

Rural Resettlement Task Force,  
P.O.Box 62  
Nimbin, N.S.W. 2480

18th December 1984.

The Chairman,  
Land Commission of N.S.W.  
G.P.O. Box 13  
SYDNEY, N.S.W. 2000.

Attn: Mr. T. Webster.

Dear Sir,

Attached is the Multiple Occupancy Study - Tweed, Lismore  
and Kyogle Shires as requested.

Six recommendations for action by the Commission are made at  
the conclusion of the study.

If we can be of any further assistance to the Commission,  
please do not hesitate to contact me.

Yours faithfully,

Dave Lambert,  
(Secretary).

MULTIPLE OCCUPANCY STUDY

Tweed, Lismore and Kyogle Shires

Rural Resettlement Task Force

P.O.Box 62  
Nimbin N.S.W. 2480

18 December 1984

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### INTRODUCTION

This Market Study was commissioned by Land Commission of N.S.W. and carried out by the Rural Resettlement Task Force, Land Com Sub-Committee composed of Dave Lambert, Brian Solomon, Dudley Leggett and Gloria Constine.

The following organisations were consulted and are thanked for their assistance:

Kyogle C.Y.S.S.

Murwillumbah C.Y.S.S.

North Coast Community Tenancy Scheme

Tweed Shire

Nimbin Neighbourhood Centre

Nimbin Real Estate Agent

The following publications were consulted:

Northern Star (editions for 4 weeks)

Grass Roots (4 recent issues)

Earth Garden (4 recent issues)

Lismore Council Housing Survey

Common Equity Rental Cooperatives (Vic. Ministry of Housing)

W.Metcalf and Vanclay research

This study was undertaken during mid November and early December.



### EXISTING MULTIPLE OCCUPANCY COMMUNITIES

Table 1 represents a summary of available M.O. shares. There are about 30 legal M.O. communities in the Lismore, Tweed and Kyogle shires and an estimated equal number of illegal ones (in the sense that they do not yet have Council Development Approval).

A number of older communities has been included to give some historical data for comparative analysis even though they do not have any shares for sale. In addition a few listings are made of M.O. communities located outside the study area as it is felt that they could represent some "indirect" competition to a Land Com project in the Nimbin area due to local advertising. Local communities with available shares that do not offer security of tenure or an acknowledgement of ones interest are also considered to be in "indirect" competition only.

A number of currently available M.O. share offers and their market response are examined and analysed in detail in section of this study.

| SHIRE | NAME                        | LOCATION                | TOTAL<br>SHARES | TOTAL<br>HA. /<br>PRIVATE<br>HA. | DENSITY =<br>HA ÷ SE. | COMMENTS  | SHARE<br>PRICE          | TIME ON<br>MARKET | SHARES<br>FOR<br>SALE |
|-------|-----------------------------|-------------------------|-----------------|----------------------------------|-----------------------|---|-------------------------|-------------------|-----------------------|
| T     | Nullum Co-op Society Ltd    | Rolands Cr. Rd, Uki     | 11              | 73/0.8                           | 6.6                   | DA:13/4/83  | \$4000                  | 6 mo              | 0                     |
| T     | Gumboot Gully (T in C)      | Rolands Cr. Rd, Uki     | 6               | 56/0.8                           | 6.2                   | no DA   | ?                       | ?                 | 0                     |
| T     | Couchy Creek Co-op          | Couchy Cr, Chillingham  | 10              | 162/0.8                          | 16.2                  | no DA   | \$15,000                | 6 mo              | 0                     |
| T     | Hidden Valley (T in C)      | Mt. Warring Rd          | 4               | 81/10.                           | 20.3                  | no DA   | \$18,000                | ?                 | 0                     |
| L     | Dharmananda                 | Wallace Rd, The Channon | 20              | 108/--                           | 5.4                   | DA:~/2/80, invite only +<br>6 mo residence req'd      | \$4500                  | -                 | 15                    |
| L     | Bodhi Farm (trust)          | Wallace Rd, The Channon | 24              | 61/--                            | 2.5                   | DA:~/2/80, invite only +<br>12 mo residence, Church   | \$1000 +<br>\$2000      | -                 | 0                     |
| L     | Co-ordination Co-op Ltd     | U. Tuntabla Falls Rd    | 150 home        | 565/--                           | 3.8                   | DA:~/2/80, 140 homes now,<br>12 mo residence + invite | \$200 to<br>\$1000.     | -                 | very<br>few           |
| L     | Rainbow                     | Wallace Rd, The Channon | 16              | 122/--                           | 7.6                   | DA:~/2/80   | \$7500                  | -                 | 0                     |
| L     | Nervy Banana Pty Ltd        | Zouch Rd, Stoney Chute  | 9               | 59/0.8                           | 6.6                   | DA:5/9/84   | \$12,000                | 12 mo             | 0                     |
| L     | Websters Creek (T in C)     | Blue Knob               | 14              | 70/0.8+                          | 5.0                   | no DA   | \$72-10,000             | 12 mo             | 0                     |
| T     | Mt Carool Pty Ltd           | Urliup Rd, Milambil     | 15              | 79/4.9                           | 5.3                   | DA lodged   | \$25,000 to<br>\$40,000 | 3 mo              | 8                     |
| T     | Mebbin Springs (Strata T.)  | Eyrrill Creek           | 240             | 1214/0.2<br>to 2.0               | 5.2                   | large sites sold first,<br>240 v power, sealed roads  | \$25,000 to<br>\$30,000 | 12 mo             | 100                   |
| ?     | Om Shalom                   | 86 km from Enterfield   | 500             | 2835/--                          | 5.7                   | site not secured                                      | \$500 +<br>\$1000       | -                 | 450                   |
| Nym   | Georgarrov- Johnson Farm M. | Grafton                 | 400             | 1667/2                           | 4.2                   | Strata title DA pending                               | \$18,000.               | -                 | 400                   |

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COMPANIES IN INDIRECT COMPETITION OR WITH NO AVAILABLE SHARES

TABLE 1a



| TYPE        | NAME                   | LOCATION               | TOTAL<br>SHARES | TOTAL<br>HA. | PRIVATE<br>HA. | DENSITY<br>HA ÷ SH | COMMENTS                          | SHARE<br>PRICE | TIME ON<br>MARKET | SHARES<br>FOR<br>SALE |
|-------------|------------------------|------------------------|-----------------|--------------|----------------|--------------------|-----------------------------------|----------------|-------------------|-----------------------|
| T           | Pretty Gully Co-op Ltd | Pyrrill Cr Rd, Uki     | 14              | ?            | 0.8            | ?                  | DA: 4/10/83                       | \$10,000       | 12 mo             | 1                     |
| T           | Woodhelven Pty Ltd     | Chowan Cr Rd, Uki      | 8               | 49           | 6.1            | 6.1                | DA: 4/10/85                       | \$13,000       | 3 mo              | 1                     |
| T           | Sth. Arm Enterprises   | Kyogle Rd, Uki         | 5               | 26           | 2.4-7.3        | 5.3                | DA pending                        | \$16-35,000    | 3 mo              | 4                     |
| T           | Pyrrill Cr. Pty Ltd    | Pyrrill Cr             | 20              | 100          | 2.0-8.9        | 5.1                | DA lodged                         | \$15-17,500    | 8 mo              | 1                     |
| T           | Coal Creek Pty Ltd     | Kyogle Rd, Mt Burrell  | 13              | 81           | 4.1-6.1        | 6.2                | DA lodged                         | \$15,000.      | 6 mo              | 1                     |
| T           | Pookark Co-op Ltd      | Hanging Rock           | 17              | 53           | 1.2            | 3.1                | no DA                             | \$7-14,000     | 12 mo             | 4                     |
| T           | Crystal Vale Pty Ltd   | Pumpentill Rd, Tyalgum | 45              | 223          | 1.2-7.3        | 4.9                | DA pending                        | \$14-16,000    | 1 mo              | 44                    |
| T           | Urliup Pty Ltd         | Urliup Rd              | 32              | 162          | 1.6-10         | 5.1                | DA lodged                         | \$17-30,000    | 1 mo              | 32                    |
| L           | Siddha Farm            | Younges Rd, Nimbin     | 25              | 130          | 0.5            | 5.2                | DA pending                        | \$10,000       | -                 | 5                     |
| L           | Billen Cliffs Pty Ltd  | Martin Rd, Larnook     | 128             | 321          | 0.8            | 2.5                | DA 23/9/83 appeal won             | \$8-15,000     | 28 mo             | 20                    |
| L           | Blue Springs           | Symonds Rd, Blue Knob  | 36              | 109          | 0.8            | 3.0                | DA: 8/5/84                        | \$9,500        | 12 mo             | 13                    |
| L           | Lillian Rock Farm      | Salkeld Rd, Blue Knob  | 27              | 79           | ?              | 2.9                | DA lodged                         | ?              | 0                 | 27                    |
| L           | Ron Crouse             | The Channon            | 13              | 63           | ?              | 4.9                |                                   | \$10,000       | ?                 | 2                     |
| L           | Moondani               | High St, Nimbin        | ?               | 26           | 0.8            | ?                  | DA: ?/2/80, into personal growth  | \$6,000.       | -                 | 7                     |
| K           | Mookima People         | Rappville              | ?               | 501          | ?              | -                  | each adult must have share, no DA | \$3,750        | ?                 | ?                     |
| K           | Skylight               | Roseberry Cr Rd        | 7               | 43           | ?              | 6.1                | no DA                             | \$14,000       | ?                 | ?                     |
| K           | Lillifield (Buchanan)  | Lillian Rock           | 40              | 123          | 2.0            | 3.1                | DA: 19/11/84                      | \$10,500       | 1 mo              | 37                    |
| K           | Trazley Pty Ltd        | Stoney Chute           | 40              | 146          | 0.5            | 3.7                | DA: 19/11/84, 240v power          | \$13-15,000    | 1 mo              | 40                    |
| TOTAL = 239 |                        |                        |                 |              |                |                    |                                   |                |                   |                       |

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COMMUNITIES IN RURAL COMPETITION

TABLE 1b



MARKET COMPETITION      GENERAL COMMENTS

Competition with a possible Land Com M.O. project can come from several sources:

- a) existing legal M.O. communities
- b) existing illegal M.O. communities
- c) lower priced small freehold blocks (.5 to 2ha)
- d) future M.O. communities

A summary of M.O. communities is contained in Table 1.

Table 11 represents M.O. shares currently being advertised in the Northern Star, National Times, Grass Roots and Earth Garden.

Table 111 is comprised of local newspaper ads for small blocks below \$17,000 and slightly above this figure. The cheapest one acre blocks in the immediate Nimbin area are priced at \$17,000 and \$19,000. These blocks are serviced with town water and 240v power. It is felt that as the price of M.O. share increase to the level of small freehold blocks, the market appeal of M.O. shares declines rapidly for the following reasons:

- a) the historical fact that until now such shares were cheap and available to the poor without the necessity of encumbering one's life with a mortgage;
- b) a freehold block offers greater security and less risk of social problems involved in sharing land;
- c) easy finance is available for freehold land;
- d) transferability and capital gain are highest with freehold property.

It is stressed that Table 111 represents the cheapest small freehold blocks available, not the average price.

Table 1V is comprised of ads in the local newspaper for large freehold properties located outside the area presently zoned for M.O. These properties have not been inspected for suitability and are only an indication of the availability of cheaper land. It is our understanding that the proposed State Environmental Planning Policy (S.E.P.P) will apply to the whole state outside of metropolitan Sydney. The end effect of this will be to make available a wide selection of large properties available for M.O. development within a few months which will be substantially cheaper than comparable land in the Far North Coast area.

It is quite possible that the proposed S.E.P.P. will afford the opportunity to existing illegal M.O. communities to become legal. It is our estimate that at least two dozen such communities are presently in existence.

It is felt that the S.E.P.P. will encourage many of these to come "out of the bush" and a number would then be in the position of expanding their membership without the fear of being discovered by unsympathetic neighbours and local Councils.



Because of the factors outlined above, it can be appreciated that the market demand for a project in the \$16,000 range (including Council road levy) is very different from the demand experienced with the ill-fated M.O. Mt. Lindsay Project with a share price of 1/3 to 1/2 the cost of one located in the Nimbin area.

The dramatic increase in share prices during the past year has not only resulted from an increased land price but from the costs now associated with obtaining council approval and meeting conditions imposed by other authorities such as the Department of Main Roads.

These costs and conditions are met with disbelief and hostility by intending M.O. members who cannot accept that the various tiers of government expect them to pay such costs from Social Security income. The homeless people that come to this area have read and heard about the Tunttable Falls experience where folk could purchase a share for a few hundred dollars and construct a home for a few hundred more. To now offer them shares for \$16,000 in a government backed project only increases their frustration and social alienation. For the most part, they cannot accept or understand how a government agency such as Land Com is powerless to control the costs and conditions imposed by the other State Departments or local Councils.

This dramatic increase in local M.O. share price must also be appreciated against the general community awareness of the diminishing potential for personal income generation and employment in the area. There is a market oversupply (at least in terms of cost of production) of virtually every agricultural product- e.g. beef, milk, wool, wheat, potatoes, avocados, kiwi fruit, nursery plants. The craft market is also experiencing low prices due to an increase in the number of producers, imports and the general recession.

While not departing from the view that for many low income people, life in the country is far better than one in the city, it must be appreciated that the appeal of the bush is diminished if costs approach those of the city.

Because of the larger (and long term for the poor) commitment now required to own land in this area we believe that the demand for medium and long term rental accommodation is increasing.



## Multiple Occupancy Property Shares Presently Being Advertised

Shareholders wanted at Mookima — 1238 acres — beautiful mountain and valley on the eastern slopes of the Richmond Range, between Grafton and Casino. Very isolated, difficult access in the wet. Approx 1000 acres forested with two rainforest valleys and 238 acres cleared land. Already 14 shareholders are establishing their homes, including two young families with young children. Correspondence or own school envisaged in the future. Property watered by permanent creek and community dam, with sites for future large dams. Average rainfall 55 inches (this dropped to 27 inches in the drought). Normal year has dry winter and wet season from November to April. Abundant native flora and fauna. No prejudices, open-minded people. Objectives — a good, happy life, with lots of fun. Live and let live. Everybody is welcome. Price \$3750 per adult share.

Please write to Mookima People, PO Box 21, Rappville, NSW, 2470 for more information.

Shares available in 107 acres Roseberry Creek, 25 miles north-west of Kyogle, northern NSW. We would like people ready to move onto the land, who tend towards vegetarianism and lead a healthy, energetic life. Children especially welcome. Land has northerly aspect and is heavily timbered. There are about 40 acres of tree-studded pasture for horses (and the wallabies). Frost-free orchards and gardens are under development. Long frontage to Roseberry Creek and spring give unlimited water for irrigation and hydro power. Shares are \$14,000, one-seventh of this remaining in community account for roads, dams and communal buildings.

Please contact Gary McIntosh, Sky-light, Roseberry Creek Road, Kyogle, NSW, 2474. Phone: (066) 36 4104.

Lillfield Community is in the beautiful triangle of Nimbin (11km), Kyogle (21km) and Murwillumbah (45km). The highest point is almost 1000ft above sea level. The basic framework has already been established with roads, homesites, communal areas, etc. Now all that is needed to make this beautiful area grow is approximately 30 members who will each be entitled to five acres (two hectares) for his/her own use and will share in about 100 acres of common land used for recreational and agricultural purposes. Cost to inaugural member for each entitlement is \$10,500.

Our aim is for a community of people who will respect this land as well as each other. There is a choice of gentle slopes, flatland, highland and valleys with creeks, streams and natural pools.

If this lifestyle appeals to you, please write to Lillfield Community, C/o PO Box 770, Lismore, NSW, 2480, or phone (066) 89 7224 or (066) 89 9231.

**SHARES IN RURAL CO-OPERATIVE** 20 km north of Dorrigo, northern tablelands, NSW. Altitude 1600-2000 ft, northerly aspect. Shares entitle access to 500 acres (pasture, regrowth forest and rainforest), permanent creeks, dams and frontage to 2 sizable rivers. Access to all machinery and workshop. Included in purchase are 2.5 acres for personal use with established gardens, gravity-fed water supply, small cabin and workshop. Asking \$11,000. Steve Lawler, Box 99, DORRIGO 2453.

**SHARES AT BYRRILL CREEK** in beautiful Tweed Valley (Murwillumbah 20 min). Panoramic views of Mr Warning and surrounds, creek frontages, quality grazing land, forested slopes. Land owned by company of which each shareholder is a director. Shareholders have sole rights to their lots; all lots surveyed. Price \$15,000 to \$17,500 includes internal access roads and legal expenses. Contact Mick Cahill C/- Post Office, UKI 2484. Ph: 066-797-184.

**NEAR CASINO** - 1200 acres of beautiful undulating bushland, lightly timbered, with creeks, ideal for farming and/or settlement. Land divided in 12 equal shares, each 100 acres, \$14,500 each share. Five are already sold. A great opportunity for investment or personal use. For details contact 047-514 848.

**SHARES FOR SALE** close to coast in beautiful Tweed Valley. Has excellent building sites, valley views, mostly cleared quality grazing land watered by permanent creeks and springs. Rainforest borders property. Land owned by company, each shareholder has own title to their acreage. Acres range from 9-16 including all weather access roads to each acreage. Telephone, electricity available. Prices from \$17,000 to \$25,000. For further information write to PO Box 314, TWEED HEADS 2485.

**THE CHANNON** - 13-member group owning 156 acres, 16 km from Lismore, have 2 shares for sale, one with house. Base share is \$10,000. Property has huge dam and creek frontage. Presently only one person lives there. If you are serious about making this beautiful place your home contact Ron Crause, 9 Kentville Ave, ANNANDALE 2038. Ph: 02-810-8327.

### GRASS ROOTS

**2 HA \$10,500**

Only 10 blocks in this first release of 123 ha multiple occupancy including 60 ha of common land with natural swimming holes and waterfall. Write Box 770, Lismore or telephone (066) 897224.

## **BLUE SPRINGS**

**(BUYER, LISMORE, NORTHERN N.S.W.)**

2-acre home sites are available in an environmentally sensitive development in a unique bush setting adjoining the Nightcap National Park at Blue Knob via Lismore.

36 Home Sites have Council M.O. approval with a company title accepted by the First Home Owners Scheme.

The 270-acre property is located 5km from town, with all amenities including hospital, schools and variety shops.

**\$10,000 per home site**

**(066) 89 1476 (h.)**

**(066) 89 1388 (bus.)**



**ABSOLUTE** Richmond River frontage 1/2 acre, flood free, Oaklands Road East Coraki, suit any sized boat \$15,800 negotiable P.O. Box 232 Mullumbimby.

**LAND, \$11,500**  
Large residential block, good soil, close to shops, river, 10 minutes to beach. Lot 11, Graf-on St., Woodburn. **MUST SELL THIS WEEKEND.** Ph. 23267 or A.H. 832098.

**ABSOLUTE** Richmond River frontage 1/2 acre, flood free, Oaklands Road East Coraki, suit any sized boat \$15,800 negotiable P.O. Box 232 Mullumbimby.

**GENEVA HEIGHTS** Kyogle, battle-axe block, offering privacy in quiet cul-de-sac, good views, park at rear boundary. Price \$12,000. Ph. 322193.

**CORAKI BUILDING BLOCK — \$9950.** Corner block, 1 minute from P.O. and amenities. Nice clean block. Inspection today! A/hrs. 24 3759.

## CROZIER & BAXTER

**SOUTH GOLDEN BEACH** Expanding area, cheap block in beach vicinity, only \$13,500. Ph. 215251.

**5 Acre mini farm**, tall timber, rich soil, \$7600 Peter Kurts, Yarraman Queensland. (071) 638329. A/H (071) 630178.

**OCEAN SHORES.** Elev. block, o/looking golf course, must be sold this w/end. Offers over \$17,000. Ph. 862948.

**PICTURESQUE**, 1/2 acre situated Lillian Rock area. Power to car port, tank water, phone handy, lovely trees & fruit trees, nice views, frontage to sealed road. A bargain at \$9,800. Contact Suzanne Faivre on 891305 a/h 891584.



### BEACH LOVERS 2 1/2 ACRES \$9500

Fully serviced acreage, adjacent to glorious sun lovers Burrum Heads, schools, shops, hotel, all within an easy stroll. Ph. George at Dreamworld Realty (075) 531499 or a/h 532810.

**HOMESITES**, 15 blocks only \$12,000-\$14,000. Near the coast at Riley's Hill, Broadwater. Water and power, kerb and gutter. To be released and sold this weekend. Flood-free access to boat ramp. Call us now for first details of the cheapest land on the coast. CAMP-BELL & SHAY in assoc. L. J. HOOKER. BALLINA, 862711, Alstonville 281163.

### BEAUTIFUL GOLD COAST WATERWAYS LAND \$3000 to \$11,990



These beautiful islands will capture you with their water views, peace and serenity. Also rich soil, incredible boating and fishing and so close to the Gold Coast. A unique family investment.

