



National
Capital
Development
Commission

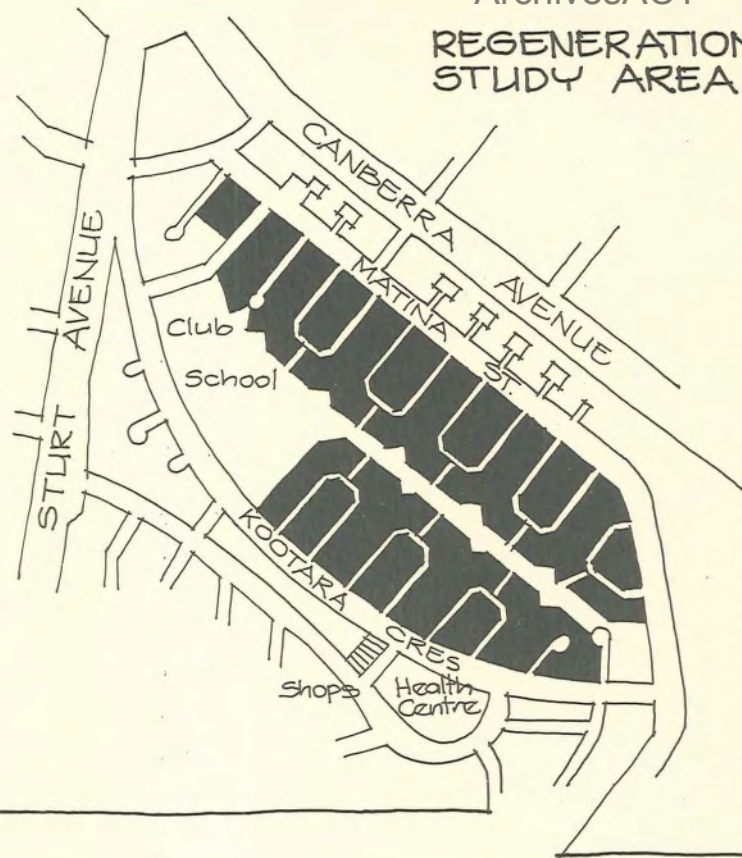
NARRABUNDAH REGENERATION

This pamphlet explains N.C.D.C. proposals for improving the area of Narrabundah bounded by Matina St. and Kootara Cres. known as the 'prefabs'. It contains information for tenants who wish to continue to rent and advice to tenants who are interested in buying their home.



