

# FAX DOCUMENT FROM PETER HAMILTON

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Pan Community Council Homepage:- <http://www.nor.com.au/users/pancom>

TO: Rob.

FAX No: ..... DATE: 4-2-99.....

Number of pages (including this sheet): 4.....

SUBJECT: Rural Landsharing Communities Survey

COMMENTS: Herewith notes from Dawn. I have  
spoken with her and advised her of the outline  
that you and I have discussed.

For your information.

Regards  
Peter



**The Legal Structures of Multiple Occupancies / Intentional Communities / Rural Landsharing Communities: - proposal for a survey** Dorin Hart 4 February, 1999

**Area: Bellingen Shire and neighbouring land**

**Local consultant / Interviewer: Dorin Hart**

**Background**

There are approximately 30 MOs in the Bellingen Shire, plus one or two nearby on the Dorrigo Plateau and at the coast the unusually large community of Bundagen which borders the Shire. Of these about half are older, larger and mostly established before the original SEPP 15 (1988). Many of the later ones are very small. A substantial proportion of these latter were rushed through during the 'moratorium' period accompanying the rescission of SEPP 15. While considerable contact was maintained between the older groups in the '80s, as part of the movement to achieve MO, I suspect that many of the initial legal decisions were taken in isolation, as the intending groups formed away from the local area usually in Sydney or Brisbane, then set out to buy land.

Given the relatively dense concentration of MOs and its history I believe the area would make an excellent case study, should there be a need to take such an approach.

**Methodology**

**1. Establish a data base of:**

**a) The communities**

Size

Amount of land - subsequent purchases? any land subsequently disposed of?

Price paid

Capital available for costs other than purchase in initial phases

Political context at the time (eg pre Circular 44, local council harassment etc)

**b) Informants**

Set up network of personal informants

- (if possible) those who were key researchers and decision makers in setting up **original** legal structure for each MO

- (if not available) long members of the MO who have a clear picture of those early decisions

- those who were part of later decisions (if any) to change legal structure

- those **currently** involved in community administration

Identify who to contact for interview

**c) Documentary evidence**

Location / access to community minutes of meetings etc, covering the relevant decisions'

**2. Conduct a survey - personal interview with at least one member from each community -**

A common questionnaire to be constructed in association with other by PAN COM team to be used in all areas surveyed. Topics include:

**a) The initial choice of legal structure**

- Temporary 'holding' structure for purchase of the land



- Legal advice available - locally / elsewhere
  - Legal advice sought
  - Other advice available
  - Example of other known communities
  - Pressures operating at the time - eg competition to securer land  
need for large number of shareholders / members  
acute need for shelter
  - Options considered for final legal structure
  - Perceived advantages and disadvantages of each option
  - Reasons for final decision
- b) Once operating -**
- Benefits / problems emerging in the legal structure chosen
  - Changes / ammendments necessary to original rules / mode of operation
- c) (if relevant) Change to a different legal structure**  
(details as for the initial decision)
- d) In hindsight**
- What choices should the community have made?
  - What advice would you give others today

### **3. Analysis of the data**

### **4. Recommendations**

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**The project should be staged as follows:**

#### **Stage 1 Survey construction and piloting**

Working in association with PAN COM team - estim 1 week's work

#### **Stage 2. Preliminary investigation in Bellingin area**

Establish sources of information, especially informants for interview. -

1 week's work spread over 6 weeks given that original members of communities may be lliving elsewhere and initially difficult to track down.

#### **Stage 3. - Conduct The Survey in Bellingin area**

Estimated 4 week's work. Within Bellingin area 6 weeks work + travel costs

This would be largely face to face involving travel costs. (Informants no longer residing locally would be interviewed by phone.)

#### **Stage 4 - Data Analysis**

To be undertaken in association with PAN COM team - ? 2 weeks



### Employment of consultant

Total hours for Dorin Hart depends on how much involved with designing and analysis of survey.

Conducting the Bellingen area survey	5 weeks	plus travel
Designing the survey		?
Analysis of the survey		?

*Rate of pay: TBA*

### Dorin Hart:

Bellingen Shire resident since 1982

Founding member of Bundagen, directox / secretary in early days

Founding member, secretary of Bellingen Multiple Occupancy Action group  
experience in survey research

*full details and resume availble on request*



## **The Legal Structures of Multiple Occupancies / Intentional Communities / Rural Landsharing Communities: - proposal for a survey**

Dorin Hart 4 February, 1999

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#### Stage 2. Preliminary investigation in Bellingden area

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1 week's work spread over 6 weeks given that original members of communities may be lliving elsewhere and initially difficult to track down.

#### Stage 3. - Conduct The Survey in Bellingden area

Estimated 4 week's work. Within Bellingden area 6 weeks work + travel costs

This would be largely face to face involving travel costs. (Informants no longer residing locally would be interviewed by phone.)

#### Stage 4 - Data Analysis

To be undertaken in association with PAN COM team - ? 2 weeks



### **Employment of consultant**

Total hours for Dorin Hart depends on how much involved with designing and analysis of survey.

Conducting the Bellingden area survey	5 weeks	plus travel
Designing the survey		?
Analysis of the survey		?

*Rate of pay: TBA*

### **Dorin Hart:**

Bellingden Shire resident since 1982

Founding member of Bundagen, dirextor / secretary in early days

Founding member, secretary of Bellingden Multiple Occpupancy Action group  
experience in survey research

*full details and resume availble on request*