Finance avail. on \$500 deposit

### P.K.R.E.

88 Surf Parade, Broadbeach  
OPEN 7 DAYS  
(075) 387899, a/hr. 8367672

### 2 HA \$10,500

Only 10 blocks in this first release of 123 ha multiple occupancy including 60 ha of common land with natural swimming holes and waterfall. Write Box 770, Lismore or telephone (066) 897224.

**1/4 acre near level building block**, town water connected, power at front, at Wallangarra N.S.W. Front fence constructed. \$3,500. Inquiries Site 26 Browns Caravan Park, Hare Street Casino.

**WANTED.** People to grow crops, raise livestock, build houses. Our richly timbered fertile land, Tabulam, 100 acres from \$15,000. Meet Noble Farm (off Plains Station Rd.), Sunday noon or write Box 290, N/Star Ballina.

**CORAKI** — Cheap building blocks, all services available, from \$6,000.

**CORAKI REAL ESTATE**, 95A Richmond Terrace, Coraki. Ph. 832367 A/H Ph. 832098.

### COMMUNITY MINDED PEOPLE

Wanted to purchase 2 acre block of land in Far North Coast area \$8000-\$10000. Ph. 337147 PO Box 895 Lismore.

**CORAKI** double allotment, good position, \$13,000 Ph. 295301

**CHEAP** cabin, 2 b.r. on few acres, sheds, 240 V lighting plant, pump, tanks, stove, T.V., carport. \$9900. (071) 638329. A/H (071) 63 0178 PKRE Yarraman, Queensland.

**FILLED** building block Sth. Lismore, amongst new houses. Quick sale, \$12,500 o.n.o. Ph. 217374.

**LAND**, 15 blocks only at giveaway prices to sell this weekend. Gentle slope, river views, town water and power. Prices \$12,000 to \$14,000. **WHERE?** At Riley's Hill, near Broadwater, near coast and river. Call now for first details. Finance available. **CAMP-BELL & SHAY-L. J. HOOKER, SR.** BALLINA, 862711, Alstonville 281163.

**LISMORE** level block 55x10, no bld. covenants \$11,000. 291367.

**BUILDING** blocks \$5000. Ph. 217150.

### VACANT LAND

2x3 1/2 acre blocks are going cheap, n.e. aspect, mainly cleared, some timbered areas, some bananas, watered by springs, power handy, \$25,000 each.

Contact Suzanne Faivre  
Phone 89 1305, a/hrs. 89 1584

**BYRON BAY:** See us for the Cheapest blocks in town. New listings from \$21,500. Ph. Nick Towers Real Estate 856764 a/hrs 856543.

**CHOICE** 1 acre block, South Ballina, Empire Vale area, water, power and phone available, great value at \$25,000. Ph 874165

**CORAKI** \$25,100. Level Land, surveyed into 8 blocks but not sub-divided, all services.

**WOODBURN** \$22,000. 5 acres flood free, clear and level, all services. Coraki Real Estate, 95A Richmond Terrace, 832367. a/h.832098.

### OCEAN SHORES

1/4 Acre block, elevated lot with front and back access, is one of Ocean Shore's best areas. \$24,000 o.n.o. Ph. 215103.

11 1/2 acres of exc. quality soil, balance of ridge and flat land plus timber and iron dwelling commenced \$23,000. 15 acres, good building site, power, phone on block. Balance of grazing and timbered land, dams, superb views \$23,500. 16 acres plus lge. shed with concrete floor and iron roof, 2 small dams \$30,000. Contact Suzanne Faivre 891305, a/h 891584.



**\$21,000 BUYS** this 1300m<sup>2</sup> house block opp. Richmond River and handy to town, inspect now.

**EAST BALLINA BUILDING BLOCK \$26,950.** New home area. Large frontage, underground power, sewerage, ready to build on. Vendor has priced to sell quickly.

**LENNOX HEAD BUILDING BLOCK \$26,500.** Huge gently sloping site split level home. Terrific value at \$26,500.

A/hr. Garry Tully 86 4684, Frank Lynch 86 4510, David McFadden 87 7419.

## ROBERT PIDCOCK REALTY

77 River Street, Ballina 86 3511

11. **LAND — OCEAN VIEWS —** Near level. Beginners bargain ..... \$26,000

12. **LAND — Surf and beach views, equiv. to 3 blocks, excellent value** ..... \$28,000



Gary Knight Real Estate-River St. Ballina

**BALLINA**  
865444

**BYRON BAY**, 30 perches across from beach, cheap \$27,500. Ph. Bris. (073) 559023.

**CHOICE** block Empirevale approx. 1 acre. Water, power, phone available. Sealed road. Close to school and beach. Great value at \$25,000. Ph. 874165.

### OCEAN SHORES

Elevated easy building site, Northerly aspect, large frontage with views to Ocean, \$25,500. Ph. (066) 851842.

### BYRON BAY

Cheap resid. block, 1Km from beach, from \$23,300. Light-house R/Est. Byron Bay. 857300, a/h Greg Stebbing 853231.

*(Call ads from Northern Star)*

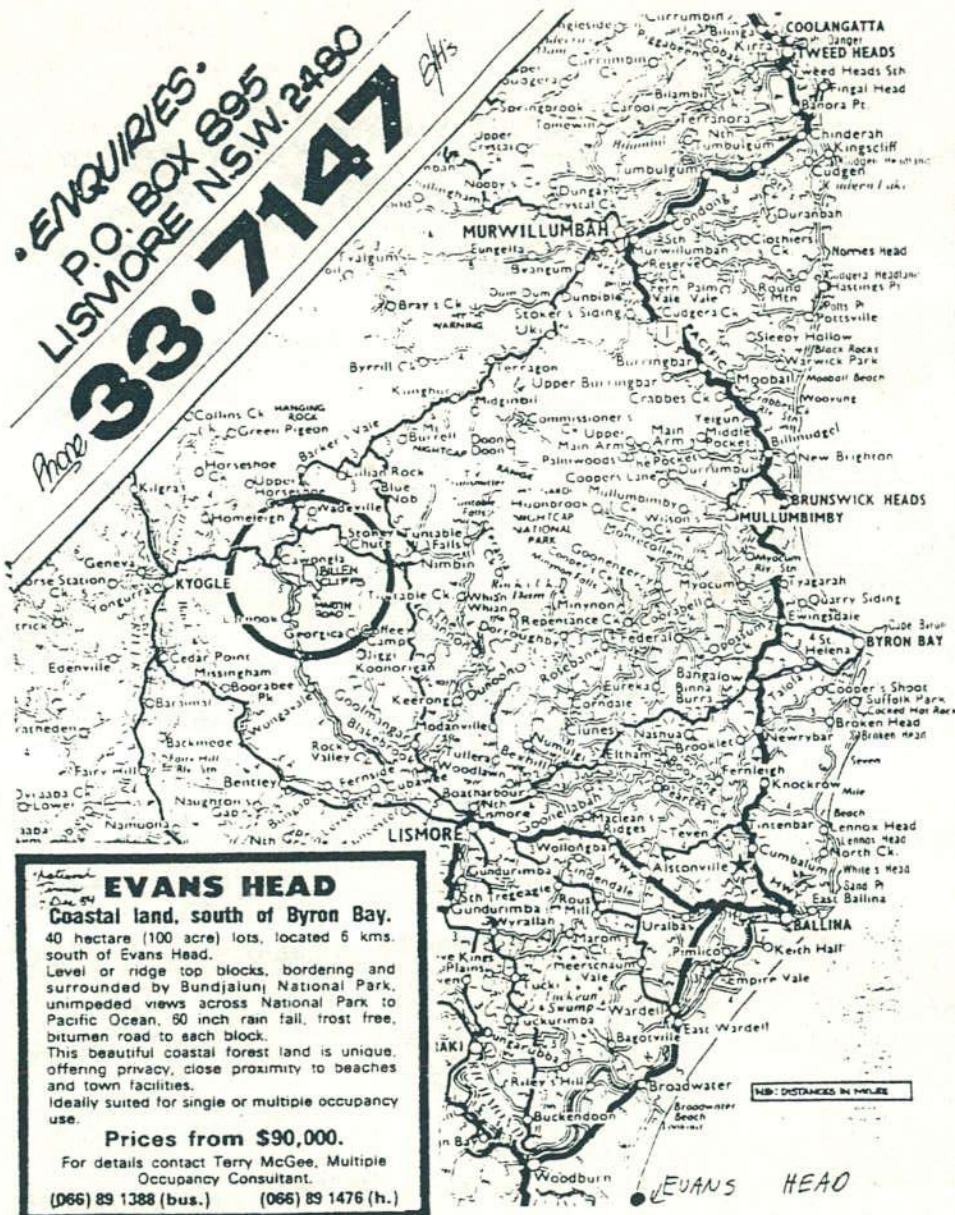
Rural Resettlement Task Force,  
P.O. Box 62  
Nimbin, N.S.W. 2480

TABLE III



ENQUIRIES.  
P.O. BOX 895  
LISMORE N.S.W. 2480  
33.7147

Price

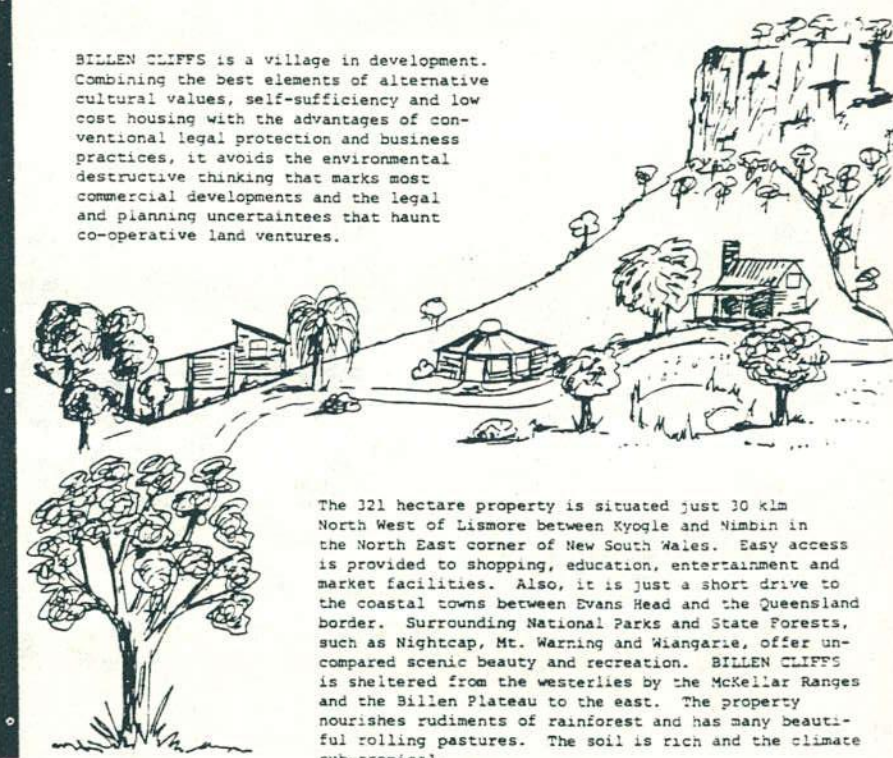


**EVANS HEAD**  
Coastal land, south of Byron Bay.  
40 hectare (100 acre) lots, located 6 kms. south of Evans Head.  
Level or ridge top blocks, bordering and surrounded by Bundjalung National Park, unimpeded views across National Park to Pacific Ocean, 60 inch rain fall, frost free, bitumen road to each block.  
This beautiful coastal forest land is unique, offering privacy, close proximity to beaches and town facilities.  
Ideally suited for single or multiple occupancy use.  
**Prices from \$90,000.**  
For details contact Terry McGee, Multiple Occupancy Consultant.  
(066) 89 1388 (bus.) (066) 89 1476 (h.)

# Billen Cliffs

## LOW COST LIVING

BILLEN CLIFFS is a village in development. Combining the best elements of alternative cultural values, self-sufficiency and low cost housing with the advantages of conventional legal protection and business practices, it avoids the environmental destructive thinking that marks most commercial developments and the legal and planning uncertainties that haunt co-operative land ventures.



The 121 hectare property is situated just 30 km North West of Lismore between Kyogle and Nimbin in the North East corner of New South Wales. Easy access is provided to shopping, education, entertainment and market facilities. Also, it is just a short drive to the coastal towns between Evans Head and the Queensland border. Surrounding National Parks and State Forests, such as Nightcap, Mt. Warning and Wiangarie, offer un-compared scenic beauty and recreation. BILLEN CLIFFS is sheltered from the westerlies by the McKellar Ranges and the Billen Plateau to the east. The property nourishes rudiments of rainforest and has many beautiful rolling pastures. The soil is rich and the climate sub-tropical.



BILLEN CLIFFS has been an inspiration to many who have been priced out of the land/home ownership market. Current resident unitholders include young families building their first home, retired people looking for somewhere peaceful to settle, single men and women planting the seeds to their future: people doing something positive about the frustrations of mortgages and city living.

Without a particular political or religious affiliation BILLEN CLIFFS is a place to live in co-operation with nature and people: a place to become a little more self-determined and self-sufficient.

Individual 2 acre (approx) living units are sited across the ranges and flats, grouped together in hamlets of 3 to 12 units which are surrounded by wild life and forest areas. Each individual owner has, apart from exclusive rights to his immediate 2 acres, a further share in the hamlet commons for grazing, orchards, farming, or re-forestation. There are also about 300 acres set aside for community commons, nature reserves and forest re-generation, which is owned in common by the collective. There are many community facilities either now in existence or planned for the future: a community centre, children's centre, a large dam and water reticulation to each hamlet. All weather roads span the property and power and phone is available to some sites.

BILLEN CLIFFS, like any unit trust, is self governed and managed by a board of directors who are elected annually. The legal framework can be described as a "horizontal condominium". The legal brains behind the breakthrough is Mr. Tony Pagotto, a Lismore lawyer who is a specialist in leasing and multiple occupancy. Mr. Pagotto is retained by the New South Wales Land Commission as an advisor in the legal structures of multiple occupancies.

BILLEN CLIFFS is owned outright by the current unitholders, many who have already settled on the land and are constructing homes. There are a variety of owner built, kit and professional constructed homes going up. The project, although still under development to meet council conditions, has been approved by the Lismore City Council.

Mr. Peter Verasdonk, once manager of Research and Planning of the S.G.I.O. Building Society in Brisbane sees BILLEN CLIFFS type developments mushrooming in Australia: "This type of development has its heart in the right place. The legal framework gives you title to your plot of land and allows you to re-sell at your own price. It is time that the developers, Governments and the building and construction companies came to grips with the depression and formulate new ways of living. Homes could be constructed for less, the national environment could be better protected, land could be cheaper. BILLEN CLIFFS proves that".

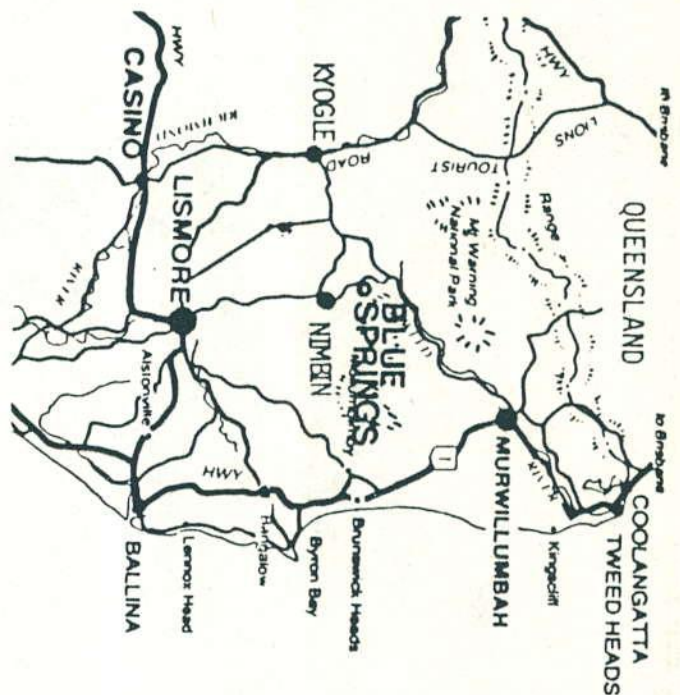
An early unitholder of BILLEN CLIFFS notes that the people who have bought a unit come from all walks of life: ".... we have young blue collar workers, local artists, vegetarians, pensioners, professionals, alternative and new age persons, speculators, worm farmers, clerks. One thing binds them in common - they want to own their own home without committing themselves to a 30 year mortgage. They also want privacy and quiet. They seem to care about the natural quality of their lives, treasuring the friendship of village living without the closeness of their neighbour's house. They could not afford this in a conventional property".



At last we have a legal format that guarantees

- \* Your own private living space
- \* Personal Access to extensive common land
- \* Absolute rights of re-sale to your land and buildings

It's called Multiple occupancy and many years of planning and pioneering work by BUSH HAMLETS has enabled the Holding Company to gain acceptance by the Local City Council for the scheme to go forward.



BLUE SPRINGS is situated on Symonds Road, Blue Knob near Nimbin. In the heart of the Summerland Tourist area.

It is only 1½ hours drive from the Gold Coast and 30 minutes from Lismore or Murwillumbah.

FOR FURTHER INFORMATION CONTACT-

Terry McGee  
Telephone (066) 891 388



# Blue Springs

A GREAT CONCEPT IN  
HOME OWNERSHIP



BLUE SPRINGS HAMLET DEVELOPMENT covers an area of 270 acres which is divided into common land and two acre personally owned homesites. A total of thirty-six sites is envisaged, many of which have already been selected by shareholders. Competition is keen for the remaining sites, all of which have beautiful bush settings with secluded panoramic views. Set in the Rainbow Region of the Northern Rivers District of New South Wales, BLUE SPRINGS overlooks the lush Nimbin Valley. The land features deep rich volcanic soil and the area has a high rain fall. It is one of the most sought after areas in Australia.

\*\*\*\*\*

There is a community-run management company responsible for road maintainance, extension of services, fire and weed control, etc. Road building has already commenced, water will be piped to every homesite for agricultural purposes. These services are included in your unit price. Telephone and power connections will be available at reasonable rates as installation costs will be shared. All amenities are available within five kilometres and they include both State and independent schools. A school bus service is available.

\*\*\*\*\*

Both the Federal and N.S.W. State governments have shown a great interest in this new concept of home ownership and it is certain that it will mushroom all over Australia.

CAN YOU AFFORD NOT TO BE IN ON THE GROUND FLOOR?

\*\*\*\*\*

Unit prices are amazingly low at under \$10,000.- We believe that comparative freehold blocks would be hard to find anywhere under \$40,000.-

\*\*\*\*\*

FURTHER INFORMATION OR INSPECTION CAN BE ARRANGED BY CONTACTING

TERRY McGEE  
THE OLD BUTTER FACTORY  
NIMBIN  
N.S.W.  
TELEPHONE...(066) 891 388

---

*The Department of the Environment and Planning accepts that Hamlet settlers usually have the following common desires -*

*"....to live in a community in a rural setting on an un-subdivided land and to manage the land in an environmentally sensitive way."*

---



## Gil Crawford & Co. Pty. Ltd.

125 BARKER STREET, CASINO

### GREVILLEA FARM

946 acres of quality grazing country, fencing in A1 order, 2 perm. creeks plus numerous dams, good set of stock yards. High running capacity at the moment, room for improvement. Quality 3 b/rm home and double garage. Tar sealed road all the way, school bus at door, daily bread and paper delivery. Asking \$280,000.

113 HECTARES: Grazing property mainly hills and valleys, approx. 20% timbered balance cleared. Suit grazing or market gardening. Divided by permanent creek. Improvements modest 3 brm. farmhouse, old dairy and dip yard adjoining property. \$180,000.

## MATT DOUGHERTY REAL ESTATE, KYOGLE

ALPHA plus value for the chosen few in the valley utopian dreams, supreme 100 acres set in the historic Northern Rivers District, full permanent ambling creek frontage, unspoilt, undulating pasture land giving way to seclusion amid groves of tall timber, only \$19,990 for your private kingdom contact (Graeme rev. chg., (071) 443900 or a/h. and Sunday (071) 442595. P.K.R.E.

ELLANGOWAN 240 acres, good timber, dam, 1800 metres of new fencing, 30 min. to popular surfing beach, only \$240/acre. Ph 877431.

HOGARTH Range, S.W. of Casino, 100 acres \$30,000, frost-free, with wonderful views stretching over 40 miles. Suitable sub-tropical fruits etc., perm. water, partly timbered. Adj. 16 acres \$12,500 o.n.o. Bush block \$25,000. Further info. on request. "Ironbark", Mongogarie, Casino, Tel. (066) 621477 or 845261.

Justed listed. Approx. 395 ha property. 5 km Mallangance. Sealed road. 2 creeks, dams, run 220 breeders. Excellent breeder country. \$342,000. GEORGE & FUHRMANN REAL ESTATE 98 Centre St., Casino Phone 622500 A/H 623246.

LAND 300 ha FH beautiful remote area of the Clarence Valley, joins famous national park and state forest. \$25,000 (066) 521239, (066) 528440.

