GOVERNMENT AND PRIVATE

SALE OF HOUSES TO TENANTS

All houses not intended for demolition will be available for purchase from the Department of Capital Territory by tenants. The valuation of the houses in their existing condition, ranges from $1,150 to $1,500. Repairs for low income earners and pensioners of $1,500 to $2,200 a week is considered likely to encourage many to purchase. This will give some tenants who could not normally compete in the housing market a genuine opportunity to own a house. Before the houses are sold all will be insulated and new side and rear fencing will be installed.

LANDSCAPING

Finally the landscaped open space areas will be upgraded. The work being considered includes the provision of additional planting, clearing up the storm water drainage line and provision of footpaths to the walkway and the street verges. The footpath will provide an all-weather walkway from the houses to the shops, club, primary school and preschool. The existing well-established mature trees will be retained.

Your contact for N.C.D.C. is
Graham Scott-Bolanna
Telephone 468427

NARRABUNDUNAH REGENERATION

This pamphlet explains N.C.D.C. proposals for improving the area of Narrabundunah. Bounded by Malina St and Kootara Cres known as the "precinct" it contains information for tenants who wish to continue to rent and advice to tenants who are interested in buying their home.

DECEMBER 1974
LANDSCAPING

Landscape will be included. Some existing and new trees and shrubs will be included. A suite of flat lawn areas will be provided for residents. The area of the remaining landscape will be restored.

SALE OF HOUSES TO TENANTS

All houses not required for demolition will be sold to tenants.

NEW HOUSES

It is intended to construct a small number of new government houses to meet the needs of particular tenants. Firstly 2 or 3 larger houses, are to be constructed to replace large families now living in the area and secondly a small group of 1-bedroom flats with private yards will be constructed for aged or invalid tenants. These proposals are seen as important not only in assisting particular tenants whose needs are not being met by the existing houses but also as encouragement to private enterprise by demonstrating that new housing can be successfully integrated with the existing houses.

DEMOLITION OF HOUSES AND LEASE OF LAND

Approximately one-third of the houses will be demolished starting with some of the vacant houses. Demolition of the rest will take place as they become vacant. Most of the cleared land will be leased by the Department of Capital Territory for the construction of new private housing and some sites will be reserved for private enterprise development of town houses or courtyard houses.

REGENERATION

Narabundah

Archives ACT

REGENERATION STUDY AREA

GOVERNMENT AND PRIVATE

It is intended to construct a small number of new government houses to meet the needs of particular tenants. Firstly 2 or 3 larger houses, are to be constructed to replace large families now living in the area and secondly a small group of 1-bedroom flats with private yards will be constructed for aged or invalid tenants. These proposals are seen as important not only in assisting particular tenants whose needs are not being met by the existing houses but also as encouragement to private enterprise by demonstrating that new housing can be successfully integrated with the existing houses.
**IMPROVEMENTS**

**PROGRAMME FOR RENOVATION**

The work to improve the government houses will be carried out progressively beginning early in 1980 with insulation and fencing to all houses not intended for demolition. Contracts used will be of two types: 1, single activity contracts for fencing, re-roofing etc., where some work will be carried out to all houses over a short time span, and 2, detail renovation contracts where a group of 20 or so houses will be fully renovated. Initially 6 houses will be renovated so that residents may inspect the completed works. The renovation programme is expected to take 2 to 4 years depending on the number of houses to be renovated.

**EXTerior**

- New plants
- New higher fences
- New roofs
- Clad outside walls
- Resurface driveways
- New paths
- New letter box
- New roofs
- New window
- New air lock
- New linen cupboard
- Front door
- Porch
- Living
- New laundry
- New bathroom
- New window
- New W.C.

**MARLEEE**

- Renovate kitchen
- Enclose porch
- New storage
- New window
- Renovate bathroom to include W.C.
- New linen cupboard
- Front door
- Porch
- Living
- New window

**GOVERNMENT HOUSES**

All houses not intended for demolition or purchased by the tenant will be retained in the Department of Capital Territory government housing stock. These houses offer particular tenants, e.g., single parents with one child, a real alternative to flats. Such houses will be renovated externally to improve their appearance and reduce ongoing maintenance costs and internally to improve amenity to the tenant.

**IMPROVEMENT IDEAS**

It is hoped that these ideas shown here will assist tenants who buy their houses by giving them ideas for improving their homes.
GOVERNMENT AND PRIVATE

NEW HOUSES

SALE OF HOUSES TO TENANTS

All houses not intended for demolition will be available for purchase from the Department of Capital Territory by tenants. The valuation of the houses in their existing condition, ranges from $11900 to $13900. Repayments for low income earners and pensioners of $1500 to $2000 a waste is considered likely to encourage many to purchase. This will give some tenants who could not normally compete in the housing market a genuine opportunity to own a house. Before the houses are sold all will be insulated and new eaves and rear fencing will be installed.

LANDSCAPING

Finally the landscaped open space areas will be upgraded. The work being considered includes the provision of additional planting, cleaning up the storm water drainage line and provision of footpaths to the walkway and the street verges. The footpath will provide an all weather walkway from the houses to the shops, club, primary school and preschool. The existing well established mature trees will be retained.

Your contact at N.C.D.C. is
Graham Scott-Bokanna
Telephone 464427

LEASE OF HOUSE AND

DEMONSTRATION home

A successful integrated with the existing houses

demonstrating that new housing can be

accomplished at a public expense.

The Department of Capital Territory is

proposing to provide assistance to

tenants whose houses are not being

renewed. Householders are to be assisted

with outside grants to construct to

secure a small group of one bedroom

houses and to construct to

secure a small group of two bedroom

houses. It is intended to construct a small number of

new government houses to meet the needs of

apartments for families of

2 or 3 number.

ON THE AREA

ARCHIVE ACT

NARRABUNDUH

REGENERATION

This pamphlet explains N.C.D.C. proposals for improving the area of Narrabundah bounded by Mahina St and Kooleara Cres, known as the "project film". It contains information for tenants who wish to continue to rent and advice to tenants who are interested in buying their home.

December 1979