December 1979

ArchivesACT
REGENERATION
STUDY AREA



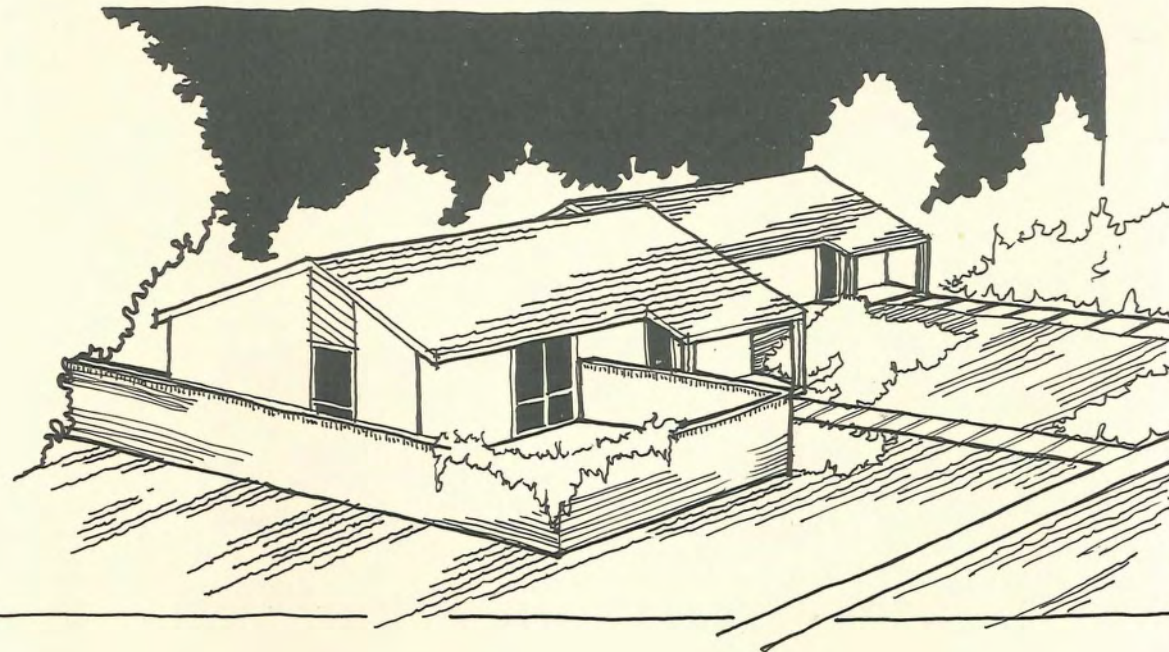
NEW HOUSES

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 rehouse large families now living in the area and Secondly a small group of one-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

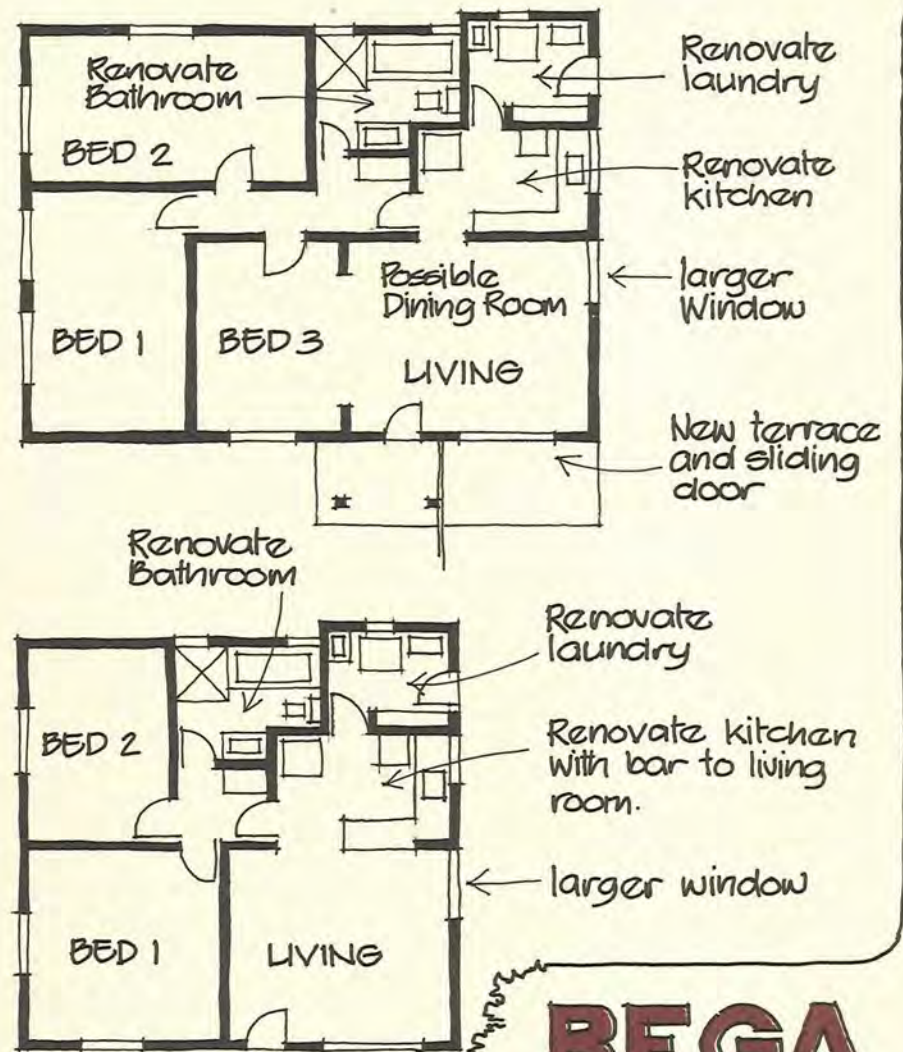
Approximately one-third of the houses will be demolished starting with some of the vacant houses. Demolition of the rest will take place as they become vacant. Most of the cleared land will be leased by The Department of Capital Territory for the construction of new private housing and some sites will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