120 ACRES, water, timber, views, west of Casino, \$24,000 Ph. 857036

BORDER ranges/Kyogle Area. 70 Hcs. (180 acres) high hills and bush adjoining national park. Superb views from easily accessible building sites, power handy. Great retreat and investment. \$48,000 ono Ring 366156.

## KYOGLE

Phone 32 1066

LARGE GRAZING PROPERTY. 1500 acres of FH land. Watered by creeks and dams. Good fencing, stockyards and dip, some millable timber. Including solid 4 bedroom home with all conveniences, large machinery shed. Good sound cattle country. Well priced \$295,000. A/H Ph. 36 2239.

GOOD bush block 600 acres, permanent water, legume, \$70,000. Phone (076) 614633.

1800 ACRES Upper Mongogarie area, 40 kms Casino. Millly timbered block with about 50 acres creek flat. Cabin with power and phone. \$50 per acre. Ph. owner 769439.

GREEN PIGEON. 40 ha forested hills and valleys secluded building sites offer passive uninterrupted views of nearby Wiangaroo National Park. Ideal soil for tropical fruits or market garden situated 15 miles from Kyogle, \$45,000 o.n.o.

162 HIA GRAZING PROPERTY. Everything you've always wanted. Elegant timber and tile country style home in faultless condition on 400 acres prime quality grazing land mainly gently undulating hill with balance of warm timber covered ridges. Permanent water from bore and spring fed dams, \$220,000.

## 100 ACRES

### WITH SETTLERS COTTAGE

40 km from Casino. Gently undulating bushland country running into cleared grassy areas. Close to a small village with a school, \$34,500. Private sale. TERMS offered. Small deposit T.A.P.

63 7122

2098 ACRES — ONLY \$69,000. Reduced for quick sale. Rocky River area, beautiful creeks, some millable timber. Rainforest. Good grazing country. Big capital gain here. WAL MURRAY & CO., 21 2307, a/h John Flatley 29 1414.

40 HIA of f/h land in Kyogle area, watered by creek and dam, cement floor, steel frame shed, power, phone and mail service available. Owner keen to sell \$36,000. Ph. a/h 321271.



Hitchcock Farrell  
Kyogle.

## BONALBO PROPERTIES

2426 acres (982 ha) freehold  
Comfortable 3 brm. home, double creek frontage. Undulating to high basalt plateau. Timber, say \$30,000. Carry 400 bullocks or equivalent breeders. \$440,000.

1280 acres (518 ha) freehold  
Adjoining above, similar description. ¼ basalt. Carry over 200 bullocks. \$192,000.

980 acres (396 ha) freehold  
Comfortable old-style home. Top ex-dairy farm. 40 acres lucerne land, 70 acres cleared rainforest. \$270,000.

740 acres (299 ha) freehold  
Modernised home, various buildings. Double creek frontage. 80 acres alluvial flats. Bitumen road frontage. All conveniences. Carry 200 breeders. \$300,000 neg.

960 acres (388 ha) freehold  
Plus O.P. lease. Hut only. Undulating from permanent creek, plus numerous spring-fed gullies. Carry 150 breeders. Clearing scrubby gullies will increase carrying. \$165,000.

200 acres (79 ha) freehold  
One mile from village. New 3 brm. home, large barn and shed. Beautiful views and has every convenience. Carry 50 breeders. Excellent semi-retirement proposition. \$125,000.

422 acres (170 ha) perpetual lease  
100 acres clean, balance open forest with portion dense. Excellent rural views. Carrying 70 head young stock. \$58,500 and wants to sell.

P.O. BOX 6, BONALBO. 2470  
PHONE 65 1196 ALL HOURS

182 HA (450 acres), 55 kms. North West Grafton near Clarence River, has been subdivided into 4 lots from 10 to 60 H.A. no building permits required. Country comprises creek flats to hills, secluded situation. \$65,000 or will sell separately from \$15,000 to \$21,000 Ph. John Auton 425200 A/h. 426091 R L Alford Pty Ltd. Stock & Station Agents, 81 Fitzroy St. Grafton.

KYOGLE/Border Ranges area. 76 hectares (180 acres) high hills and bush adjoining National Park, superb views from easily accessible building sites. Power handy. Great retreat and investment. Easy drive to Brisbane, Gold Coast or Byron. \$48,000 ono. Ring 366156.

240 ACRES Coraki area, good timber, dam, 30 minutes to surf beach, priced \$49,500 Ph. 877431

Rural Resettlement Task Force.  
P.O. Box 62  
Nimbin. N.S.W. 2480

TABLE IV



# ANALYSIS AND RESPONSE TO GEERGARROW ADVERTISING

These ads (see below) were placed in the 11 Aug. 1984 (Saturday) editions of The Age and Australian newspapers, and the Aug. 28 - Sept. 10, 1984 edition of the Australian Pensioner.

The ads would have captured the attention of the reader and conveyed a sense of urgent need. They did not give the reader much information as to what was offered or wanted.

According to a Geergarrow resident these newspapers ads generated about 80 inquiries, the majority coming from the Melbourne area. Only 3 inquiries were generated by the Australian Pensioner ad.

An ad of similar size describing a Land Com project would probably generate a larger response due to a presumed perception of the public of a Land Com project as being more secure, better planned etc.

## HELP

A diverse group of people have fought for 2½ years to establish an alternative community.

A teaching & learning community that was intended to show Australia another way.

A new lifestyle, a new family

### GEREGAROW COMMUNITY

(Communiversity)

A good way of earning a living.

Want to find out more? Write for our free newsletter.  
P.O. Box 99 South Grafton 2461  
or Phone Joe on (066) 49 3206 or Peter on (03) 579 2502.

THE AGE  
11 AUG 84

Aug. 11 Aug 84

## HELP

A diverse group of people have fought for 2½ years to establish an alternative Community.

A teaching and learning Community that was intended to show Australia another way.

### A New Lifestyle, A New Family.

### GEREGAROW COMMUNITY

(Communiversity)

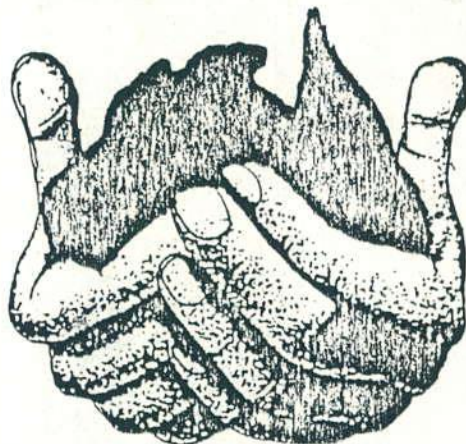
A GOOD WAY OF EARNING A LIVING. WANT TO FIND OUT MORE?  
WRITE FOR OUR FREE NEWSLETTER.

P.O. Box 99,  
South Grafton, N.S.W. 2461  
or phone Joe on (066) 49 3206 or Peter on (03) 579 2502



# NOW IT'S ON FOR YOUNG and OLD!

Aust  
Pensioner  
28th Aug  
1984



**Hello,**

My name is Jay Wilson. I am 34.

I believe you should know that "The Communiversity at Geergarrow" (a community) now needs your help. Yes, I am a member of "Communiversity". Please have a read of the project's original objectives:

## THE COMMUNIVERSITY AT GEERGARROW (A COMMUNITY)

### STATEMENT ON LONG-TERM OBJECTIVES

We are trying to pioneer not only a self-support system for ourselves, but to find ways and means whereby a whole new "crop" of similar communities could be built up all over Australia, which:

1. Are self-supporting and productive, e.g. no dole, creating markets for themselves locally and for export, for a whole range of light industries, food and appropriate alternative technology.
2. Relieve the pressure on society as it is now, by withdrawing increasing numbers of the unemployed from the competitive and inadequate job markets, so that they too can lead a productive life, with improved quality of life and dignity.
3. Relieve pressure on overcrowded cities and re-populate the country.
4. Offer a valuable option to retirement (early or otherwise) for the ever increasing ageing population of Australia, e.g. instead of retiring to a life of unproductive leisure, or poverty, with inevitable decline into already overcrowded nursing homes, our senior citizens can lead a life of productive activity, making good use of their experience and wisdom. When they finally do need care, they would be protected in the midst of their own community.
5. Create purposeful and meaningful leisure occupations for the increasing amount of leisure time created through shorter working hours.
6. Enable people to widen their physical and mental horizons by setting up "learning exchange" type seminars and workshops, teaching skills in many areas.
7. Offer, through the medium of school and youth camps, ecology trails and hikes, encouraging greater awareness in our youth of their country, nature and human potential.
8. Offer a temporary rehabilitative home for wayward youth as an alternative to other means of corrective training.
9. Offer educational holidays to underprivileged children.
10. Offer opportunities of research and investigation into alternative technology, health and healing, and large and varied organic farming methods.
11. As each new Community gets on its feet, it offers its energies and expertise to assist another community to get started.

Practically all the existing communities/communes all over Australia are subjective and introspective, looking only to their own immediate needs and concerns. Our aim is to be highly integrated within and without, encouraging exchange of information and skills, inviting people in and sending our own people out ... a sort of "peace force".

which could eventually be exported to third world countries. We would also aim to encourage a greater sense of responsibility for actions and behaviour.

We do not participate in any racial, religious or dietary discrimination, and would strive to live by LOVING ACTION, a "do as you would be done by" philosophy. If we appear to have very high hopes and ambitious schemes, remember that human nature and potential respond in direct proportion to the level of goals offered, and that in the words of Confucius, "A journey of a thousand miles begins with the first step."

### THIS IS OUR FIRST STEP!

That was written in 1982.

The sad news is that our home (a 4000 acre property) is set to be auctioned off on the 10th of October 1984.

This is because we don't have the money to finish paying the Vendor.

No. I am not asking you for any of your money.

Yes. I am asking you to find out more about the project.

No. We're not Saints, we're just battlers and dreamers.

Yes. We're asking you to consider writing to some politicians on our behalf.

No. Don't phone me, I'm busy working to pay for this ad.

Yes. Please contact Joe Natoli, Editor of our Newsletter.

**Phone: (066) 49 3206**

**Write: Joe Natoli, Editor,**

**Geergarrow**

**P.O. Box 99 S. Grafton 2461**

One last thing, please do it now as the matter is urgent.

Ta,

Jay Wilson

P.S.

**WARNING:** Getting involved with "Communiversity" may result in an exhilarating sense of kinship, excitement, and adventure.



### ANLYSIS AND RESPONSE TO LILLIFIELD ADVERTISING

This community is now being advertised fairly extensively and is located in the same area as the proposed Land Com project, as such, it probably the community most representative of the proposed Land Com project. This coupled with the co-operation of the projects developer affords us the greatest opportunity to analyse the advertising and market response to a project similiar to the Land Com proposal.

An ad (shown below) was placed in the November 1984 edition of Earth Garden (circulation 13,000) and classified ads (one shown below) in four Saturday editions of the Northern Star . Sydney Morning Herald , Brisbane Courier Mail and Melbourne Age newspapers. A 1/3 page ad was placed in the November edition of Nimbin News (circulation 500 ).

The responses are indicated below:

|                        |    |
|------------------------|----|
| Earth Garden:          | 4  |
| Northern Star:         | 13 |
| Courier Mail:          | 2  |
| Age:                   | 5  |
| Sydney Morning Herald: | 7  |
| Local Folk:            | 11 |
| Hand Brochure:         | 2  |

Lillifield Community is in the beautiful triangle of Nimbin (11km), Kyogle (21km) and Murwillumbah (45km). The highest point is almost 1000ft above sea level. The basic framework has already been established with roads, homesites, communal areas, etc. Now all that is needed to make this beautiful area grow is approximately 30 members who will each be entitled to five acres (two hectares) for his/her own use and will share in about 100 acres of common land used for recreational and agricultural purposes. Cost to Inaugural member for each entitlement is \$10,500.

Our aim is for a community of people who will respect this land as well as each other. There is a choice of gentle slopes, flatland, highland and valleys with creeks, streams and natural pools.

If this lifestyle appeals to you, please write to Lillifield Community, C/o PO Box 770, Lismore, NSW, 2480, or phone (066) 89 7224 or (066) 89 9231.



### METCALF AND VANCLAY STUDIES

Metcalf and Vanclay (1) have estimated that "Australia has 95,000 people planning to move into alternative lifestyles - our best estimate within a possible range of 80,000 to 130,000". The term "alternative lifestyle" was left to one's self-definition without any external interpretation being imposed. Their estimate was based on the circulation of 2 alternative lifestyle magazines, Earth Garden (circ. 13,000) and Grass Roots (circ. 25,000) and data collected from readership surveyed.

It is difficult to assess the percentage who could be interested in moving to the Nimbin area. Less than 12% of the respondents in this study lived in a communal house or commune. No data is available as to where the respondents wish to move to.

In another paper by the same authors (2) it is indicated that any form of government assistance is opposed by 3.8% of respondents because they feel it won't work and 9.3% because the government shouldn't get involved. This probably reflects 3 factors "a degree of anti-government sentiment, ... a belief that any government assistance would destroy the essential essence of alternativeness ... and a belief that because they got it together in a self-sufficient manner, others should be equally self-reliant...". This reticence by a minority (85% are in favour of government assistance) to endorse or presumably join a government assisted project should be more than offset by those preferring an alternative to profit motivated multiple occupancy developments by private developers.

(1) Metcalf, W.J. and F.M. Vanclay, Participation in Alternative Lifestyles in Australia and (2) Government Assistance to Alternative Lifestyles : Participant Opinion and Professional Opinion . Griffith University Working Papers 2/84 and 3/84



ANALYSIS OF M.O. EXPRESSION OF INTEREST FORMS  
AT NIMBIN NEIGHBOURHOOD CENTRE.

Questions on the form:

1. "If a property/community acceptable to me became available I could afford to pay a once only share/member joining fee or deposit within 90 days of notice of:"  
 Amount-Nil, % of respondants 12%, \$200 = 20%, \$500 = 26%, \$1,000 = 16%, \$2,000 = 7%, \$5,000 = 16%, more than \$5,000 = 3%.

Total number of responses / 111. As shown, a \$500 joining fee is the most popular amount at 26%. \$200 comes next, at 20%. Then \$5,000 and \$1,000 at 16%. 12% of respondants didn't envisage paying any joining fee at all, while 7% would pay \$2,000. This leaves 3% of respondants who could afford more than \$5,000. 73% of respondants would pay \$1,000 or less which suggests that most potential M.O. participants have very modest amounts of capital.

2. "I have little or no savings but given 2 years to pay off a share, I could afford to pay a monthly share loan repayment of:"

Nil = 16%, \$50 = 22%, \$75 = 13%, \$100 = 32% \$150 = 9%, \$175 = 1%, \$200 = 7%.

Perceived desire/ability to pay off a share over two years is shown thus:

16% did not want to pay any repayments, 22% would pay \$50 per month, 13% at \$75 per month, while \$100 was most popular at 32%. \$150 a month for 9% of respondants while 1% would pay \$175, and 7% would pay \$200 a month. This shows that 83% of respondants were willing to pay \$100 per month or less.

"I own ( ) do not own ( ) a motor vehicle."

69% own a vehicle, 31% do not own a vehicle.

3. " I wish to live/settle within:"

|                   | 1st | 2nd | 3rd | as % of total |
|-------------------|-----|-----|-----|---------------|
| 20 km from coast  | 70% | 20% | 10% | 14%           |
| 50 km from coast  | 63% | 20% | 7%  | 16%           |
| 100 km from coast | 73% | 18% | 9%  | 5%            |
| 200 km from coast | 72% | 14% | 14% | 3%            |
| Nimbin Area       | 59% | 26% | 15% | 20%           |
| Rainbow Region    | 69% | 10% | 12% | 30%           |
| Cheapest          | 55% | 9%  | 36% | 5%            |
| Anywhere          | N/A | N/A | N/A | 4%            |
| Elsewhere         | N/A | N/A | N/A | 3%            |

Only the 1st, 2nd & 3rd preferences were taken where indicated; where a tick indicated two or three areas they were apportioned arbitrarily but fairly by taking all respondants ticks as all 1sts, seconds or thirds in turn.

It seems that the Rainbow Region is the most sought after place to live, with about 30% of the total; 69% saying it's their first choice, next comes the Nimbin area at 20% of total with 59% of people giving it first choice, this gives this total area 50% preference. Proximity to the coast comes next with 30% wishing to live within 50km of the sea. The cheapest land doesn't attract too much attention at 5% and there are 4% willing to live anywhere, and 8% wishing to live 100/200 km from the coast.



It seems that most people filling out the questionnaire want to pay \$1,000 or less joining fee, with repayments of \$100 month or less. They prefer to live around the Rainbow/Nimbin region, or to a lesser extent within 50km of the coast. Most people have their own transport though 31% did not and will depend on available transportation services or hitching.

#### THE MARKET DEMAND FOR RENTAL ACCOMMODATION

All sources which were researched indicated an increased demand for rental accommodation in this area. This is due to several factors:

- a) the large (long-term) commitment now required to purchase land in the area;
- b) an increasing mobility in society, particularly of youth searching for employment, and a more meaningful life;
- c) a decrease in current rental stock due to economic factors and increasing regulations imposed by Councils and State authorities (e.g. Board of Fire Commissioners); in Lismore the number of boarding houses has decreased from 8 to 1 since 1970.
- d) the growth of Housing Commission stock has not kept pace with the increasing population;
- e) the "demand for boarding house style accommodation is being stimulated by unemployment, family breakdown and increase in poverty whilst rising housing costs are expanding the range of people who cannot house themselves without financial assistance"(1).

In Lismore there is a five year waiting list for Housing Commission accommodation which is broken down as:

|                        |   |                   |
|------------------------|---|-------------------|
| family accommodation   | - | 348 households    |
| aged units             | - | 60 households     |
| housing for aborigines | - | 18 households (1) |

During the survey (1) week real estate agents received 141 inquiries for rental accommodation. According to the Nimbin Real Estate some 10 to 20 inquiries were received each week for low cost tental accommodation. Nimbin Neighbourhood Centre would receive several requests each day for such accommodation.

Table V represents all the advertisements for houses and cottages in the Northern Star for the Lismore rural area for one month. None of these ads was repeated the following week which suggests that they were rented out without difficulty or delay. Real Estate agents do not bother to advertise rental accommodation since they have a virtual waiting list for any vacancy that occurs.



All Advertised Farmhouses + Cottages in

Northern Star in Lismore Rural

Area for One Month

FARMHOUSE 3 bedroom, renovated, air conditioned, tranquil living, 20 minutes N.E. Lismore, available 21/12/84 \$100 p.w. plus bond. Ph. b/h 218484.

FARMHOUSE, lge., 10 km Lismore. Bond \$350, rent \$85 p.w. Ph. 284302.

DELIGHTFUL 3 bedroom farmhouse and acres, Tuntab Creek. Tenant must enjoy gardening \$75 p.w. Ph. 891277.

Rural Resettlement Task Force,  
P.O. Box 62  
Nimbin. N.S.W. 2480

TABLE V



### LISMORE COUNCIL HOUSING SURVEY

Council employed a Housing Initiatives Officer for a 6 month period with C.E.P. funding. The study covered the Lismore local government area and the published data included:

- the vacancy rate for rental accommodation was roughly 1.4% over the survey week "with 5 times as many inquiries for accommodation as there were dwellings available".
- of those seeking accommodation 26% were single, 20% couples with children, 18% couples without children and 14% single supporting parents approximately half were looking for accommodation \$70 or less per week.
- the average weekly rent for 2 bedroom unfurnished flats/units was \$63 and for 3 bedroom unfurnished houses \$68.
- there is a 5 year waiting list for Housing Commission stock with 348 households currently on the waiting list.
- 9% of Housing Commission applicants in the North Coast are presently living in caravan parks.
- 42.1% of households earned less than 80% of average weekly earnings. More than one in three (8449) persons obtain their income from Social Security benefits.
- during the survey week 48% of the 141 inquiries received by real estate agents was for urban area accommodation, 25% in the rural areas and 22% were prepared to go anywhere. Some 59% of the inquiries were for houses, while 41% were for flats/units.
- from 1982 to 1983 the average price of 2 ha rural home sites decreased by 7% from \$35,000 to \$32,500 while the price of 40ha hobby farm sites stayed constant at \$95,000.

From the data presented in this Council Study, it can be concluded that there is a strong demand for low cost rental accommodation in both the urban and rural areas of Lismore City Council area. Regretably, no data was obtained on the need for land and home ownerships in the form of multiple occupancy.



COMMON EQUITY RENTAL CO-OPERATIVES

A study (1) recently released by the Victorian Ministry of Housing examines "the creation of a third housing tenure which, involved common ownership of housing within a co-operative structure". The study recommends "utilising private sector finance and mobilising community resources to set up a new form of rental co-operative" and using C.H.E.P. funds to help establish common equity rental co-operatives based largely on the Canadian non-equity continuing co-op (model)." Pages 8 to 17 of the co-op study are included at the end of the sections which clearly describe the concept in some detail.

