

# MINUTE PAPER

STO.

Place on 80/2798

mark to DHA  
DADHA

SUBJECT:

REF: 218/107/0005  
GMCD/CAC

Director  
Housing Operations Branch

Previous action folio 251  
H79/57

Attention: Mr I. Kirkpatrick

Subject: Combustible Lining Materials  
Prefabricated Cottage No 4 Wambool  
(Block 14, Section 107, Narrabundah)

Reference: Request for Inspection and Report  
Mr I. Kirkpatrick

This is to record that on 13 August 1980 an inspection of lining materials of a cottage situated on Block 14, Section 107, Narrabundah was carried out by the reporting officer in company with Messrs Kirkpatrick and Rayner (Housing Operations Branch).

The cottage has timber floors with bituminous covering internal wall lining comprised of laminated timber three ply approximate thickness of 2mm, ceilings throughout were of a compressed material resembling 'canite'. Samples of the floor covering, wall lining and ceiling material were obtained and subjected to a basic taper flame test at this office. Results obtained were as follows:-

PAPER WALLS?

### FLOOR COVERING - BITUMINOUS MATERIAL

Upon application of the taper flame this material readily ignited, burned freely with the liberation of large quantities of smoke.

### WALL LINING - TIMBER PLY

Ignited readily and burned freely.

### CEILING MATERIAL

Upon application of the taper flame this material ignited and flame continued for a period after the taper flame was removed. Flame spread after the removal of the taper was negligible, the sample continued to glow and smoulder for some considerable time after visible flame had ceased.

### COMMENT

As a result of the previously described tests it is considered that the use of these three materials for the purpose indicated is a most undesirable combination. Should fire occur rapid spread with attending smoke could be expected, contributing to increase property damage at any time. During sleeping hours the hazard to life of occupants is also increased.

who! surface

RECOMMENDATION

It is strongly recommended that the bituminous floor covering be removed similarly timber ply lining to also be removed and replaced with gypsum board, e.g. "Victor Board", "Gyprock" or similar and equal material. Fibrous plaster is also acceptable.

Ceiling Material

Fire Brigade attitude to this material is that it should not be used in any new building, unless that material has during manufacture been subjected to a fire retardent process. However, where existing in single storey and family dwellings it is considered acceptable for ceilings until replacement or repairs of any extent become necessary. At that time the material should be replaced with other approved materials as previously described.

Generally speaking, the fire protection and safety measures recommended for any building are contingent upon and related to one another. The deletion of any one of these recommendations could therefore adversely affect a portion or the whole of the fire protection scheme recommended.

  
G. McDonald  
for Fire Commissioner

25.8.80

Copy sent to:

Department of Housing and Construction  
Attention: Mr A.L. Christie

*replacement  
or repairs  
to ceiling*



# National Capital Development Commission

220 Northbourne Ave., Canberra, A.C.T. P.O. Box 373 Canberra City 2601, Australia  
Telephone: 46 8211 Area Code: 062 Telegrams: Comdev Canberra Telex: 62673  
All correspondence to be addressed to The Secretary and Manager.

In reply please quote: 77/1282  
G SCOTT-BOHANNA:GR

Dear *Mr & Mrs Evenson,*

## NARRABUNDAH REGENERATION

This letter is to inform you of progress in the regeneration of this area and of the things that will be happening in the near future.


1. Demolition of vacant houses has begun and it is expected that 65 houses will be demolished between now and Christmas. The Department of the Capital Territory will offer residential leases of the cleared land as soon as it is available.
2. Construction of three new large government houses will begin in October to accommodate three large families now living in the area. These will be the only new government houses built anywhere in Canberra this year and it is hoped that they will encourage private home building in the area.
3. Renovation of the remaining houses will begin in October with five demonstration houses in Wambool Street. These will be open for inspection when complete and will be used to help you to choose the works carried out to your home.

2.

- 4. Tenders will be called this financial year for new roofing and new garden sheds to all government houses. This follows contracts already let for insulation and fencing.
  
- 5. A number of residents have applied to purchase their home and many others have expressed an interest in doing so. Obviously the offer made by the Minister cannot remain unchanged forever so if you are considering buying your home it would be advisable to lodge the application soon.

Don't forget, if you have any questions regarding the regeneration of this area you can contact me on 46 8427.

Yours sincerely,

  
GRAHAM SCOTT-BOHANNA  
PROJECT ARCHITECT

30 September 1980





businessman, we have confidence that as the Liberal Minister you will move to have the programme speeded up.

In closing, we would take the opportunity of inviting you to visit the area and see the depressing surroundings first hand.

Meanwhile, we are organising a petition of the residents as they are most concerned about the immediate future of the area. We will forward this petition to you as soon as available.

