



MANDJAH BOODJAH VILLAGE

Strengthening Indigenous Seniors Leadership

Strengthening Indigenous Culture

Affordable and Secure Indigenous Seniors Housing

Living in Harmony

STAGE II HOUSING AND COMMUNITY DEVELOPMENT

SITE PLAN

2013 - 2014

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**STAGE I
HOUSING
COMPLETED**

1: MB HOUSES (5)

1^{JVA} MB HOUSES (2)
Joint Venture
Agreement

**STAGE II
HOUSING
PROPOSAL**

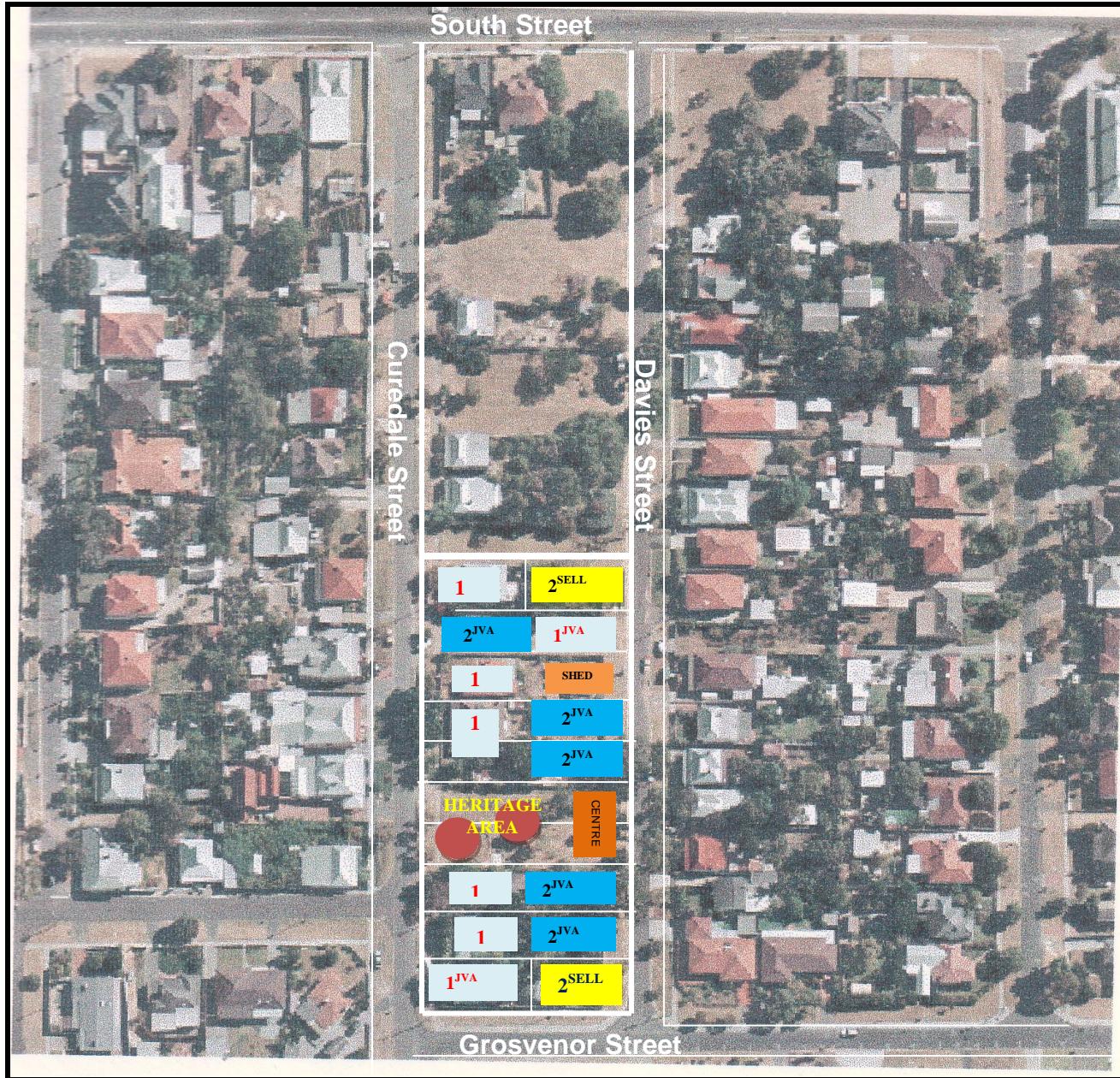
**2^{SELL} SALE OF
LOTS (2)**

**2^{JVA} JOINT VENTURE
AGREEMENT
CONSTRUCTION (5)**

**C - COMMUNITY
CULTURAL CENTRE**

- Administration
- Education & Training
- Employment

HERITAGE AREA
Ceremonial Boodjah
Traditional Kattajin
Heritage Gardens



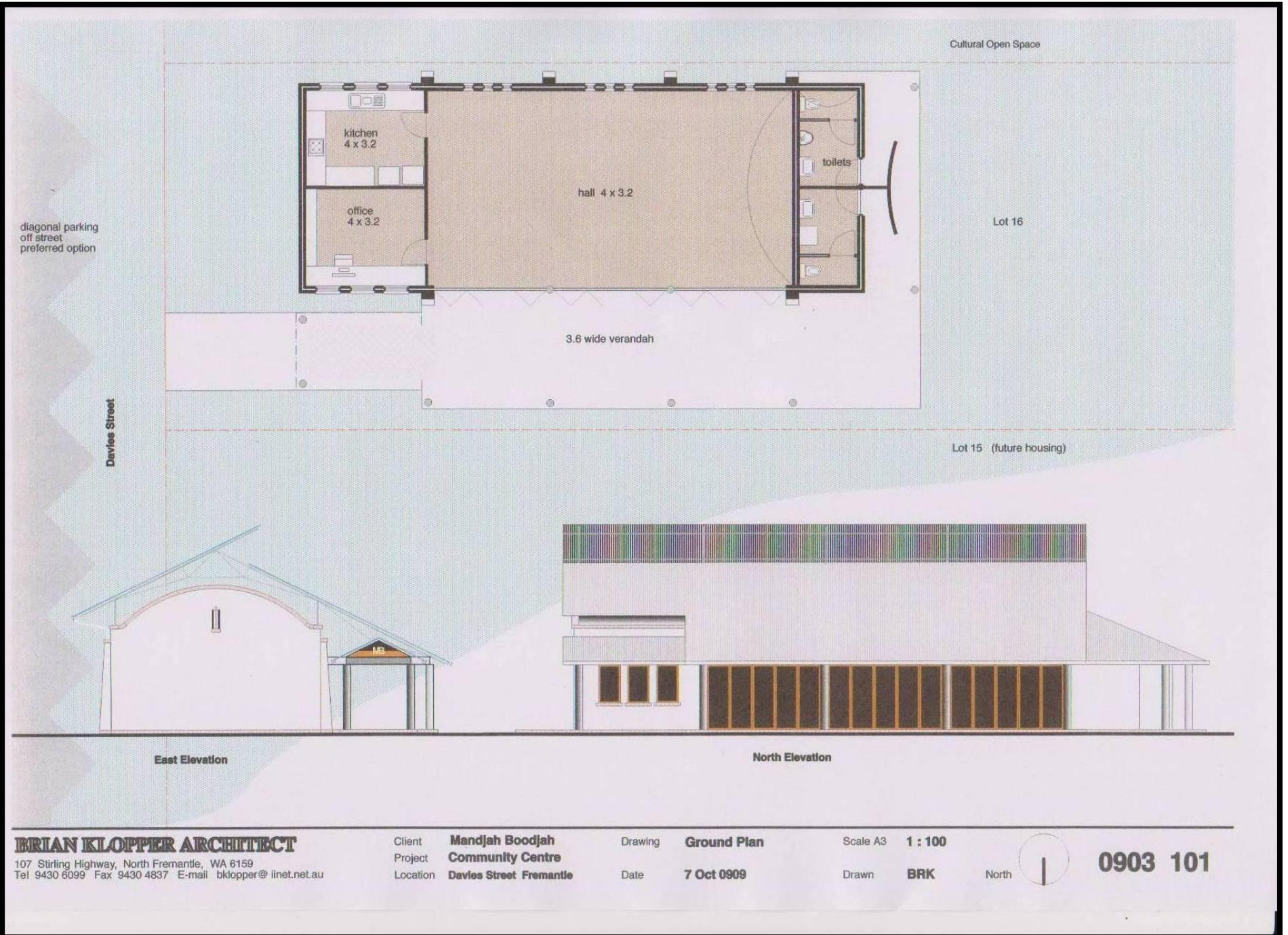
MANDJAH BOODJAH ABORIGINAL CORPORATION

Site Plan:
Location:
Date:

Mandjah Boodjah Village
Curedale Street Beaconsfield
November 2014

Mandjah Boodjah Village – Description of Staged Housing Development

Stage of Development	Street Address	Lot Number	Folio	Volume	Diagram	Current Status