This model appears to be ideal in terms of keeping costs to a minimum by reducing the need for bureaucratic involvement and by involving the member tenants in their own self management.

In Canada such co-ops have largely alleviated the housing difficulties generally experienced by the poor and the more transient sector of society such as university students. The housing can take many varied forms - e.g. high rise, low rise, and self-contained cottages, houses and pre-fabricated or modular housing. It has also been shown that this form of rental housing results in lower levels of vandalism and tenant abuse and improved social inter-relationships than conventional rental housing.

(1) Ministry of Housing (Victoria) - COMMON EQUITY RENTAL CO-OPERATIVES . June 1984 - S. Wettenhall.



### CONCLUSION

Our analysis of the current supply of M.O. shares in the \$10,000 to \$17,000 price range indicates that the local market is well supplied with such shares.

Most of these projects are being undertaken by private developers: Eastern Development (Kyogle Shire); Terry McGee and Dave Larkin (Lismore Shire) and John Weller and Mick Cahil (Tweed).

A conservative estimate of the number of available shares in this price range is 240.

It has been suggested that J. Weller and Mick Cahil will be bringing a further 6 projects with 100 available shares onto the market in the new year.

Any Land Com M.O. project undertaken in the local area at the present time would have to compete directly with this available market.

In the time available to complete this study and in the absence of sufficient financial data on loan repayment rates, it has not been possible to survey and assess the impact on market demand if long term finance was made available. However, on the basis of local personal contact it would appear that long term finance would not be very appealing to the very young or very old. It could be a more attractive proposal for 30-55 years age group. However, all sources analysed indicated a very high demand for low cost rental accommodation in the North Coast, including the Nimbin area. This demand is expected to continue and we are not aware of any proposed local developments which might meet this demand.

It would be prudent for Land Com to undertake a project which fulfills a local need and does not compete in a well supplied market.

Once the S.E.P.P is placed on public display Land Com could then consider other suitable areas for a low cost M.O. project. It is felt that lower priced land would be a more attractive alternative to the poor than would a 20 year mortgage on land in the Nimbin area.

Wytaliba Unit Trust in the Glen Innes area had no difficulty in finding members despite the fact that it is located some 30 miles from the nearest shop and 8 miles from 240v power in very rugged country. Some 200 members now reside on this community. It is suggested that a property somewhat less isolated than the Wytaliba community would be desirable for a Land Com M.O. Pilot Project.



### RECOMMENDATIONS

- 1) That Land Com give consideration to a joint project with the R.R.T.F. to provide low cost cottages for rental to low income people in the rural area around Nimbin on a model similar to that presented in Common Equity Rental Co-operatives (Victoria's Ministry of Housing).
- 2) That Land Com investigate possible financial assistance through schemes such as Community Housing Expansion Program (C.H.E.P), local Government and Community Housing Program (L.G.A.C.H.P) and Local Government Housing Initiatives Program (L.G.H.I.P)
- 3) That Land Com brief the project financial consultant, Shann Turnbull, to investigate the financial feasibility of such a project using market finance with or without assistance from schemes outlined in recommendations # 2 above.
- 4) That Land Com brief the project legal consultant, Tony Pagotto, to give an opinion as to the possibility and desirability of lodging the Development Application for a low cost rental project consistent with the provisions of State Environmental Planning Policy #9.
- 5) That the R.R.T.F. and Sustainable Settlement Planners be briefed to formulate a social, environmental and architectural conceptual plan for a project comprised of about 30 low cost cottages together with some community facilities - e.g. community centre/ T.V. room/ Games room, children playground.
- 6) That once the M.O. State Environmental Planning Policy is placed on public display, Land Com brief the R.R.T.F. to investigate suitable areas for a low cost M.O. Pilot Project; and to prepare a short list of suitable properties to recommend to Sustainable Settlement Planners and Land Com once this S.E.P.P is gazetted.



STATUS REPORT  
FINDINGS OF INVESTIGATIONS FOR  
PILOT MULTIPLE OCCUPANCY PROJECT SITE  
ON THE FAR NORTH COAST OF N.S.W.  
FOR  
THE LAND COMMISSION OF N.S.W.

SUSTAINABLE SETTLEMENT PLANNERS

P.O. BOX 36,  
BANGALOW. 2479



PILOT MULTIPLE OCCUPANCY PROJECT - STATUS REPORT

1.0 Pilot Project Site Search

Following completion of the Mt. Lindsay feasibility study, investigations to identify a suitable pilot project site on the Far North Coast have been undertaken, in accordance with the endorsed procedure as outlined below.

1. Search to be limited to those parishes in Tweed, Lismore & Kyogle Shires currently approved for Multiple Occupancy Development.
2. SSP to advertise in local newspapers and contact local experienced agents to locate possible properties.
3. SSP to inspect properties and perform preliminary land assessments and financial analysis on a short list of prospective properties within the framework of the model described in SSP's 1983 Report to Landcom.
4. SSP to prepare written report on these prospective properties to circulate to Landcom and RRTF.
5. Field visit: Landcom representative, nominated valuer, RRTF Officer and SSP to inspect sites.
6. Meeting: Landcom, RRTF, SSP to discuss, evaluate and decide on pilot project property.
7. Landcom to recommend property to commissioners.
8. Commissioners give approval to purchase property.
9. Landcom invites registration of interest and then appoints consultants to implement pilot project.

In addition to advertising and agency liaison, a land capability assessment and locational analysis of the search area was undertaken to identify candidate sites. Local real estate agents have sought owners intentions regarding selling candidate sites. Approximately fifty properties have been assessed by these procedures.

### 3.0 Investigation Findings

The restrictive size of the area currently allowing multiple occupancy development, combined with resulting higher land values has significantly limited the available choice for identifying a pilot project site. This limitation has been acknowledged by the fact that the Department of Environment and Planning is presently investigating means of extending the areas enabling multiple occupancy development. Map 1 identifies the limited area on the Far North Coast currently permitting multiple occupancy.

The physical economic and social nature of the search locality provides for a different range of limitations, opportunities and concepts for a Land Commission project for the financial and project models specifically developed for the original pilot project site at Mt. Lindsay.

In comparison with the original site, the search locality is characterised by:

#### Limitations

- \* significantly higher land values
- \* smaller land parcels
- \* less likelihood of large tracts of agricultural land with commercial potential
- \* competition from other multiple occupancy developments
- \* possibly different market due to higher land values
- \* less likelihood of on-site building and wilderness resources
- \* the high land values combined with smaller land parcels require projects options which maximise the yield of the site thus creating the potential for over-development and restriction of social options.

#### Opportunities

- \* land characterised by high settlement capability, physical attractiveness and closer to the coast.
- \* existing multiple occupancy communities in the locality provide supportive social infrastructure, lifestyle skills and experience
- \* traditional multiple occupancy locality - less likelihood of conflict with other land owners and Councils
- \* potential for increased range of domestic produce and water due to better soils and higher rainfall
- \* provides a range of opportunities for diverse economic base

Table 2 below provides a comparative analysis between the Mt. Lindsay feasibility project and a typical multiple occupancy project on a suitable site within the search area.



SUSTAINABLE SETTLEMENT PLANNERS

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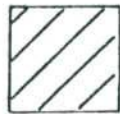
PILOT MULTIPLE OCCUPANCY  
PROJECT

EXTENT OF AREAS CURRENTLY  
PERMITTING MULTIPLE OCCUPANCY  
ON FAR NORTH COAST.

MAP 1

R.R. 1:500,000

LEGEND



MULTIPLE OCCUPANCY PERMITTED

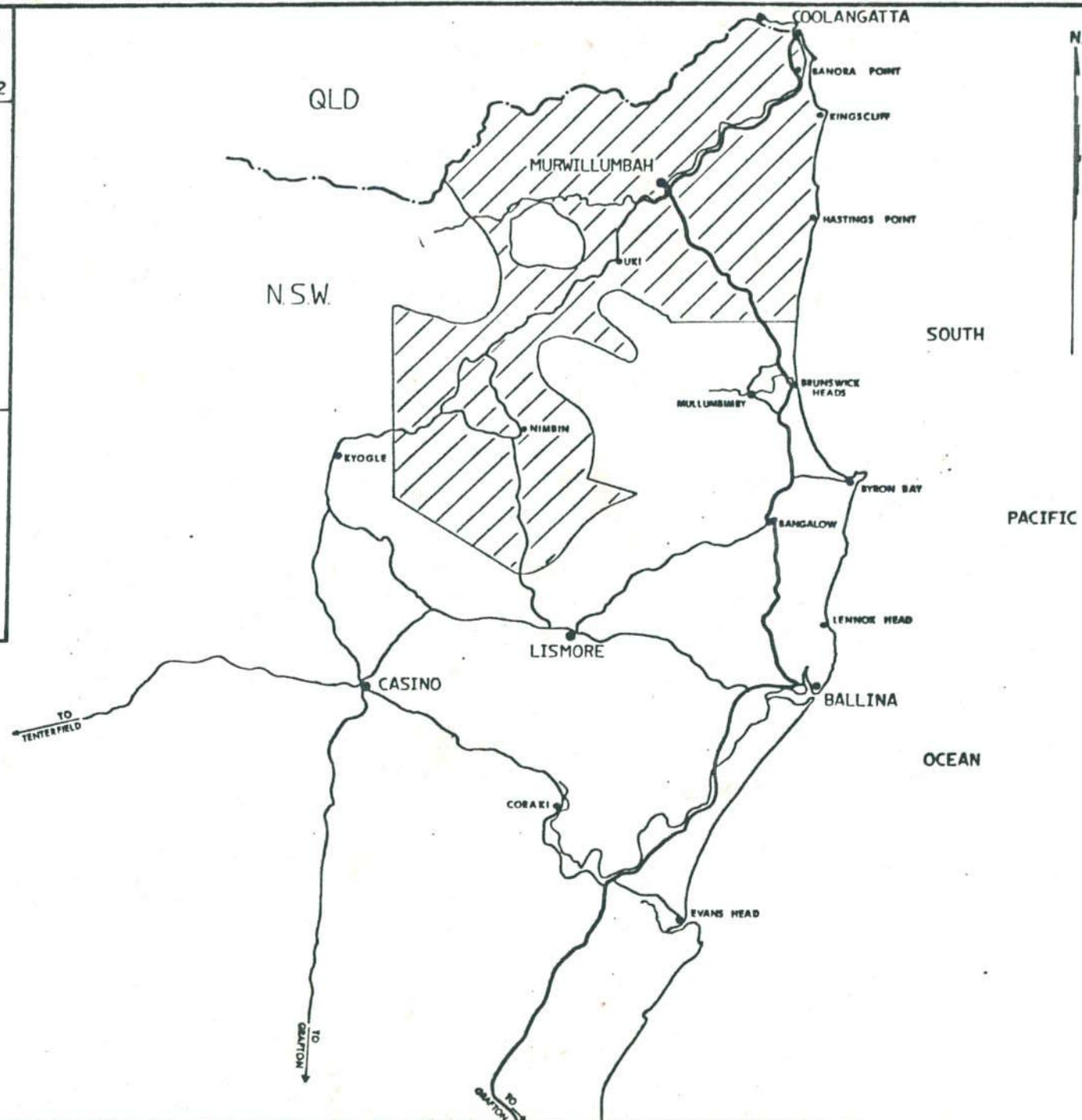


Table 2 - Comparative Analysis - Original Feasibility Site and Typical Site in Search Locality

|                             | <u>Original Feasibility Model</u>              | <u>Typical Model in Search Area</u>      |
|-----------------------------|--|--|
| Property Size               | 320 Ha   | 90 Ha                                    |
| Community Size              | 107 dwellings                                  | 30 dwellings                             |
| Nature of Locality          | dairying/grazing                               | multiple occupancy settlements           |
| Nature of Property          | 60% forest<br>10% river flats<br>30% habitable | 20% forest, creek flats<br>80% habitable |
| Price per Hectare           | \$750  | \$2400                                   |
| Land Purchase               | \$240,000                                      | \$215,000                                |
| Development Costs           | \$200,000                                      | \$80,000                                 |
| Total Project Costs         | \$650,000                                      | \$430,000                                |
| Maximum Price per Household | <u>\$8,125</u>                                 | <u>\$14,300</u>                          |

In short, the comprehensive site search undertaken has not been able to identify a suitable property which directly achieves the search parameters as established by the Mt. Lindsay feasibility. The primary factor inhibiting this is the land cost of which the market price for quality land which can compete with similar developments is approximately \$2,400 per hectare (or \$1,000 per acre).

Land costs of this order result in multiple occupancy household share prices at a maximum of \$14,300 without FHOG funds or community mortgage.

Market inquiries and responses received for land outside the permissible areas indicate land prices from \$200 per hectare upwards. The Mt. Lindsay price was \$750/Ha.



### 3.1 Suitable Sites Identified

Following the extensive search within the defined search area, two properties have been identified as suitable for a Land Commision Project. Bearing in mind that other multiple occupancy developments are currently being developed and hence market competition exists, the properties identified are considered capable of providing a superior product to existing projects.

The location of the properties, A & B are depicted on Map 2 which also indicates the location of existing projects on the market. The properties are well located in relation to the existing road system, both adjacent to MR 141 which connects Kyogle and Murwillumbah, thus ensuing minimum Council contributions for access to the existing road network.

Table 3, below provides a comparative analysis of the features of the properties.

|                              | <u>Property A</u>                                    | <u>Property B</u>                                  |
|------------------------------|--|--|
| <u>Shire</u>                 | Kyogle   | Kyogle   |
| <u>Size</u>                  | 89 Ha  | 87 Ha additional 50-100 Ha available at \$2400 Ha. |
| <u>Quoted Price</u>          | \$2400/Ha  | \$2800/Ha  |
| <u>Quoted Property Cost</u>  | \$215000 (on market)                                 | \$250000 (will consider selling)                   |
| <u>Water</u>                 | borders large creek (swimming hole) 2 on-site creeks | contains medium size creek and 3 streams           |
| <u>Aspect</u>                | East (attractive views)                              | gentle west, with east/west ridges                 |
| <u>Bush Fire Hazard</u>      | low  | low  |
| <u>Services</u>              | power and telephone                                  | power and telephone                                |
| <u>Improvements</u>          | dwelling and outbuildings (fair condition)           | dwelling and outbuildings (fair condition)         |
| <u>Soils</u>                 | good   | good - very good                                   |
| <u>Timber Resources</u>      | minimal  | minimal  |
| <u>Settlement Capability</u> | high   | high   |
| <u>Development Costs</u>     | medium to low  | low  |

SUSTAINABLE SETTLEMENT PLANNERS

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PILOT MULTIPLE OCCUPANCY  
PROJECT

SITE SEARCH FINDINGS

MAP 2

R.R. 1:125,000

LEGEND

**A** **B** IDENTIFIED  
SUITABLE SITES

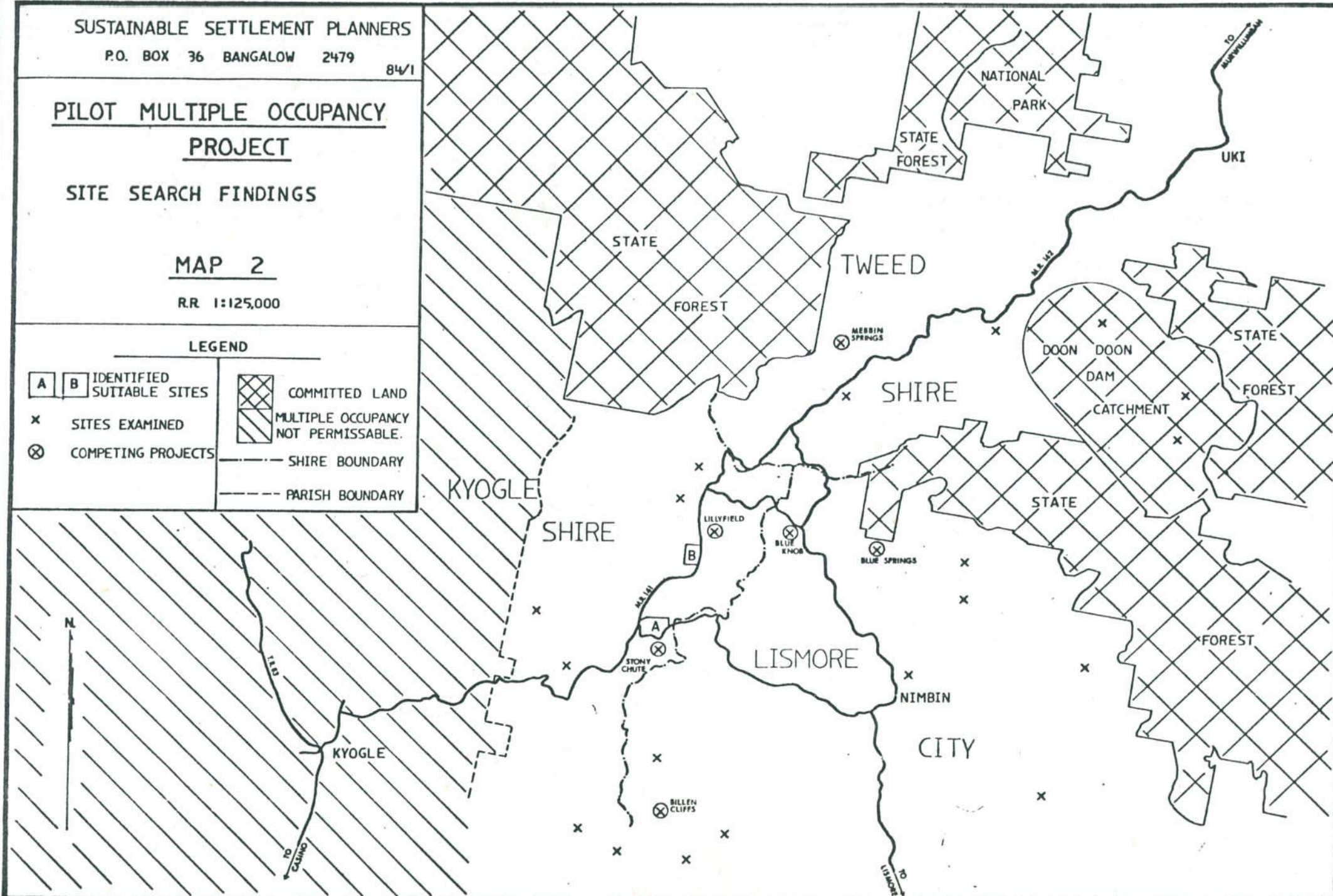
x SITES EXAMINED

⊗ COMPETING PROJECTS

⊗ COMMITTED LAND  
⊗ MULTIPLE OCCUPANCY  
NOT PERMISSABLE.

--- SHIRE BOUNDARY

--- PARISH BOUNDARY





#### 4.0 MARKET CONSIDERATIONS

Two major factors in assessing the desirability of a multiple occupancy project in the search locality with a share price in the order of \$14000 are local competition and the level of demand for such shares.

##### 4.1 Local Competition from other rural community developments

Up to six rural community projects promoted by private developers currently exist or are proposed within the search locality. All are multiple occupancy developments except for the large Mebbin Springs proposal which includes a village proposal and proposed strata titling.

The projects consist of -

| <u>Project</u> | <u>Household Share Price</u> | <u>Status</u>                | <u>Size</u><br>(households) |
|----------------|------------------------------|------------------------------|-----------------------------|
| Blue Springs   | \$9500                       | approved & selling           | 36                          |
| Lillyfield     | \$10500                      | application lodged & selling | 40                          |
| Stoney Chute   | \$12000                      | application lodged & selling | 12                          |
| Blue Knob      | > \$12000                    | project development stage    | say 30                      |
| Billen Cliffs  | \$8000 - \$11000             | new & 'turnover' shares      | say 110                     |
| Mebbin Springs | \$28500                      | project development stage    | -                           |

\* Refer Appendix 1 - Blue Springs Brochure

The Blue Springs and Stoney Chute project shares have been selling for over twelve months. It is understood that approximately two-thirds of the Blue Spring shares have sold.

It is not possible to directly compare these share prices and the rate of sales with a Landcom project for a range of reasons. Firstly, a government backed project may be more attractive for 'security' reasons. Any concerns regarding 'government control' should be offset by the extensive community and RRTF participation proposed within the feasibility model.

It is generally considered that the Landcom model provides a more desirable package with a range of financial and community factors not offered by existing developments. Properties identified as suitable for a Landcom project are considered to be equal or superior in their physical capability, attractiveness and locational aspects.

The primary factor in considering competition with other projects is share price. A share price in excess of \$12000 is not recommended. To put this matter in a broader market context, it should be noted that freehold, fully serviced, rural residential lots are available on the outskirts of Kyogle for \$16000.

##### 4.2 Level of demand for Project Shares

###### 4.2.1 Share Price

The feasibility study identified that a sufficient market demand existed for the Mt. Lindsay project which was characterised by:

- \* share prices between \$5000 & \$8125 (no community mortgage)
- \* no local competition
- \* more 'remote' than the present search area

This demand analysis was partly determined by the 85 households that registered their interest at the 1983 Nimbin Lifestyle Festival. These potential shareholders comprised mainly of persons receiving government benefits and low income earners.