*J Thompson*  
*Narrabundah Butchery*

**Wally's Butchery**

*W. J. Barber*  
*H. E. T. BERNTSCH*  
*SEVEN SISTERS*  
*SEVEN SISTERS*  
**KOOTARA CRES., NARRABUNDAH**  
**A.C.T. 2604**

**TELEPHONE 958713**

*M. J. Gagnon*  
**NARRABUNDAH FOODLAND**  
**NARRABUNDAH MINIT MARKET**  
**G. & L. KYPRIDIS**

*Con Kypridis*

*Stomileo* - **NARRABUNDAH**  
**FISH SHOP**

*H. Seale*  
*A. de P.*  
*M. J. de P.*

*R. Martiniello*  
*Ortega's Solon*

Yours faithfully,

*Gum* *K. & G. O'Neill*  
*Business* *S. J. O'Neill*

G. & F. Durr  
(Narrabundah Pharmacy)

K. & G. O'Neill  
(Narrabundah Newsagency)

**NARRABUNDAH GROCERIES**  
(PROP. ROCCO PELLE)  
3 ILUKA STREET,  
NARRABUNDAH, A.C.T. 2604

*V. Sepinkas*

*Scotch Narrabundah*

*P. Mayo*  
*Non Official Postmistress*  
*Narrabundah ACT 2604*

*J. A. Neal*  
*Charlie Browns Meat*  
*Meat*



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NOTE FOR FILE

REF: H76/54  
80/2798

NARRABUNDAH REGENERATION - UPGRADED HOUSES  
HOUSE EXHIBITION SATURDAY AND SUNDAY 2 AND 3 MAY

Three houses were on display, Nos 4,5, and 38 Wambool Street, from 10.00 am to 4.00 pm.

Tenant reaction to the houses was good. Most said it was hard to believe that the alterations could make so much difference. The house at 4 Wambool Street was the most liked. This house had been completely relined internally and externally (external reline is aluminium siding). The most popular feature about the house at 5 Wambool Street was the large living room, and interest was shown in the external fibro shingle cladding on the house at 38 Wambool Street.

Generally people were impressed with the standard of internal wall finish and the renovated bathrooms. Other features liked were the new kitchen cupboards, aluminium windows, roofed over entrys, the new electric stoves, the bathroom taps and fittings, kitchen and laundry floor coverings, the large electric heater, internal laundry, living room timber panel feature wall, etc.

Some of the things people did not like were: The retention of timber windows in two of the houses, external aluminium cladding, no room for a dining table, not enough kitchen bench space, no room to get an automatic washing machine past the tubs in the laundry, no tiles to 1800 mm on the shower walls above the bath, no linen cupboard.

Attached is a schedule of the times and number of people who visited the exhibition. - for information.



C.J. Coombes  
Senior Technical Officer  
(Buildings)

5-5-81.

MH:JS  
2/6/81

Dear Mr Goldie,

You will recall that when we met on 31 March 1981, you raised the question of waiving, or deferring to a later date, the payment of deposits on the purchase of pre-fabricated houses in the Narrabundah regeneration area.

The minimum deposit payable on the purchase of government houses in the A.C.T. generally is set at 5% of the purchase price. As you know, when the conditions under which pre-fabricated dwellings at Narrabundah would be sold were formulated, it was decided that the normal arrangements concerning the payment of the home deposit should apply.

The payment of a reasonable home deposit which has been saved is seen as a positive factor in home purchase in that it demonstrates a person's ability to meet the higher out-of-pocket expenses of ownership compared with renting, and it gives the purchaser an immediate equity and sense of investment in the dwelling. Apart from that, the payment of a deposit benefits the purchaser in that the larger the deposit, the smaller the monthly repayments and, ultimately, the amount of interest paid in purchasing a house.

Also, I have a responsibility to ensure the Commonwealth's security is not compromised, which could be the case if a purchase was financed to the extent of 100% of the price of a house.

I have considered also the possibility of deferring the payment of the deposit until after the subsequent sale of the house by the original purchaser, or until after his death, when the deposit could be met from the proceeds



of the estate. However, such an approach would have disadvantages. For example, the cost of deferment could be substantial; a debt of \$750 attracting interest at, say, 11% p.a. over 20 years would grow to about \$6,000. Additionally, most of the arguments I have already mentioned also apply in this context. In any case, I question the appropriateness of offering purchasers of these houses at Narrabundah further benefits which are not available to the purchasers of government houses in other areas of Canberra.

In the circumstances I do not believe it would be appropriate to waive or defer the payment of a deposit in respect of the purchase of houses in the Narrabundah regeneration area.

You will be pleased to know that arrangements for securing title on most of the properties at Narrabundah have now been completed and I expect the arrangements in respect of the remaining few to be finalised in the near future. The Department will be writing to all tenants, who have not already applied to purchase their houses, to let them know this and to advise them that, if they wish to purchase the house they tenant under the conditions set out in the letter of advice from the National Capital Development Commission, dated 21 April 1980, they should apply to the Department by 31 July 1981.

New tenants, and any existing tenants who do not take up this offer by 31 July 1981 will, if they subsequently apply to purchase, be treated in accordance with the normal conditions governing sale of government houses; i.e., based on an individual current market valuation with a full administrative fee being payable.

Yours sincerely,

MICHAEL HODGMAN  
Minister for the Capital Territory

Mr Peter Goldie,  
Narrabundah Residents Group,  
22 Anembo Street,  
NARRABUNDAH, A.C.T. 2604