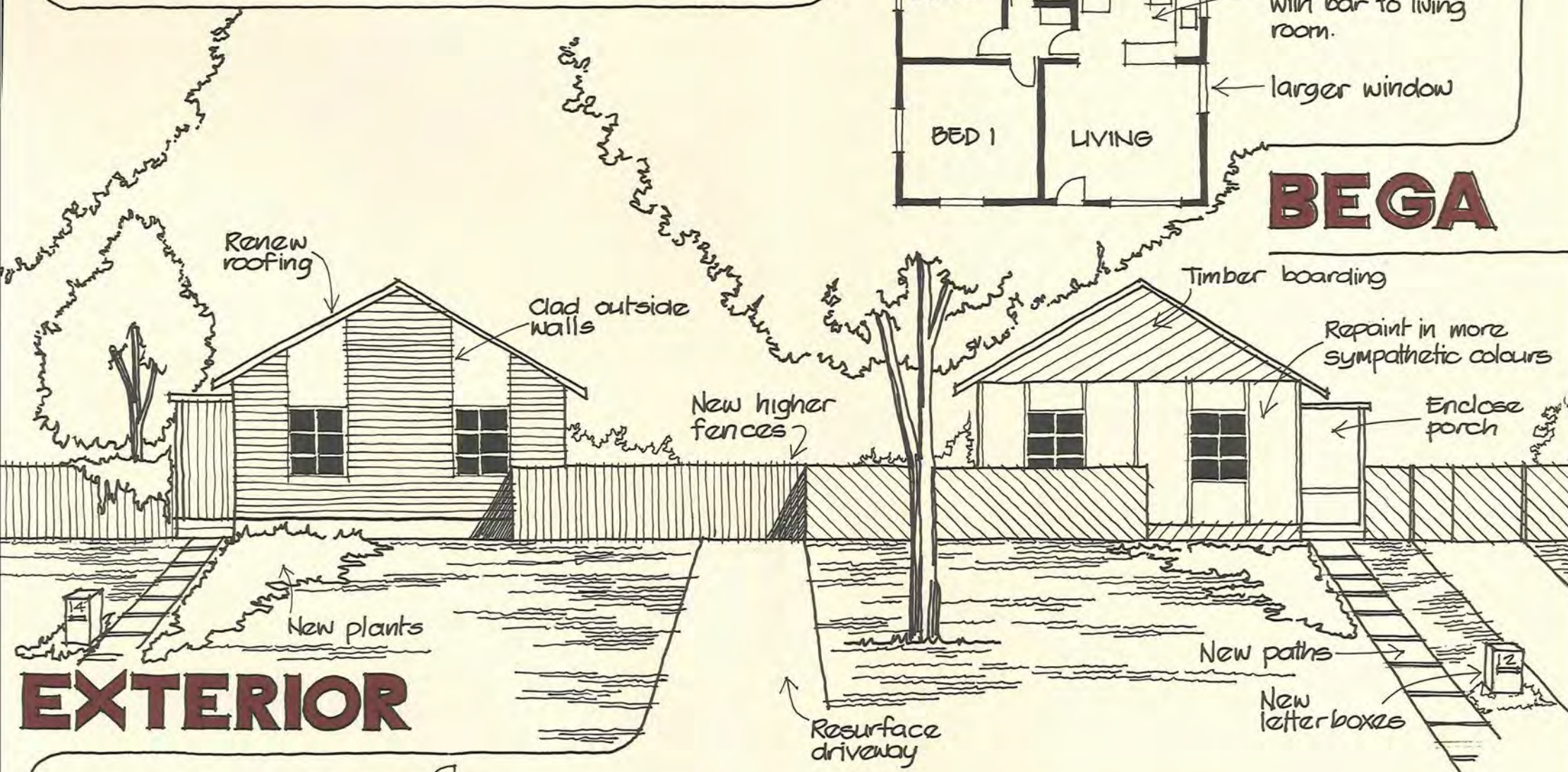
IMPROVEMENTS

PROGRAMME FOR RENOVATION

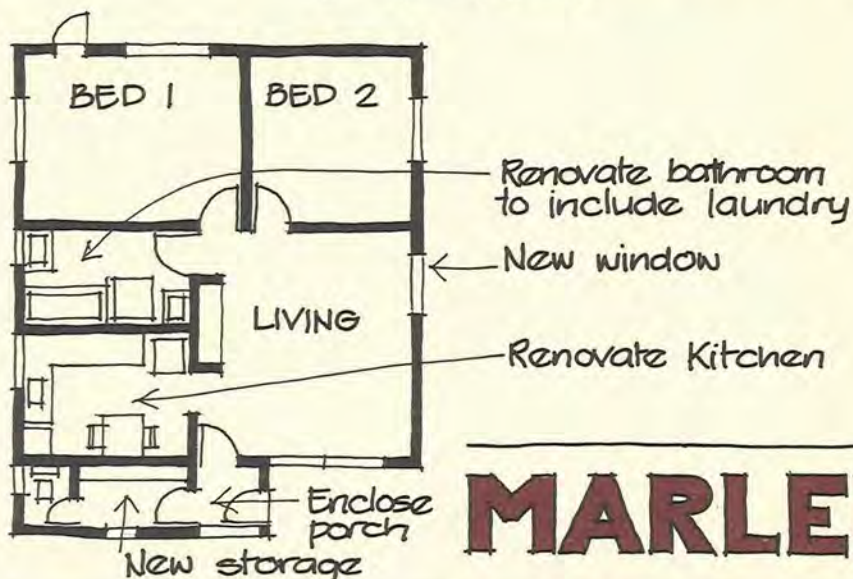
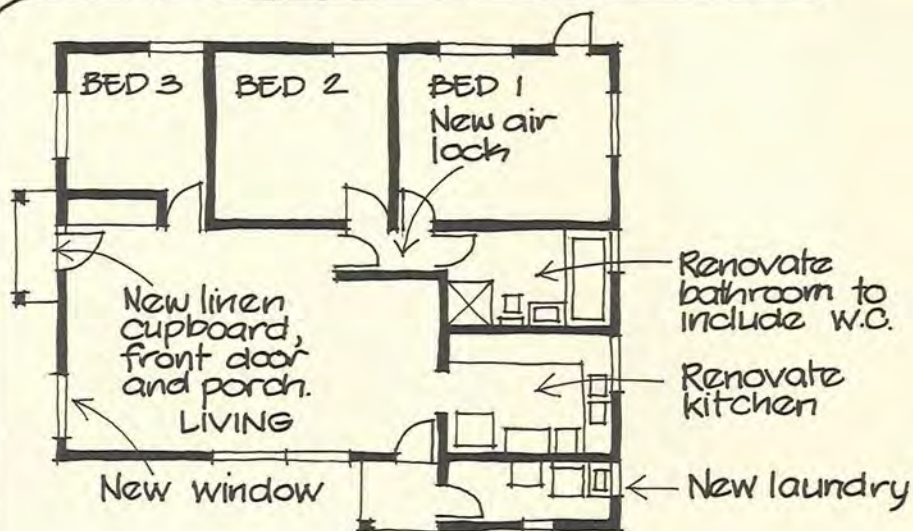
The work to improve the government houses will be carried out progressively beginning early in 1980 with insulation and fencing to all houses not intended for demolition. Contracts used will be of two types: 1, single activity contracts for fencing, re-roofing etc. where some work will be carried out 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.



BEGA



EXTERIOR



MARLEE

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 the improvement ideas shown here will assist tenants who buy their house by giving them ideas for improving their homes.

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 \$11500 to \$15000. Repayments for low income earners and pensioners of \$15.00 to \$20.00 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, 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.

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