A subsequent survey of this core group indicated that 25% were prepared to deposit \$2000 or more, while 80% were prepared to pay a deposit of \$500 or more.

This core group indicated that they considered the availability of long term finance a good facility but would prefer to repay any loan as quickly as possible. Approximately 30% were prepared to pay \$200 or more per month for a loan while over 90% were prepared to pay over \$100 per month.

The Blue Springs project which is within the search locality with share prices of \$9500 comprises 75% of households receiving government benefits. Project representatives have indicated that 50% of the households are undertaking loans to purchase shares.

A general guide for Housing Commission rentals and financial institutions is that persons are able to pay 30% of their gross income towards rent or servicing loans. A single person on unemployment benefits on this basis would  
\* be able to service a \$10000 loan. A family or two persons on benefits would be capable of repaying such a loan over a shorter period.

Establishing a rural lifestyle entails financing farm infrastructure and reliable transport in addition to land and housing. In consideration of the above, without the benefit of interviewing prospective shareholders of a project within the search locality, it is recommended that share prices be preferably under \$10000.

#### 4.2.2 Source of Shareholders

The principal source of interest received for multiple occupancy shares to date is from the Nimbin Neighbourhood Centre, the office of the RRTF. Interest for the Mt. Lindsay project was also received from the Nimbin Lifestyle Festival.

The RRTF and its national body, the Australian Association of Sustainable Communities, in conjunction with Neighbourhood Centres and CYSS networks are seen to be principal sources for shareholders as a project's success is dependent on a commitment to the alternative lifestyle.

Other sources of shareholders, to achieve a balanced community, especially in regard to age should be pursued. The 'alternative' media (Earth Garden, Maggie's farm) and surveys of Housing Commission waiting lists and caravan parks/mobile homes can all provide a potential source of shareholders. Analysis of permanent caravan parks identify 'active retirees' seeking a rewarding lifestyle. Refer Appendix 2 - letter received in response to Feasibility Study press release.

\* Based on 12.5% over 15 years at \$28 per week



## 5.0 Options

In short, two options are available for facilitating the rural community initiative. Prior to a decision, consultation will be held with the RRTF Steering Committee to discuss options.

- Option 1. Proceed with a rural community project on either of the suitable sites utilising financial and concept initiatives which reduce share prices
- Option 2. Proceed with a 'traditional' multiple occupancy project outside the permissible areas on less expensive land.

### 5.1 Option 1 - Project on identified site within permissible area

The neighbouring locality of both identified properties has been subject to intensive settlement, principally by multiple occupancies in the past decade. The properties are located midway within the Nimbin, Kyogle, Murwillumbah triangle and are not adequately serviced by either commercial or community facilities.

In order to provide increased opportunity within a Land Commission Project for lower priced shares and to increase the commercial and community services available to such a project, consideration may be given to developing a rural village in conjunction with a multiple occupancy project. In the absence of significant opportunities to develop any commercial agricultural base on any site within the search area, the establishment of a service village would create the potential to create a diverse economic base utilising the urban skills of new settlers from the cities.

Candidate land uses and facilities that may be considered within such a village include:

- . Retail uses
- . Community facilities
- . Educational facilities (pre-school, primary school)
- . Transitional rural lifestyle centre
- . Tourist facilities
- . Recreational facilities
- . Alternative technology centre/'new age' village
- . Hostel (aged, youth, travellers)
- . Residential (village lots, group housing)

Further investigations to establish the feasibility of such an initiative is necessary. Feasibility investigations would aim to identify any subsequent reduction in the multiple occupancy share price, the market response to such village initiatives and the overall desirability of such an initiative.

Liaison is required with the RRTF to discuss the desired legal structure and tenure of such uses and the relationship of any such uses to the M/O community. A rezoning would be necessary for any village proposal.

With regard to a transitional rural lifestyle centre, it is recommended that immediate liaison take place with the Federal Government to identify the likelihood of Federal involvement in such a centre. It is known that the Federal Government is developing educational models for rural lifestyle training and may require a site for implementation of such a programme.

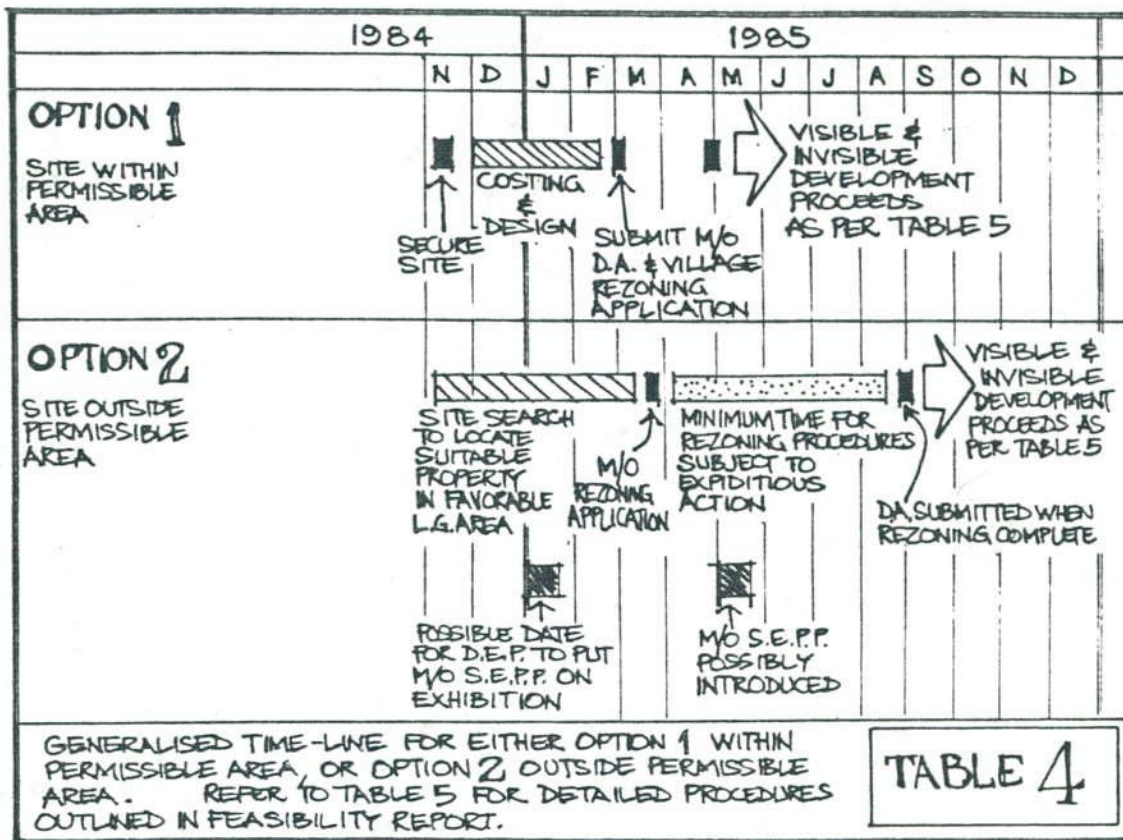
It is anticipated that the Kyogle Council would respond positively to any village proposal. Considerable opportunity exists for the Kyogle Council by way of subregional economic prospects, increased rate revenue, eligibility for State/Federal Grants and increased tourist trade.



## 5.2 Option 2 - Traditional Multiple Occupancy outside permissible area

If Option 1 is not pursued or not viable, a traditional multiple occupancy project outside the currently permissible areas requires either a site specific rezoning or awaiting the possible multiple occupancy SEPP. A suitable property, supportive Council and local community is required.

### 5.3 Timing



## 5.4 Comparison of Options

Option 1

1. Allows immediate commencement of initiative
  - suitable site located
  - supportive Council/locality
  - existing enabling provisions
2. Established M/O area with supportive social infrastructure, skills and experience
3. Opportunity to develop another rural community model involving:
  - choice of M/O/village/ transitional & rental housing
  - potential for non-agricultural venture/employment opportunity

Option 2

1. Some delays to:
  - . identify site
  - . establish enabling provisions
2. Opportunity to establish in new area - larger self generating community may overcome lack of supportive social infrastructure - may need to import skills
3. Traditional M/O model - likelihood of:
  - . larger property/on-site resources
  - . lower priced shares
  - . lower density - wider social options
  - . agriculturally based



## 5.5 Procedures

In the event of choosing Option 1, the following procedures would be required to be undertaken -

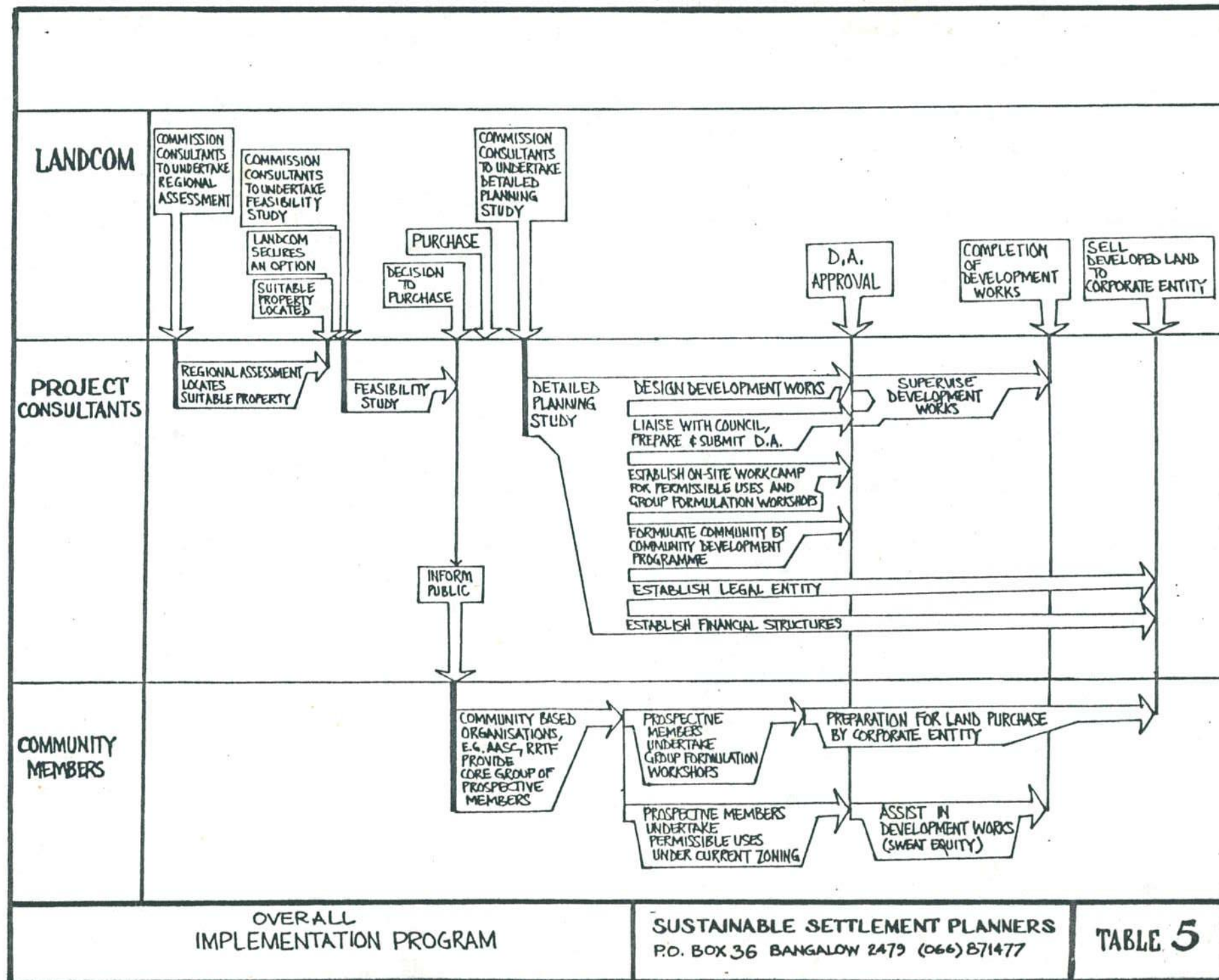
- . develop, design and cost proposal
- . secure favoured site
- . liaise with Kyogle Council & DEP
- . undertake market analysis
- . develop financial model
- . commence attracting core group
- . liaise with associated agencies (Federal Govt, Housing Commission, CTS, ARKAID)
- . concurrently commence search for traditional M/O project elsewhere
- . submit DA for M/O and rezoning for village activities

In the event of choosing Option 2, the following procedures would be required to be undertaken -

- . commence search for suitable site, supportive Council/community
- . undertake rezoning or await possible SEPP
- . undertake relevant procedures as above

The following matters are required to be undertaken or clarified with either option -

- . identify any potential role of the Federal Govt in developing rural communities especially in regard to training and education
- . clarify FHOS grants
- . clarify legal and financial matters identified for policy/legislative adjustment in original feasibility study





*Appendix 2 - Potential Shareholders - Active Retirees.*

Homestead Caravan Park,  
CHINDERAH N.S.W. 2487.

Dear Mr. Doolan,

My husband and I, read with great interest, an article in the Gold Coaster News, regarding alternate co-operative Lifestyle.

My husband is on an Invalid Pension, and we are both 50 years old. Despite the pension, my husband is not totally handicapped, and is by trade a carpenter, has built scores of houses etc. His real handicap, is being out of the work-force and having to accept a Government cheque.

We have our mobile home (caravan & aluminium annex) up for sale. We have no idea what we will do when it is sold, as we would have far from enough to buy land or house. However, caravan park living is far from suitable to either of us, especially my husband, who longs to be productive. Myself, well, my love is gardening, and as I have little of that, I do voluntary work, Ladies Auxiliary, and at Hospital Day Car Centre, working with the elderly, learning and teaching several different crafts.

My husband and I built a 46ft houseboat together, in 1979, its recent sale enabled us to buy the caravan home we're in. We used much re-cycled timbers etc. and built our own Solar Hot Water System.

We have travelled considerably, lived and brought our children up in the country.

If you could possibly send us information, on the projects, or person we could contact direct, it would be greatly appreciated. I look forward to hearing from you in the very near future.

Yours faithfully,

SECTION 5

COMMUNITY DEVELOPMENT

5.0 INTRODUCTION

5.1 SELECTION

5.1.0 Selection Procedures

5.1.1 Recommended Procedure for Selection

5.1.2 Essential Selection Criteria

5.1.3 Mt. Lindesay Community

5.2 MANAGEMENT

5.2.1 Management Structures and Decision Making Processes

5.2.2 Recommended Procedures

5.2.3 Mt. Lindesay Community

5.3 SUPPORT AND TRAINING

5.3.1 Financing

5.3.2 Role of Sustainable Lifestyle Education Collective

5.3.3 Mt. Lindesay

5.4 RECOMMENDATIONS TO OTHER AGENCIES

5.4.0 Introduction

5.4.1 Recommendations Addressing State Government

5.4.2 Recommendations Addressing Federal Government



5.0 INTRODUCTION

*Co-operation act*

Social Planning for ~~Co-operative~~ Communities is of vital importance as the sharing of land and in many cases, houses, communal facilities, machinery, food, labour, etc., requires very well thought out management structures, decision making processes, people selection and education.

The development of an enabling framework and set of guidelines for such social processes is an integral component of establishing a co-operative community. Unless such processes are provided for in consultation with the intending community the project is more likely to be prone to failure.

This section of the report considers the social elements in establishing a new multiple occupancy community and recommends the incorporation in any project of training, management and selection programmes to facilitate the success of the entire project for the Government and the community.

Recommendations have also been made for consideration by agencies other than LandCom.

It should be noted that the following recommendations result from consultation with prospective residents at a meeting held at the Mt. Lindesay site on the 23rd October and at a follow-up meeting on the 6th November, 1983.

## 5.1. SELECTION

5.1.0. The selection processes of communities vary considerably. In many of the smaller communities, the occupants had either been friends for some time or came together with a clear common ideal or religious practice. It must be noted that the latter categories are generally the most successful socially. A common mistake amongst a group of friends is to assume that there is no need to set out a clear management and legal structure with an agreed upon decision making process right from the start.

With these smaller communities, however, the selection process is more easily defined and usually results in the core-group as a whole, needing to agree to the admittance of a new member.

Larger communities, with members of forty or more, face more difficulties with both selection and decision making processes.

In these cases, the selection of members is achieved by advertising sale of shares to the general public.

The choice then is usually to either select people on a first in, first served basis or through interviewing people as to their suitability according to the requirements of the initial group or management committee. *or general meeting approval after some period of residence.*

A compromise method can also be used by selecting an initial percentage of people who then take it upon themselves to select the remainder according to common ideals and aspirations, skills, age etc.

Selection of new members must also be considered in the case of a member wishing to sell his/her house and/or share. In giving the individual security of tenure and therefore, the right to sell, the hamlet or community must take into consideration the fragility of its social infrastructure. Steps need to be taken before the first share is sold in order to protect the community from a potentially uncooperative or unproductive new member. This can be achieved through the community or hamlet reserving a first option on the purchase of the share/house so



that it is then up to the group to select a suitably compatible person.

Whatever the selection process it is wise for both social and enviromental planning to require a potential member to live on the community for some months or even one year before being accepted as a member. This arrangement allows the group to get to know each other, their compatibility, common ideals and potential as a group without unnecessary pressure.

4

5.1.1 Recommended Procedure For Selection

The first group of people who register their intentions to purchase shares are to be used as the core group. The number of people in this group should be between 30% and 60% of the proposed adult population. After hamlet groups from this core group have been formed in accordance with the Group Formulation Workshop Series, each hamlet group will be able to choose extra members from the waiting list according to a set of criteria established by the core group.

5.1.2 Essential Selection Criteria  
Compatibility with core groups value system

Investigations of successful and less successful communities identify the need for any cohesive community to share a degree of common values. Community-wide values are to be established by the core groups at the stage of the group formulation workshops. More specific values appropriate to hamlets, (for instance vegetarianism) are established by the hamlet groups as they form.

Undertake a period of residing on the property

The provision for future residents to reside on the property with hamlet groups prior to gaining membership allows all parties to be able to make the most informed decision possible. This approach is recommended as it allows the intending member to participate in a process of self-selection. The actual length of time for this period is determined by various factors. Six to twelve months is recommended. During this time the person works and lives on the property and partakes in formal or informal training programmes. The more formal training programmes are discussed in section 5.3.

Achieve a cross section of people and skills

It is vital that projects ensure a healthy cross section of people and skills to form a community. Where the intention is to cater for young, unemployed people, it is wise to mix them in communities with people of other ages and work experience in order to provide

- a) a balanced social infrastructure with a wider appreciation of human problems.
- b) skills necessary for the development of relations with the outside community, local government and beaurocracy.
- c) skills such a mechanical, farming, building, appropriate technology, that enable the hamlet or community to be self reliant.
- d) Older people on communities are generally greatly appreciated by young children.

Organisations, considered appropriate to liaise with in this regard include:-

- CYSS groups
- Commonwealth Employment Service
- The Community Tenancy Scheme
- Local Aboriginal groups



5.1.3 Mt. Lindsay Community

Approximately 200 registrations of interest have to have been received by RRTF.

The first eighty-five of these have been nominated as the basis for forming core groups.

The workshops to be conducted on the property from February 1984 (Ref Section 5.3) will be designed to assist the formation of core groups that would form the basis of each hamlet.

The selection of the remaining shareholders would be effected by each hamlet group selecting people from the waiting list according to compatibility of values and/or skill.

Residential period prior to acceptance

Due to the limited availability of the First home loan grant and the dependency on this grant for repayment of monies to Land-Com, (Ref. Sect. 3.2 Financial Aspects) it is recommended that the period of time required for people to reside on the land before final acceptance into the community be three months.

Diversity of age and skills

The core group comprises people representing a wide range of ages, family types and skills. (Ref. Sect. 2.2 Mt. Lindsay Market Assessment) Grandparents, children, retired professionals, musicians, tradespersons, nurses and farmers are among the core group.

## 5.2 MANAGEMENT

### 5.2.1 Management Structures and Decision-Making Processes

Experience in the formation of communities over the past ten years has taught that the management structure and expertise in decision making processes has been a crucial factor in the success and continuing viability of a community.

In other words, the decisions, or lack of, that you come down with in your first meeting can adversely affect the viability of the community.

It would be fairly accurate to say that the majority of socially successful communities (where conflict is generally resolved, not avoided), operate under consensus decision making of one form or another. For some it is simply a matter of wishing to make decisions without the use of a leader or hierarchy. For others it is a clear intention to operate under consensus for the purpose of not alienating individuals or causing the formation of factions through the decision making process. It is a process that ideally leaves everyone with a feeling that they have contributed towards the final decision.

In recent years there has developed, worldwide, considerable expertise in this process of decision making and any new community should be advised accordingly. Training programmes for this have, therefore, been recommended.

The most fundamental implication for management structures that can promote consensus decision making in the larger communities occurs by dividing the community into hamlets or sub-regions of no more than twenty people, (consensus meetings are less effective and more cumbersome in numbers larger than this).

