrades will improve the site's quality and appearance, helping ensure it is modern, well-maintained and contributes positively to the local community, while also providing an opportunity to consider the tenancy mix.

→ Will the number of homes increase?

No. All homes will be updated, but there will be no more flats added to the site.

→ How has safety been addressed so far?

Earlier safety measures such as increased security patrols, installation of CCTV, lighting upgrades, improved sightlines, and upgraded fencing have helped stabilise the site.

We have:

- upgraded laundry rooms by installing new washing machines and secure keypad entry doors
- demolished selected outdoor laundries and outbuildings to improve sightlines and security
- upgraded fencing along the Walkerville Terrace and James Street boundaries
- improved lighting in foyers and shared outdoor areas
- installed CCTV across the site
- employed 24/7 security with arrangements to be reviewed as needed
- upgraded boundary fencing with durable, anti-climb materials



Frequently asked questions

→ scheduled horticultural maintenance every six weeks

→ scheduled regular site clean-ups of communal areas, laundries, foyers, stairwells and car parks

→ relocated many of the tenants or they have exited from the site.

These measures support both short-term safety and long-term stability.

→ **What is planned for late 2026 - 2027**

Bentzen Court will undergo a major renovation to modernise homes. Planned works include:

→ the safe relocation of remaining tenants prior to commencement of major works. The Trust will provide full support services to assist

→ upgrading of the 32 homes. Works will include upgraded kitchens and bathrooms, installation of internal laundries and renovation to internal finishes and fixtures

→ external improvements will include upgraded lighting, fencing and pathways, along with improved sightlines and passive surveillance across the site to create safer and more liveable environments

→ landscaping will be redesigned to clearly separate private and communal areas, improve presentation and remove concealed spaces that may impact safety

→ energy efficiency improvements will include upgraded insulation and more efficient air-conditioning systems.

→ **What construction impacts can I expect?**

During the works you may notice:

→ construction noise at certain stages

→ increased building and trades

→ contractor presence

→ temporary traffic or parking changes

→ demolition activity.

Advance notice will be provided to affected areas before major works begin.

→ **How long will construction take?**

Works are planned to begin as early as July/ August 2026 and continue until December 2027.

Neighbours will be updated before demolition and refurbishment activity begins.

For more information

We encourage neighbours and community members to stay engaged, share feedback and reach out with any questions or concerns.

To stay informed, raise a concern or share your comments via our online feedback form, visit our website:

→ housing.sa.gov.au/bentzencourt

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