Each hamlet can then nominate spokespeople to represent them at a management meeting where decisions affect the community as a whole.



### 5.2.2 Recommended Procedures

Management and the physical location of houses and hamlet sites are ~~seen to~~ be closely linked in the case of co-operative communities. It is recommended that houses will be designed in cluster/hamlet groupings, with each hamlet having autonomy over a particular section of residential land.

X Why not continue to call them Hamlets or Hamlet areas ???

Management Affinity Areas (NAA) should be delineated in the planning stages. These are areas that hamlet groups will manage. Other areas within the property, including wilderness, agricultural and common areas between MAAs are managed by the community as a whole.

Overall management decisions or amendments are to be affected by consensus decision by nominated spokespersons from each hamlet. It is recommended that committees be appointed for making recommendations on specific areas of management, eg. fire prevention, water, agricultural management, plant and tool maintenance, legal, child care, etc. Consensus decision making will be the vehicle of all management decisions.

It is recommended that each hamlet not exceed more than twenty persons. Hamlet decisions will be made through regular meetings by consensus and where overall management decisions are required it will be the responsibility of the nominated spokespeople to properly represent the views of their hamlet, including dissenting viewpoints of minorities.

Provision has been allowed for the preparation of a manual/handbook and for training programs in the implementation program and costing.

### 5.2.3 Mt. Lindsay Community

The above recommendations have been agreed to as forming the basis for management of the Mt. Lindsay community and participants in the project have expressed a desire for training courses to be conducted in the areas of management and decision making. Ref. Section 5.3.

XX

workshops



Support and Training

As stated previously, ~~support and training~~ in various aspects of establishing a co-operative community is required. A program of skills workshops should be formulated as an essential part of each project. These workshops are to occur at strategic intervals during the overall development of the site and community.

The role of these workshops extends beyond skills training - it also includes procedures for assisting the intending residents to come together as a group.

Three workshop stages are identified.

Stage 1 - Group formulation Workshops with the Core Group1. Consensus decision making

The need for this workshop is adequately explained in Section 5.2.1.

It would include experimentation with actual decisions that need to be taken within the community and would focus on the training of the meeting facilitator role.

2. Communications skills

This is

^ Closely linked with group decision making processes but also <sup>with</sup> training people in the art of communicating ideas, information and personal grievances without alienating oneself and others.

The failure by individuals to communicate effectively is probably the single greatest contributor to the breakdown of communities.

3. Corporate entity management and understanding of legal structures

Many communities have contributed to both their financial and social problems through a lack of direction in legal matters.

Having to alter the corporate entity structure in midstream can be very costly.

Serious social problems can be avoided through a well designed management structure. Refer Section 5.1.

In order to arrive at a true consensus on a decision pertaining to legal matters it is necessary for all participants to be properly informed.

Stage 2 - Site and Hamlet Oriented Workshops

A second series of workshops occur when individuals have evolved into hamlet groups. These workshops are aimed at further developing the cohesiveness of the newly formed group and developing the groups awareness of their requirements for living within a hamlet area, eg., proximity to electricity, proximity to agricultural areas, settlement pattern - clustered, dispersed or expanded houses.

1. Hamlet and Dwelling design and it's social implications

Hamlet House and Kitchen design is of more importance than may at first be realised.



9

By designing a large kitchen into a dwelling unit, for example, you are either deliberately or inadvertently, affecting the way you and your family will relate to the rest of your hamlet. The alternative choice is for the hamlet to revolve around a community centre where the main meal of each day is shared.

It may soon be found that the communal sharing of a meal will mean a speedier bond between the occupants of a hamlet. In a situation where sharing of land or property is the intention it is generally found that trust in relationships is a key element to a degree of harmony in decision making. Conflict is unavoidable, but the means towards resolution of conflict is essential in any community.

Certainly, the sharing of a common meal is not the only means by which relationships can become closer knit, but the object in this case is to point out the way that physical/material decisions can permanently affect social development.

Similarly, the distance between each house can affect, for example, the ease or otherwise of childcare arrangements, sharing of toilet and bathroom facilities and the shared management of gardens and orchards.

In each case, the choice may be decided according to the individual character of each person involved, however it must be remembered that those first choices will also affect the character of the growing community as a whole.

## 2. Survival Skills

This workshop is designed to enable the utilisation of the natural resources available within the particular bio-region and aims to create awareness of the human relationship to the environment in order to maximise the possibility of a truly sustainable future.

## 3. Permaculture

An agricultural system considered particularly appropriate for higher density, labour intensive communities with the aim of low environmental impact on soil and other natural resources.

## 4. Appropriate/Soft Technology

For training people in the design and construction of technological systems (within the ambit of the financial situation and skills level of the low-income earner) of low-environmental impact and with maximum usage of existing and readily available resources.

## 5. Fire Prevention

Self-explanatory.



### Stage 3 - Ongoing Workshops

All of the afore-mentioned workshops may be necessary or desired as ongoing events when the needs arise.

In addition to those, further workshops could be considered as the community evolves and gets down to the basic art of day to day living.

- child care and education
- motor mechanics and welding
- tool making and maintenance
- animal husbandry
- small business management/worker co-operative management

#### 5.3.1 Financing

Approaches for financial the above listed workshops have been made to Outreach (TAFE) and indications are that some, but not all of the workshops, can be funded through this existing resource. In particular, the workshops in Stage 1 will need alternative sources of funding as they do not fit the specific guidelines of Outreach.

It is recommended, therefore, that these workshops and in addition, the overall management component of the workshops be funded by the Land Commission Pilot Project Capital Costs (Invisible development)

#### 5.3.2 Role of Sustainable Lifestyle Education Collective

The Sustainable Lifestyle Education Collective is recognised as being the local resource group, most skilled for providing the training and support of the Pilot Project and future projects in the sub-region. This organisation exists without funding at present so training and support is provided on a voluntary basis. As more projects proceed this organisation should be viewed as a regional resource and would require funding.

#### 5.3.3 Mt. Lindsay

There has been wide interest amongst potential residents in participating in the afore-mentioned workshops and agreement was reached to conduct the workshops in the stages set out in Section 5.3.

Several of the workshops will be conducted or assisted by members of the Mt. Lindsay community who possess the required skills or qualifications necessary for the training of participants.

The remainder will be conducted by people within the Nimbin/Channon/Byron Bay region.



#### 5.4 RECOMMENDATIONS TO OTHER AGENCIES

As stated throughout this report sustainable rural communities offer a viable lifestyle of increasing popularity as shown by the growth on the North Coast. (see Section <sup>2.2</sup>two) It is, however, essential to the ongoing success of these communities that any individuals or groups are able to make a properly informed decision regarding the relevance of this way of life to them.

If individuals and groups are not ~~given~~ this support then many communities will collapse leaving a severe burden on the regional economies and the government. Recommendations have, therefore, been made in this section regarding the need for training programmes in this project. This section recommends actions for consideration by State, Federal and non-government agencies regarding the necessary responsibilities of each sector to both develop comprehensive policies and support necessary social development programmes. It should be noted that no one State/Federal agency co-ordinates Multiple Occupancy. Planning issues, finance and legal issues are all dealt with by differing agencies.

It is, therefore, recommended that co-ordination of these factors is required to ensure comprehensive policy development that is consistent with other government policies. This must, however, be done in conjunction with the grass roots movement in Multiple Occupancy settlements and it is recommended that government should utilise the expertise of the many community based organizations.



Recommendations addressing both State and Federal departments relate to the need for a supportative policy providing social development programmes.

5.4.1 Recommendations to State Government


1. Appropriate transitional education programs be implemented throughout the funding of community based, regional organisations such as the Sustainable Lifestyle Education Collective based on the Far North Coast. ✓
2. That the courses conducted by such community based education collectives be made available to school students and also to the general community with a particular emphasis placed on the needs of young unemployed people. ✓
3. That these regional education collectives be funded to provide seminars and further research.<sup>1</sup> ✓
4. That funds for research be offered to grass roots community organisations involving personnel chosen from people with experience in the lifestyle. ✓
5. Bodies such as the Rural Resettlement Task Force that provide a valuable community service in assisting people to obtain shares in land and low income housing be funded for at least one full-time worker. ✓

5.4.2 Recommendations to Federal Government

1. Recognise the role of regional organisations and support the development of a national network via the Australian Association of Sustaining Communities (AASC). Funding should be considered to enable this organisation to :
  - a) Provide a nationwide exchange of information relating to the developments within rural co-operative communities and organisations.
  - b) Evaluate existing programmes and recommend policy directives and implementation programmes to government.
  - c) To research and compile the necessary data for the evaluation of programmes.
  - d) Co-ordinate and assist on a national level the development of sustainable lifestyle communities.
2. That further investigation be carried out unto the ways and means of providing unemployed and low-income earners with financial assistance for the purchase of shares in sustainable lifestyle communities. ✓



eg. the existing rental subsidy scheme could be adapted to contribute towards the repayment of loans recommended in the financial package designed for the Land Commission pilot project at Mt. Lindesay.

- 3) That the need for part-time, paid work be recognised as practically applicable to the economic viability of these communities and that financial assistance be provided for the creation of appropriate business and agricultural enterprises.
- 

PARTNERS:

ANTONIO B. PAGOTTO, B.A., LL.B.  
ANTHONY P. MULDOON, B.A., LL.B.  
GREGORY E. OWENS, LL.B.  
JOHN L. WALKER, B.A., LL.B.



32 MOLESWORTH STREET,  
LISMORE N.S.W., 2480.

P.O. BOX 562  
DX 7719

TELEPHONE 21 8833  
(8 LINES)

YOUR REF:

OUR REF: ABP:KAA

31 October, 1984

The Secretary,  
Land Commission of New South Wales,  
DX 1028 SYDNEY

Dear Sir,

ATTENTION: Mr. T. Webster

MULTIPLE OCCUPANCY DEVELOPMENTS AND FIRST HOME OWNERS GRANT

We refer to our telephone conversations of 30 and 31 October last and have now had the opportunity of perusing the letter dated 11 October 1984 from the office of the Federal Minister for Housing and Construction to the New South Wales Minister for Housing.

As we pointed out in the second paragraph of section 2.3 of the Feasibility Study the Department of Housing and Construction has been loathe to commit itself in relation to a particular multiple occupancy legal structure until the structure has been submitted to it for examination.

It is clear that in the multiple occupancy situation the Department will need to be satisfied on the individuals right to occupy the dwelling in relation to which the grant is made. For this reason we agree with many of the matters set out in the letter from the office of the Minister for Housing and Construction referred to above.

We however consider as we have pointed out in section 2 of the Feasibility Study that if the legal structure is properly and adequately drafted that participants will have no difficulty in overcoming the "ownership" or "right of occupancy" provisions of the First Home Owners Act.

The letter dated 11 October 1984 does not preclude occupiers of "communal structures" from obtaining the First Home Owners Grant and it would appear that the comments made in the letter no more than confirm the matters set out in the final paragraph of section 2.3 of our report.

Our proposed means of achieving eligibility for a First Home Owners Grant to occupiers of "communal structures" are to include the exclusive right to occupation of the "sleeping quarters" and limited rights of occupancy of the "communal" facilities by virtue of the memorandum of the Company or objects of the co-operative with an ancillary proprietary lease. You will note that we have considered this issue in the last two paragraphs of section 2.6 of the Feasibility Study.

The matters set out in the letter on which we are commenting merely confirms the opinions expressed by the writer in the Feasibility Study.



We enclose for your records a copy of a letter dated 14 September 1984 from the First Assistance Secretary Housing Policy Division of the Department of Housing and Construction to the Community Housing Officer of the Lismore City Council. You will note from the penultimate paragraph of that letter that the Department of Housing and Construction has again confirmed the writer's views in relation to the eligibility of occupants of "communal structures" to obtain the First Home Owners Grant.

We confirm accordingly that participants in multiple occupancy schemes including those that seek to establish a "communal structure" will be able to satisfy the "ownership" or "right of occupancy" provisions of the First Home Owners Act provided that the legal structures are properly drafted. In this regard we draw your attention to paragraph 3 of the enclosed letter which states that three (3) multiple occupancy structures only to date have been eligible and that each of those structures have been drafted by the writer.

Should you have any further queries in relation to this matter please do not hesitate to let us know.

  
Yours faithfully,  
W.P. WALTERS & COMPANY  
(A.B. PAGOTTO)

Encl.



Commonwealth of Australia  
DEPARTMENT OF HOUSING AND CONSTRUCTION

With Compliments

*John D. ...*  
HOME OWNERSHIP PROGRAMS  
BRANCH (436671)

Central Office:  
P.O. Box 111, Dickson 2602  
470 Northbourne Avenue, Dickson, ACT 2602  
(062) 436111

Attention : Ms Sarkins

#### MULTIPLE OCCUPANCY DEVELOPMENT

You requested information on multiple occupancy as it relates to the First Home Owners Scheme (FHOS).

By way of background I should explain that participants in many multiple occupancy developments we have examined to date have been ineligible for FHOS generally because the individual's tenure for the land is either non-existent or readily defeasible by the body corporate, trustee or owner as the case may be. In some cases, for example, a breach of even minor rules of the Co-operative or other governing body can result in expulsion of that member and forfeiture of interest in that body.

There have been only three multiple occupancy proposals to date which have been eligible. Each of those proposals were drafted by Mr Tony Pagotto, of W.P. Walters & Co. of Lismore. I understand Mr Pagotto is retained as a consultant by the NSW Land Commission.

The security of tenure of the individual participant is paramount and provisions in the rules of a body corporate which enable expulsion and forfeiture of an interest in the body corporate often result in that person being ineligible for FHOS.

The general criteria is that a "right of occupancy" should be a legal right; in other words enforceable by the individual in the Courts if necessary.

Further, the reference in section 11(4) and (5) of the First Home Owners Act to "an exclusive right of occupancy" indicates that it is the individual's rights which are paramount for the purposes of the FHO Act. The Department takes the view that it is not possible for an individual to hold an

.../2.



exclusive right of occupancy jointly with the other owners of the land. Therefore an individual must be able to lawfully evict a trespasser including an adjoining neighbour from the individual's dwelling.

In this regard the Home Unit Company Shares structure which is common in New South Wales may provide a useful model.

I should also add that the issues are canvassed in more detail in the Feasibility Study on Multiple Occupancy Development, a study undertaken by the Land Commission of NSW. This Department has been consulting with the Land Commission on their proposals.

There also appears to be some general doubt in the community regarding the type of dwelling which will be considered in relation to a FHOS application. Section 4 of the FHO Act defines a dwelling in terms of applicable building regulations and facilities provided in the structure. This is not to suggest that even a minor defect would result in that dwelling being unacceptable for our purposes. The test is interpreted in terms of physical habitability of the dwelling. No grant would be payable if the dwelling concerned was, or was likely to be subject to an order under Section 317B of the NSW Local Government Act.

A final point which should be made on the subject of acceptable dwellings concerns communal structures. An example would be where 4 buildings each exclusively used by separate family groups as sleeping quarters are erected adjacent to a fifth building which incorporates kitchen, living and washing facilities used in common by the family groups. Such a communal structure and separate sleeping quarters would be a dwelling for the purposes of the FHO Act, provided that the person seeking assistance has an exclusive right of occupancy of the sleeping quarters and a right in common with a limited number of other persons to use and occupy the communal facilities. As discussed above, such rights of occupancy should be enforceable by the individual concerned. It is assumed, of course, that the buildings described comply with all relevant building standards.

The Central Office of the Department is available to provide written comment on proposed legal structures prior to their execution. Such documents should be forwarded to

Assistant Secretary,  
Home Ownership Programs Branch,  
Department of Housing and Construction  
P.O. Box 111  
DICKSON ACT 2602

*Warren Butler*

W.E.J. BUTLER  
for First Assistant Secretary  
Housing Policy Division

14.9.84



(R.M.L. 84/21/ )

MINISTER FOR  
HOUSING AND  
CONSTRUCTION



11 OCT 1984

The Hon. Chris HURFORD M.P.  
Parliament House, Canberra, ACT 2600

The Hon. F.J. Walker, Q.C., M.L.A.,  
Minister for Housing,  
34th Level CAGA Centre,  
8 Bent Street,  
SYDNEY NSW 2000



Dear Minister,

The Minister for Housing and Construction, Chris Hurford, is presently leading a construction industry trade mission to ASEAN countries. He has asked me to thank you for your letter of 27 June 1984 requesting that assistance under the First Home Owners Scheme be made available to participants in multiple occupancy developments, and to reply on his behalf. I regret the delay in replying.

The Government shares your concern about rising housing costs and the need to develop alternative forms of home ownership, and supports low cost housing initiatives such as multiple occupancy.

The Department of Housing and Construction has had the opportunity to review the Feasibility Study undertaken by the Land Commission of NSW into Multiple Occupancy Development and I commend the Commission for its efforts in producing such a comprehensive and informative document.

The Feasibility Study raises two major issues which are of concern to the Department: the eligibility of participants in such a development for the First Home Owners Scheme and insurance by the Housing Loans Insurance Corporation of multiple occupancy housing loans.

With regard to the availability of the First Home Owners Scheme to multiple occupancy participants there are insufficient details in the Study for me to be able to indicate that participants in a future pilot project would be eligible for assistance.

Generally, I agree that a multiple occupancy arrangement would provide suitable accommodation for low income families and individuals who prefer alternative lifestyles. However, I am concerned that some of these arrangements do not give participants exclusive right of occupancy and therefore a

.../2

*Chairman for information noted JD*  
*2 Operations Planning Mgr - for info*  
*C.P. mgr to discuss please*  
*09 PM 28*  
*with me*  
*23/10*  
*26.10.84*  
*PM 29/10/84*



breach of even minor rules of the co-operative or other governing body can result in expulsion of that member and forfeiture of his interest in that body. I understand that most multiple occupancy proposals examined by the Department to date have been ineligible, generally because the individual's tenure for the land is either non-existent or readily defeasible by the body corporate, trustee or owner.

I would therefore like to emphasise that the general criterion for eligibility for the First Home Owners Scheme is that a "right of occupancy" should be a legal right, and one which would be enforceable by the individual in the Courts if necessary. The Department also takes the view that it is not possible for an individual to hold an exclusive right of occupancy jointly with the other owners of the land. Therefore, an individual must be able to lawfully evict a trespasser, including an adjoining neighbour, from the individual's dwelling. I understand that in this regard the Home Unit Company Shares structure which is common in New South Wales may provide a useful model.

There also appears to be some doubt regarding the type of dwelling which will be considered in relation to an application for assistance under the First Home Owners Scheme. In particular, where dwellings involve communal structures it should be confirmed that such a structure and the separate sleeping quarters, would be a dwelling for the purposes of the First Home Owners Act. A person seeking assistance should have an exclusive right of occupancy of the sleeping quarters and a right in common with a limited number of other persons to use and occupy the communal facilities. As I indicated above, such rights of occupancy should be enforceable by the individual concerned. I assume, of course, that the building described complies with all relevant building standards.

In regard to the ability of loans to be insured by the Housing Loans Insurance Corporation I have received advice from the Corporation that it would need to consider each individual multiple occupancy development proposal on its own merit.

.../3

I hope the above comments will be useful to you in developing a pilot multiple occupancy project. I would like to offer the Department's assistance in examining the legal structure of any individual proposals that you might have, to ensure eligibility for the First Home Owners Scheme. All documents could be forwarded to the Assistant Secretary, Home Ownership Programs Branch, Department of Housing and Construction, P.O. Box 111, Dickson, ACT 2602.

Yours sincerely,

A handwritten signature in cursive script, reading "Len Early". The signature is written in dark ink and is positioned above the typed name.

Len Early  
Senior Private Secretary



Sustainable Settlement Planners,  
P.O. Box 36,  
BANGALOW N.S.W. 2479.

24th October 1984

The Chairman,  
Land Commission of N.S.W.,  
P.O. Box 13, G.P.O.,  
SYDNEY N.S.W. 2000.

Attn: Mr. T. Webster

Dear Sir,

Pilot Multiple Occupancy Project - Status Report

Attached is the Status Report on the Pilot Multiple Occupancy Project Site Search as requested.

Following investigations described in the report, two options are identified for discussion between the Land Commission and the Rural Resettlement Task Force.

I understand that this discussion will take place on the 3rd November 1984 at Nimbin.

Yours faithfully,

*Rob Doolan*

ROB DOOLAN,  
SUSTAINABLE SETTLEMENT PLANNERS.

*Tom, Appendix 1 not available*

STATUS REPORT  
FINDINGS OF INVESTIGATIONS FOR  
PILOT MULTIPLE OCCUPANCY PROJECT SITE  
ON THE FAR NORTH COAST OF N.S.W.  
FOR  
THE LAND COMMISSION OF N.S.W.

SUSTAINABLE SETTLEMENT PLANNERS

P.O. BOX 36,  
BANGALOW. 2479



PILOT MULTIPLE OCCUPANCY PROJECT - STATUS REPORT

1.0 Pilot Project Site Search

Following completion of the Mt. Lindsay feasibility study, investigations to identify a suitable pilot project site on the Far North Coast have been undertaken, in accordance with the endorsed procedure as outlined below.

1. Search to be limited to those parishes in Tweed, Lismore & Kyogle Shires currently approved for Multiple Occupancy Development.
2. SSP to advertise in local newspapers and contact local experienced agents to locate possible properties.
3. SSP to inspect properties and perform preliminary land assessments and financial analysis on a short list of prospective properties within the framework of the model described in SSP's 1983 Report to Landcom.
4. SSP to prepare written report on these prospective properties to circulate to Landcom and RRTF.
5. Field visit: Landcom representative, nominated valuer, RRTF Officer and SSP to inspect sites.
6. Meeting: Landcom, RRTF, SSP to discuss, evaluate and decide on pilot project property.
7. Landcom to recommend property to commissioners..
8. Commissioners give approval to purchase property.
9. Landcom invites registration of interest and then appoints consultants to implement pilot project.

In addition to advertising and agency liaison, a land capability assessment and locational analysis of the search area was undertaken to identify candidate sites. Local real estate agents have sought owners intentions regarding selling candidate sites. Approximately fifty properties have been assessed by these procedures.

## 2.0 Search Parameters

The principal parameters dictating the search comprised -

- 2.1 Existing Enabling Planning Mechanisms - to avoid rezoning delays and to allow immediate facilitation of the pilot project initiative, the search has focused on those areas of the Far North Coast where multiple occupancy is currently permissible. Such areas are limited to the Tweed Shire and some parishes of Lismore City and Kyogle Shire, (Refer Map 1).
- 2.2 Financial Model - the financial model developed within the feasibility study demonstrated that a rural community could be financially viable based on share prices within the means of low income earners and persons without traditional employment. Such a model requires generally inexpensive land and development costs.
- 2.3 Social/Community Parameters - the financial and social model within the feasibility study allowed for the community commencing without having to sell all the shares, thus allowing a core group to choose further like minded persons if and when necessary. This social parameter required a large, inexpensive property.
- 2.4 Environmental Parameters - the principal environmental parameters required that the land be physically capable of sustaining settlement without adverse impact on the natural systems. A favourable climate and sufficient on-site resources are considered desirable. Any site should be well located in regard to services and facilities.



### 3.0 Investigation Findings

The restrictive size of the area currently allowing multiple occupancy development, combined with resulting higher land values has significantly limited the available choice for identifying a pilot project site. This limitation has been acknowledged by the fact that the Department of Environment and Planning is presently investigating means of extending the areas enabling multiple occupancy development. Map 1 identifies the limited area on the Far North Coast currently permitting multiple occupancy.

The physical economic and social nature of the search locality provides for a different range of limitations, opportunities and concepts for a Land Commission project for the financial and project models specifically developed for the original pilot project site at Mt. Lindsay.

In comparison with the original site, the search locality is characterised by:

#### Limitations

- \* significantly higher land values
- \* smaller land parcels
- \* less likelihood of large tracts of agricultural land with commercial potential
- \* competition from other multiple occupancy developments
- \* possibly different market due to higher land values
- \* less likelihood of on-site building and wilderness resources
- \* the high land values combined with smaller land parcels require projects options which maximise the yield of the site thus creating the potential for over-development and restriction of social options.

#### Opportunities

- \* land characterised by high settlement capability, physical attractiveness and closer to the coast
- \* existing multiple occupancy communities in the locality provide supportive social infrastructure, lifestyle skills and experience
- \* traditional multiple occupancy locality - less likelihood of conflict with other land owners and Councils
- \* potential for increased range of domestic produce and water due to better soils and higher rainfall
- \* provides a range of opportunities for diverse economic base

Table 2 below provides a comparative analysis between the Mt. Lindsay feasibility project and a typical multiple occupancy project on a suitable site within the search area.

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P.O. BOX 36 BANGALOW 2479

84/2

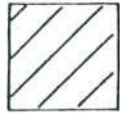
PILOT MULTIPLE OCCUPANCY  
PROJECT

EXTENT OF AREAS CURRENTLY  
PERMITTING MULTIPLE OCCUPANCY  
ON FAR NORTH COAST.

MAP I

R.R. 1: 500,000

LEGEND



MULTIPLE OCCUPANCY PERMITTED

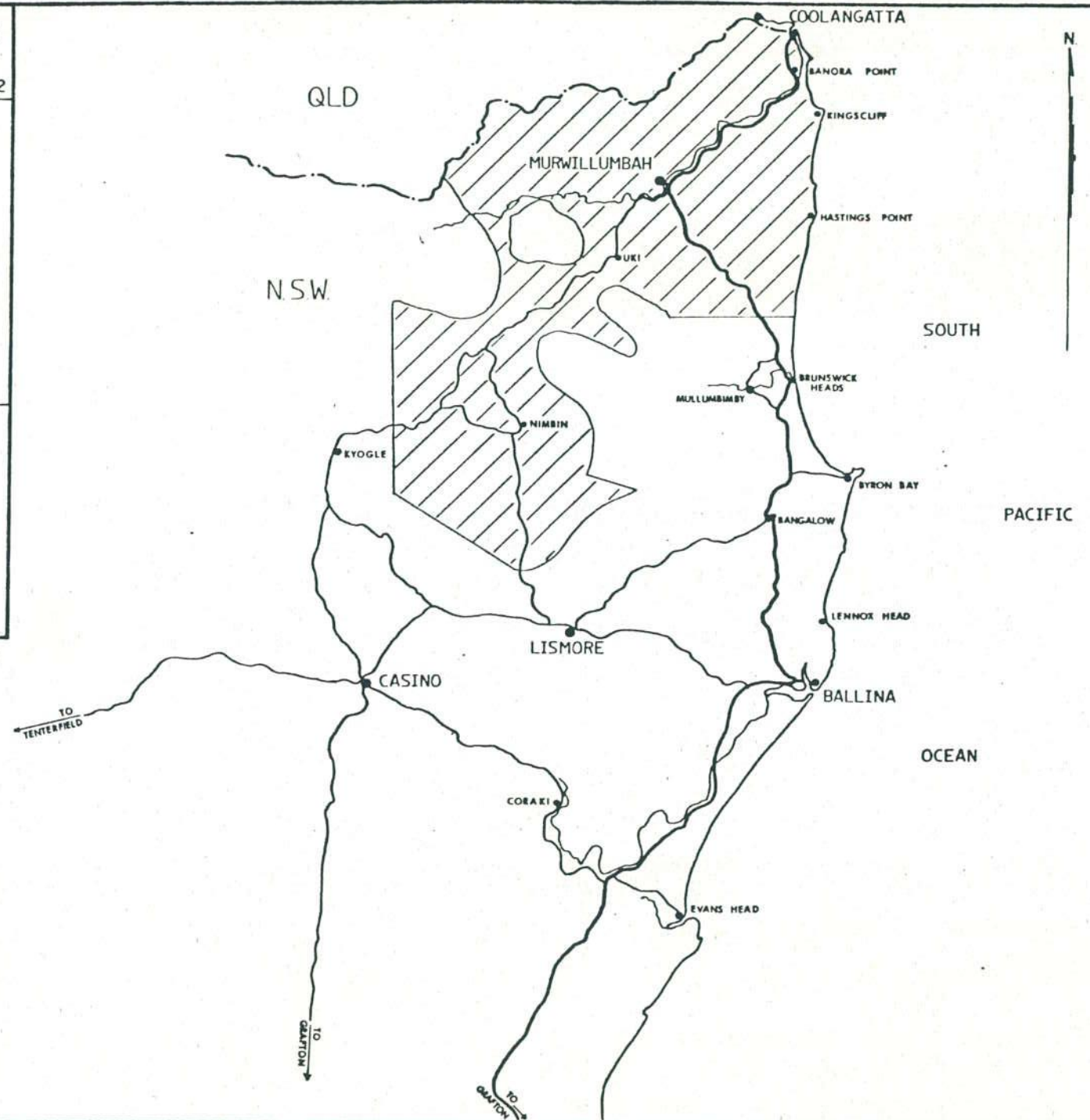
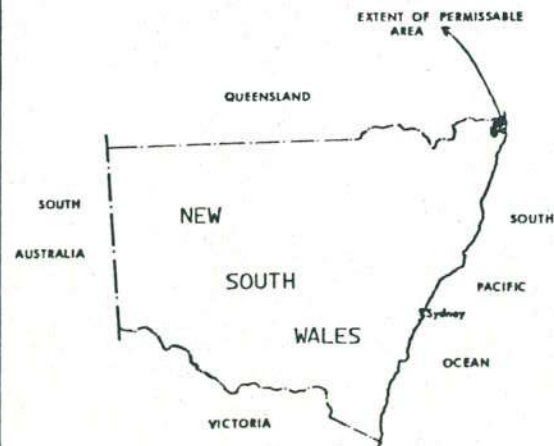




Table 2 - Comparative Analysis - Original Feasibility Site and Typical Site in Search Locality

|                             | <u>Original Feasibility Model</u>              | <u>Typical Model in Search Area</u>      |
|-----------------------------|--|--|
| Property Size               | 320 Ha   | 90 Ha                                    |
| Community Size              | 90 <del>107</del> dwellings                    | 30 dwellings                             |
| Nature of Locality          | dairying/grazing                               | multiple occupancy settlements           |
| Nature of Property          | 60% forest<br>10% river flats<br>30% habitable | 20% forest, creek flats<br>80% habitable |
| Price per Hectare           | \$750  | \$2400                                   |
| Land Purchase               | \$240,000                                      | \$215,000                                |
| Development Costs           | \$200,000                                      | \$80,000                                 |
| Total Project Costs         | \$650,000                                      | \$430,000                                |
| Maximum Price per Household | <u>\$8,125</u>                                 | <u>\$14,300</u>                          |

In short, the comprehensive site search undertaken has not been able to identify a suitable property which directly achieves the search parameters as established by the Mt. Lindsay feasibility. The primary factor inhibiting this is the land cost of which the market price for quality land which can compete with similar developments is approximately \$2,400 per hectare (or \$1,000 per acre).

Land costs of this order result in multiple occupancy household share prices at a maximum of \$14,300 without FHOG funds or community mortgage.

Market inquiries and responses received for land outside the permissible areas indicate land prices from \$200 per hectare upwards. The Mt. Lindsay price was \$750/Ha.

### 3.1 Suitable Sites Identified

Following the extensive search within the defined search area, two properties have been identified as suitable for a Land Commision Project. Bearing in mind that other multiple occupancy developments are currently being developed and hence market competition exists, the properties identified are considered capable of providing a superior product to existing projects.

The location of the properties, A & B are depicted on Map 2 which also indicates the location of existing projects on the market. The properties are well located in relation to the existing road system, both adjacent to MR 141 which connects Kyogle and Murwillumbah, thus ensuing minimum Council contributions for access to the existing road network.

Table 3, below provides a comparative analysis of the features of the properties.

|                              | <u>Property A</u>                                    | <u>Property B</u>                                  |
|------------------------------|--|--|
| <u>Shire</u>                 | Kyogle   | Kyogle   |
| <u>Size</u>                  | 89 Ha  | 87 Ha additional 50-100 Ha available at \$2400 Ha. |
| <u>Quoted Price</u>          | \$2400/Ha  | \$2800/Ha  |
| <u>Quoted Property Cost</u>  | \$215000 (on market)                                 | \$280000 (will consider selling)                   |
| <u>Water</u>                 | borders large creek (swimming hole) 2 on-site creeks | contains medium size creek and 3 streams           |
| <u>Aspect</u>                | East (attractive views)                              | gentle west, with east/west ridges                 |
| <u>Bush Fire Hazard</u>      | low  | low  |
| <u>Services</u>              | power and telephone                                  | power and telephone                                |
| <u>Improvements</u>          | dwelling and outbuildings (fair condition)           | dwelling and outbuildings (fair condition)         |
| <u>Soils</u>                 | good   | good - very good                                   |
| <u>Timber Resources</u>      | minimal  | minimal  |
| <u>Settlement Capability</u> | high   | high   |
| <u>Development Costs</u>     | medium to low  | low  |



84/1

## SITE SEARCH FINDINGS

R.R. 1:125,000

**A B IDENTIFIED  
SUITABLE SITES**

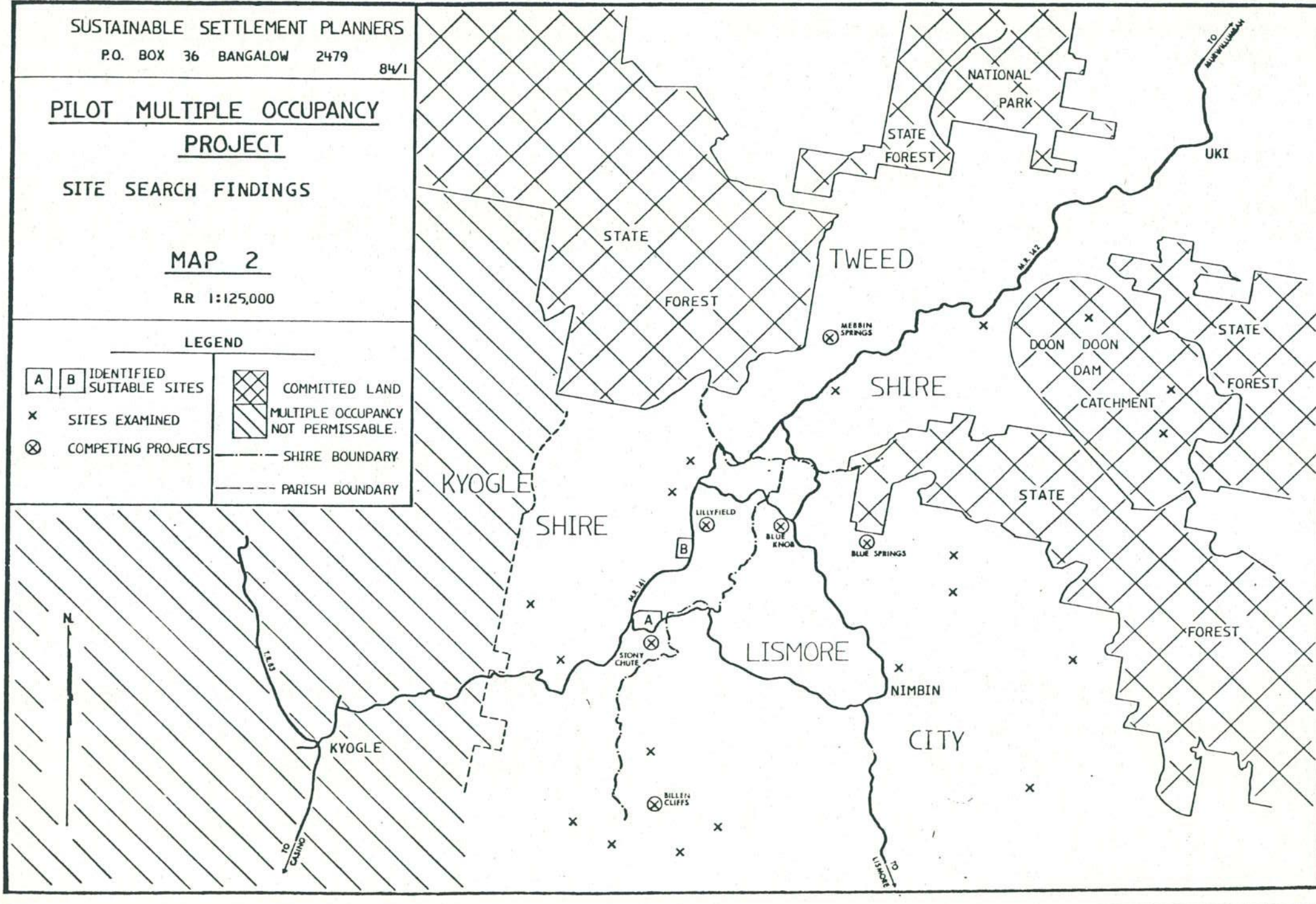
X SITES EXAMINED

⊗ COMPETING PROJECTS

COMMITTED LAND  
MULTIPLE OCCUPANCY  
NOT PERMISSABLE.

—:—:— SHIRE BOUNDARY

--- PARISH BOUNDARY





#### 4.0 MARKET CONSIDERATIONS

Two major factors in assessing the desirability of a multiple occupancy project in the search locality with a share price in the order of \$14000 are local competition and the level of demand for such shares.

#### 4.1 Local Competition from other rural community developments

Up to six rural community projects promoted by private developers currently exist or are proposed within the search locality. All are multiple occupancy developments except for the large Mebbin Springs proposal which includes a village proposal and proposed strata titling.

The projects consist of -

| <u>Project</u> | <u>Household Share Price</u> | <u>Status</u>                | <u>Size</u><br>(households) |
|----------------|------------------------------|------------------------------|-----------------------------|
| Blue Springs   | \$9500                       | approved & selling           | 36 <sup>3/3</sup>           |
| Lillyfield     | \$10500                      | application lodged & selling | 40                          |
| Stoney Chute   | \$15000                      | application lodged & selling | 40                          |
| Blue Knob      | \$12000                      | project development stage    | say 30                      |
| Billen Cliffs  | \$8000 - \$11000             | new & 'turnover' shares      | say 110                     |
| Mebbin Springs | \$28500                      | project development stage    | -                           |

\* Refer Appendix 1 - Blue Springs Brochure

The Blue Springs and Stoney Chute project shares have been selling for over twelve months. It is understood that approximately two-thirds of the Blue Spring shares have sold.

It is not possible to directly compare these share prices and the rate of sales with a Landcom project for a range of reasons. Firstly, a government backed project may be more attractive for 'security' reasons. Any concerns regarding 'government control' should be offset by the extensive community and RRTF participation proposed within the feasibility model.

It is generally considered that the Landcom model provides a more desirable package with a range of financial and community factors not offered by existing developments. Properties identified as suitable for a Landcom project are considered to be equal or superior in their physical capability, attractiveness and locational aspects.

The primary factor in considering competition with other projects is share price. A share price in excess of \$12000 is not recommended. To put this matter in a broader market context, it should be noted that freehold, fully serviced, rural residential lots are available on the outskirts of Kyogle for \$16000.

#### 4.2 Level of demand for Project Shares

##### 4.2.1 Share Price

The feasibility study identified that a sufficient market demand existed for the Mt. Lindsay project which was characterised by:



- \* share prices between \$5000 & \$8125 (no community mortgage)
- \* no local competition
- \* more 'remote' than the present search area

This demand analysis was partly determined by the 85 households that registered their interest at the 1983 Nimbin Lifestyle Festival. These potential shareholders comprised mainly of persons receiving government benefits and low income earners.

A subsequent survey of this core group indicated that 25% were prepared to deposit \$2000 or more, while 80% were prepared to pay a deposit of \$500 or more.

This core group indicated that they considered the availability of long term finance a good facility but would prefer to repay any loan as quickly as possible. Approximately 30% were prepared to pay \$200 or more per month for a loan while over 90% were prepared to pay over \$100 per month.

The Blue Springs project which is within the search locality with share prices of \$9500 comprises 75% of households receiving government benefits. Project representatives have indicated that 50% of the households are undertaking loans to purchase shares.

A general guide for Housing Commission rentals and financial institutions is that persons are able to pay 30% of their gross income towards rent or servicing loans. A single person on unemployment benefits on this basis would \* be able to service a \$10000 loan. A family or two persons on benefits would be capable of repaying such a loan over a shorter period.

Establishing a rural lifestyle entails financing farm infrastructure and reliable transport in addition to land and housing. In consideration of the above, without the benefit of interviewing prospective shareholders of a project within the search locality, it is recommended that share prices be preferably under \$10000.

#### 4.2.2 Source of Shareholders

The principal source of interest received for multiple occupancy shares to date is from the Nimbin Neighbourhood Centre, the office of the RRTF. Interest for the Mt. Lindsay project was also received from the Nimbin Lifestyle Festival.

The RRTF and its national body, the Australian Association of Sustainable Communities, in conjunction with Neighbourhood Centres and CYSS networks are seen to be principal sources for shareholders as a project's success is dependent on a commitment to the alternative lifestyle.

Other sources of shareholders, to achieve a balanced community, especially in regard to age should be pursued. The 'alternative' media (Earth Garden, Maggie's farm) and surveys of Housing Commission waiting lists and caravan parks/mobile homes can all provide a potential source of shareholders. Analysis of permanent caravan parks identify 'active retirees' seeking a rewarding lifestyle. Refer Appendix 2 - letter received in response to Feasibility Study press release.

\* Based on 12.5% over 15 years at \$28 per week



## 5.0 Options

In short, two options are available for facilitating the rural community initiative. Prior to a decision, consultation will be held with the RRTF Steering Committee to discuss options.

- Option 1. Proceed with a rural community project on either of the suitable sites utilising financial and concept initiatives which reduce share prices
- Option 2. Proceed with a 'traditional' multiple occupancy project outside the permissible areas on less expensive land.

### 5.1 Option 1 - Project on identified site within permissible area

The neighbouring locality of both identified properties has been subject to intensive settlement, principally by multiple occupancies in the past decade. The properties are located midway within the Nimbin, Kyogle, Murwillumbah triangle and are not adequately serviced by either commercial or community facilities.

In order to provide increased opportunity within a Land Commission Project for lower priced shares and to increase the commercial and community services available to such a project, consideration may be given to developing a rural village in conjunction with a multiple occupancy project. In the absence of significant opportunities to develop any commercial agricultural base on any site within the search area, the establishment of a service village would create the potential to create a diverse economic base utilising the urban skills of new settlers from the cities.

Candidate land uses and facilities that may be considered within such a village include:

- . Retail uses
- . Community facilities
- . Educational facilities (pre-school, primary school)
- . Transitional rural lifestyle centre
- . Tourist facilities
- . Recreational facilities
- . Alternative technology centre/'new age' village
- . Hostel (aged, youth, travellers)
- . Residential (village lots, group housing)

Further investigations to establish the feasibility of such an initiative is necessary. Feasibility investigations would aim to identify any subsequent reduction in the multiple occupancy share price, the market response to such village initiatives and the overall desirability of such an initiative.

Liaison is required with the RRTF to discuss the desired legal structure and tenure of such uses and the relationship of any such uses to the M/O community. A rezoning would be necessary for any village proposal.

With regard to a transitional rural lifestyle centre, it is recommended that immediate liaison take place with the Federal Government to identify the likelihood of Federal involvement in such a centre. It is known that the Federal Government is developing educational models for rural lifestyle training and may require a site for implementation of such a programme.

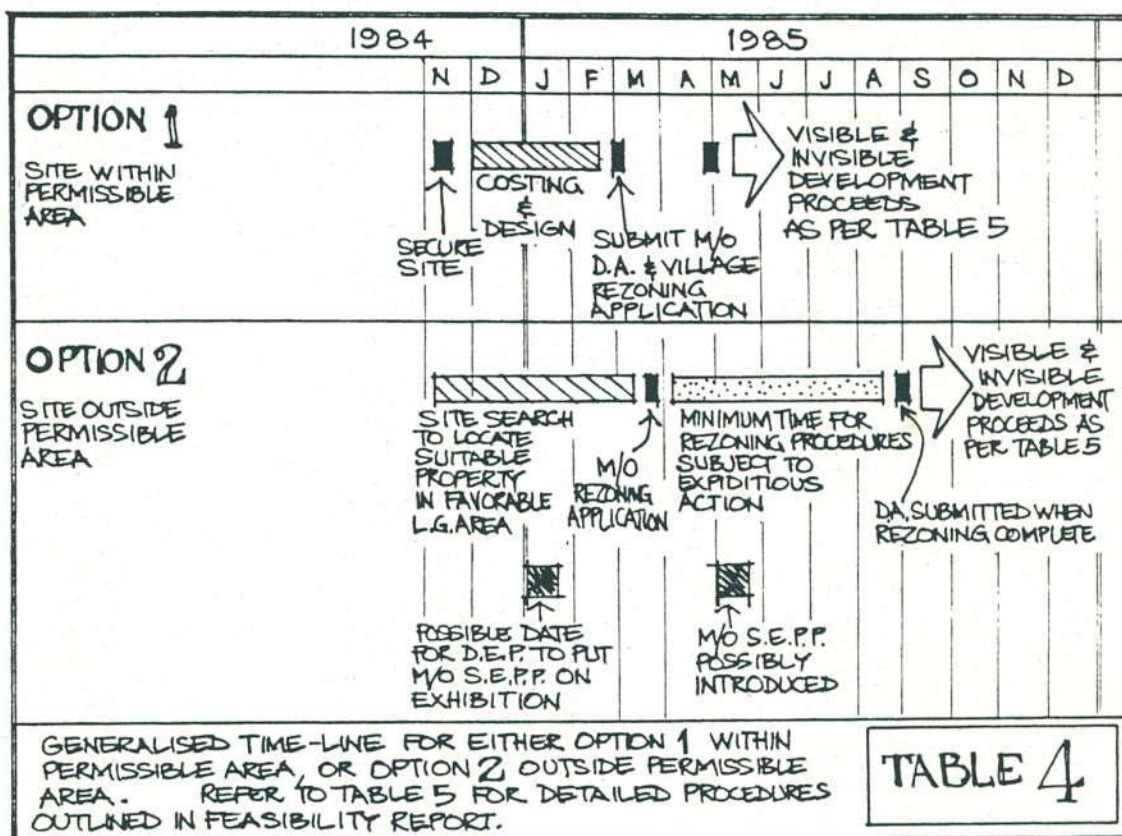
It is anticipated that the Kyogle Council would respond positively to any village proposal. Considerable opportunity exists for the Kyogle Council by way of subregional economic prospects, increased rate revenue, eligibility for State/Federal Grants and increased tourist trade.



## 5.2 Option 2 - Traditional Multiple Occupancy outside permissible area

If Option 1 is not pursued or not viable, a traditional multiple occupancy project outside the currently permissible areas requires either a site specific rezoning or awaiting the possible multiple occupancy SEPP. A suitable property, supportive Council and local community is required.

## 5.3 Timing



## 5.4 Comparison of Options

### Option 1

1. Allows immediate commencement of initiative
  - . suitable site located
  - . supportive Council/locality
  - . existing enabling provisions
2. Established M/O area with supportive social infrastructure, skills and experience
3. Opportunity to develop another rural community model involving:
  - . choice of M/O/village/transitional & rental housing
  - . potential for non-agricultural venture/employment opportunity

### Option 2

1. Some delays to:
  - . identify site
  - . establish enabling provisions
2. Opportunity to establish in new area - larger self generating community may overcome lack of supportive social infrastructure - may need to import skills
3. Traditional M/O model - likelihood of:
  - . larger property/on-site resources
  - . lower priced shares
  - . lower density - wider social options
  - . agriculturally based

## 5.5 Procedures

In the event of choosing Option 1, the following procedures would be required to be undertaken -

- . develop, design and cost proposal
- . secure favoured site
- . liaise with Kyogle Council & DEP
- . undertake market analysis
- . develop financial model
- . commence attracting core group
- . liaise with associated agencies (Federal Govt, Housing Commission, CTS, ARKAID)
- . concurrently commence search for traditional M/O project elsewhere
- . submit DA for M/O and rezoning for village activities

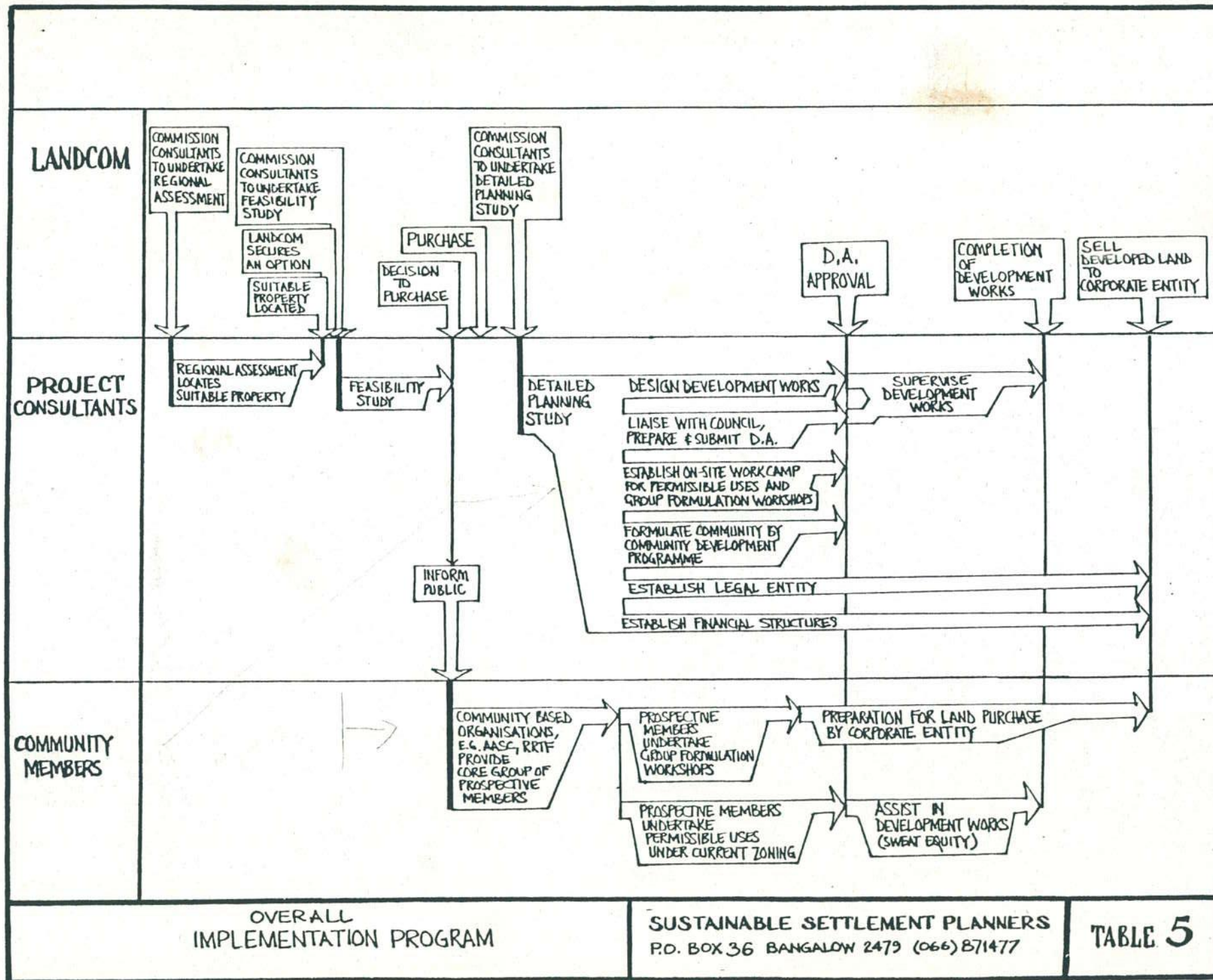
In the event of choosing Option 2, the following procedures would be required to be undertaken -

- . commence search for suitable site, supportive Council/community
- . undertake rezoning or await possible SEPP
- . undertake relevant procedures as above

The following matters are required to be undertaken or clarified with either option -

- . identify any potential role of the Federal Govt in developing rural communities especially in regard to training and education
- . clarify FHOS grants
- . clarify legal and financial matters identified for policy/legislative adjustment in original feasibility study





## *Appendix 2 - Potential Shareholders - Active Retirees.*

Homestead Caravan Park,  
CHINDERAH N.S.W. 2487.

Dear Mr. Doolan,

My husband and I, read with great interest, an article in the Gold Coaster News, regarding alternate co-operative Lifestyle.

My husband is on an Invalid Pension, and we are both 50 years old. Despite the pension, my husband is not totally handicapped, and is by trade a carpenter, has built scores of houses etc. His real handicap, is being out of the work-force and having to accept a Government cheque.

We have our mobile home (caravan & aluminium annex) up for sale. We have no idea what we will do when it is sold, as we would have far from enough to buy land or house. However, caravan park living is far from suitable to either of us, especially my husband, who longs to be productive. Myself, well, my love is gardening, and as I have little of that, I do voluntary work, Ladies Auxiliary, and at Hospital Day Car Centre, working with the elderly, learning and teaching several different crafts.

My husband and I built a 46ft houseboat together, in 1979, its recent sale enabled us to buy the caravan home we're in. We used much re-cycled timbers etc. and built our own Solar Hot Water System.

We have travelled considerably, lived and brought our children up in the country.

If you could possibly send us information, on the projects, or person we could contact direct, it would be greatly appreciated. I look forward to hearing from you in the very near future.

Yours faithfully,





LAND COMMISSION OF NEW SOUTH WALES

Level 23, Town Hall House,  
Sydney Square 2000. Tel.: 290 3355  
Box 13, G.P.O., Sydney 2001.

DATE: 13/11/84

OFFICIAL  
ORDER No.  
This number to be  
quoted on account  
when rendered.

**A 11488**

FILE No.:

Mr. Dave Lambert,  
Secretary,  
Rural Resettlement Task Force,  
C/- Neighbourhood Centre,  
NIMBIN. 2480

DELIVERY INSTRUCTIONS  
SUPPLY TO

Folio or Item  
in  
Contract Book

MATERIAL OR SERVICE

\$

To undertake a market study of multiple occupancy  
within Tweed, Lismore and Kyogle Shires in accordance  
with Brief attached to letter of 13th November 1984.

Items 1, 2 and 3

\$1,800

Items 4 and 5

\$700

\$2,500

**IMPORTANT:** TO ENSURE PROMPT PAYMENT, SUPPLIERS ARE REQUESTED TO QUOTE ORDER No.  
ON INVOICES

THERE MUST BE NO VARIATION FROM  
THIS ORDER UNLESS AUTHORISED

*I hereby certify that these goods are free of Sales Tax as they are for the official use  
of Land Commission of N.S.W. and are not for resale.*

**PAYMENT:** Immediately on despatch of goods an  
invoice must be forwarded to the Commission.

*Pete Marshall*  
AUTHORISED OFFICER

ENQUIRIES

Telephone: 290 3355

ASK FOR .....

TO: Land Commission of N.S.W.  
G.P.O. Box 13,  
Sydney 2000.

18 Dec 1984

Re: Your Order A11488

Items 1, 2 + 3

\$1800.

From: Rural Resettlement Task Force,  
P.O. Box 62  
Nimbin. N.S.W. 2480



| ENTER       | NAME                         | LOCATION                 | TOTAL<br>SHARES | TOTAL<br>HA. | PRIVATE<br>HA. | DENSITY<br>HA : SH | COMMENTS                          | SHARE<br>PRICE | TIME ON<br>MARKET | SHARES<br>FOR<br>SALE |
|-------------|------------------------------|--------------------------|-----------------|--------------|----------------|--------------------|-----------------------------------|----------------|-------------------|-----------------------|
| T           | Pretty Gully Co-op Ltd       | Byrrill Cr Rd, Uki       | 14              | ?            | 0.6            | ?                  | DA: 4/10/83                       | \$10,000       | 12 mo             | 1                     |
| T           | Woodhelven Pty Ltd           | Chowan Cr Rd, Uki        | 8               | 49           | 6.1            | 6.1                | DA: 4/10/83                       | \$13,000       | 3 mo              | 1                     |
| T           | Stth. Arm Enterprises        | Kyogle Rd, Uki           | 5               | 26           | 2.4-7.3        | 5.3                | DA pending                        | \$16-35,000    | 3 mo              | 4                     |
| T           | Byrrill Cr. Pty Ltd          | Byrrill Cr               | 20              | 100          | 2.0-6.9        | 5.1                | DA lodged                         | \$15-17,500    | 6 mo              | 1                     |
| T           | Coal Creek Pty Ltd           | Kyogle Rd, Mt Burrell    | 13              | 61           | 4.1-6.1        | 6.2                | DA lodged                         | \$15,000.      | 6 mo              | 1                     |
| T           | <del>Byrrill</del> Co-op Ltd | Hanging Rock             | 17              | 53           | 1.2            | 3.1                | no DA                             | \$7-14,000     | 12 mo             | 4                     |
| T           | Crystal Vale Pty Ltd         | Pumpentill Rd, Tyalgum   | 45              | 223          | 1.2-7.3        | 4.9                | DA pending                        | \$14-16,000    | 1 mo              | 44                    |
| T           | Urliup Pty Ltd               | Urliup Rd                | 32              | 162          | 1.6-10         | 5.1                | DA lodged                         | \$17-30,000    | 1 mo              | 32                    |
| L           | Siddha Farm                  | Younges Rd, Nimbin       | 25              | 130          | 0.5            | 5.2                | DA pending                        | \$10,000       | -                 | 5                     |
| L           | Billen Cliffs Pty Ltd        | Martin Rd, Larnook       | 126             | 321          | 0.6            | 2.5                | DA 23/9/83 appeal wor.            | \$6-15,000     | 26 mo             | 20                    |
| L           | Blue Springs                 | Symonds Rd, Blue Knob    | 36              | 109          | 0.6            | 3.0                | DA: 8/5/84                        | \$9,500        | 12 mo             | 13                    |
| L           | Lillian Rock Farm            | Salkeld Rd, Blue Knob    | 27              | 79           | ?              | 2.9                | DA lodged                         | ?              | 0                 | 27                    |
| L           | Ron Crouse                   | The Channon              | 13              | 63           | ?              | 4.9                |                                   | \$10,000       | ?                 | 2                     |
| L           | Moondani                     | High St, Nimbin          | ?               | 26           | 0.6            | ?                  | DA: ?/2/80, into personal growth  | \$6,000.       | -                 | 7                     |
| H           | Mookima People               | Rappville                | ?               | 501          | ?              | -                  | each adult must have share. no DA | \$3,750        | ?                 | ?                     |
| H           | Skylight                     | <del>Byrrill</del> Cr Rd | 7               | 43           | ?              | 6.1                | no DA                             | \$14,000       | ?                 | ?                     |
| H           | Lillifield (Buchanan)        | Lillian Rock             | 40              | 123          | 2.0            | 3.1                | DA: 19/11/84                      | \$10,500       | 1 mo              | 37                    |
| H           | Trazley Pty Ltd              | Stoney Chute             | 40              | 146          | 0.5            | 3.7                | DA: 19/11/84, 240v power          | \$13-15,000    | 1 mo              | 40                    |
| TOTAL = 239 |                              |                          |                 |              |                |                    |                                   |                |                   |                       |

Rural Resettlement Task Force,  
P.O. Box 62  
Nimbin. N.S.W. 2480

COMMITMENTS IN IIRDCI COMPETITION

TABLE 1b



| STATUS | NAME                              | LOCATION                            | TOTAL<br>SHARES | TOTAL<br>HA. /<br>PRIVATE<br>HA. | DENSITY =<br>HA ÷ SE. | COMMENTS   | SHARE<br>PRICE          | TIME ON<br>MARKET | SHARES<br>FOR<br>SALE |
|--------|-----------------------------------|-------------------------------------|-----------------|----------------------------------|-----------------------|--|-------------------------|-------------------|-----------------------|
| T      | Nullum Co-op Society Ltd          | Rolands Cr. Rd, Uki                 | 11              | 73/0.8                           | 6.6                   | DA: 13/4/83  | \$4000                  | 6 mo              | 0                     |
| T      | <del>Summit</del> (T in C)        | <del>Rolands Cr. Rd, Uki</del>      | 6               | 56/0.8                           | 6.2                   | no DA  | ?                       | ?                 | 0                     |
| T      | <del>Cowley Creek</del> Co-op     | <del>Cowley Cr.</del> , Chillingham | 10              | 162/0.8                          | 16.2                  | no DA  | \$15,000                | 6 mo              | 0                     |
| T      | <del>Hidden Valley</del> (T in C) | <del>Mt. Warrigal</del> Rd          | 4               | 61/10.                           | 20.3                  | no DA  | \$18,000                | ?                 | 0                     |
| L      | Dharmananda                       | Wallace Rd, The Channon             | 20              | 108/--                           | 5.4                   | DA: ?/2/80, invite only +<br>6 mo residence req'd      | \$4500                  | -                 | 15                    |
| L      | Bodhi Farm (trust)                | Wallace Rd, The Channon             | 24              | 61/--                            | 2.5                   | DA: ?/2/80, invite only +<br>12 mo residence, Church   | \$1000 +<br>\$2000      | -                 | 0                     |
| L      | Co-ordination Co-op Ltd           | T. Tuntale Falls Rd                 | 150 home        | 565/--                           | 3.6                   | DA: ?/2/80, 140 homes now,<br>12 mo residence + invite | \$200 to<br>\$1000.     | -                 | very<br>few           |
| L      | Rainbow                           | Wallace Rd, The Channon             | 16              | 122/--                           | 7.6                   | DA: ?/2/80   | \$7500                  | -                 | 0                     |
| L      | Nervy Banana Pty Ltd              | Zouch Rd, Stoney Chute              | 9               | 59/0.8                           | 6.6                   | DA: 5/9/84   | \$12,000                | 12 mo             | 0                     |
| L      | <del>Wattle</del> Creek (T in C)  | Blue Knob                           | 14              | 70/0.8+                          | 5.0                   | no DA  | \$7 1/2 - 10,000        | 12 mo             | 0                     |
| T      | Mt Carool Pty Ltd                 | Urliup Rd, Filambil                 | 15              | 79/4.9                           | 5.3                   | DA lodged  | \$25,000 to<br>\$40,000 | 3 mo              | 8                     |
| T      | Mebbin Springs (Strata T.)        | Byrrill Creek                       | 240             | 1214/0.2<br>to 2.0               | 5.2                   | large sites sold first,<br>240 v power, sealed roads   | \$25,000 to<br>\$30,000 | 12 mo             | 100                   |
| ?      | Om Shalom                         | 86 km from Centerfield              | 500             | 2835/--                          | 5.7                   | site not secured                                       | \$500 +<br>\$1000       | -                 | 450                   |
| Nym    | Georgarrov- Johnson Farm M.       | Grafton                             | 400             | 1166 1/2                         | 4.2                   | Strata title DA pending                                | \$18,000.               | -                 | 400                   |