1	18 Curedale St	12	108	1236	1980	COMPLETED
1	27 Davies St	13	535	1156	1980	COMPLETED
1	22 Curedale St	14	23A	578	1980	COMPLETED
1	24 Curedale St	15	581	1377	1980	COMPLETED
1	28 Curedale St	19	485	1090	1980	COMPLETED
1	30 Curedale St	20	273	1018	1980	COMPLETED
1	32 Curedale St	21	599	1451	1980	COMPLETED
2 ^{SELL} [273 sq/m]	25 Davies St	12	108	1236	1980	Proposed Subdivision and Sale by ILC
2 ^{SELL} [273 sq/m]	43 Davies St	20	273	1018	1980	Proposed subdivision and sale of lot by ILC
2 ^{JVA}	20 Curedale St	13	535	1156	1980	Staged 2 JVA -Proposed Construction
2 ^{JVA}	31 Davies St	15	581	1377	1980	Stage 2 JVA -Proposed Construction
2 ^{JVA}	33 Davies St	16	581	1377	1980	Stage 2 JVA -Proposed Construction
2 ^{JVA}	39 Davies St	19	485	1090	1980	Stage 2 JVA Proposed Construction
2	41 Davies St	20	273	1018	1980	Stage 2 JVA Proposed Construction
Heritage Area	26 Curedale Street	17	426	1921	1980	Stage 2 Completion of Heritage Grounds
Cultural Centre	37 Davies Street	18	811	1274	1980	Stage 2 Construction of Centre



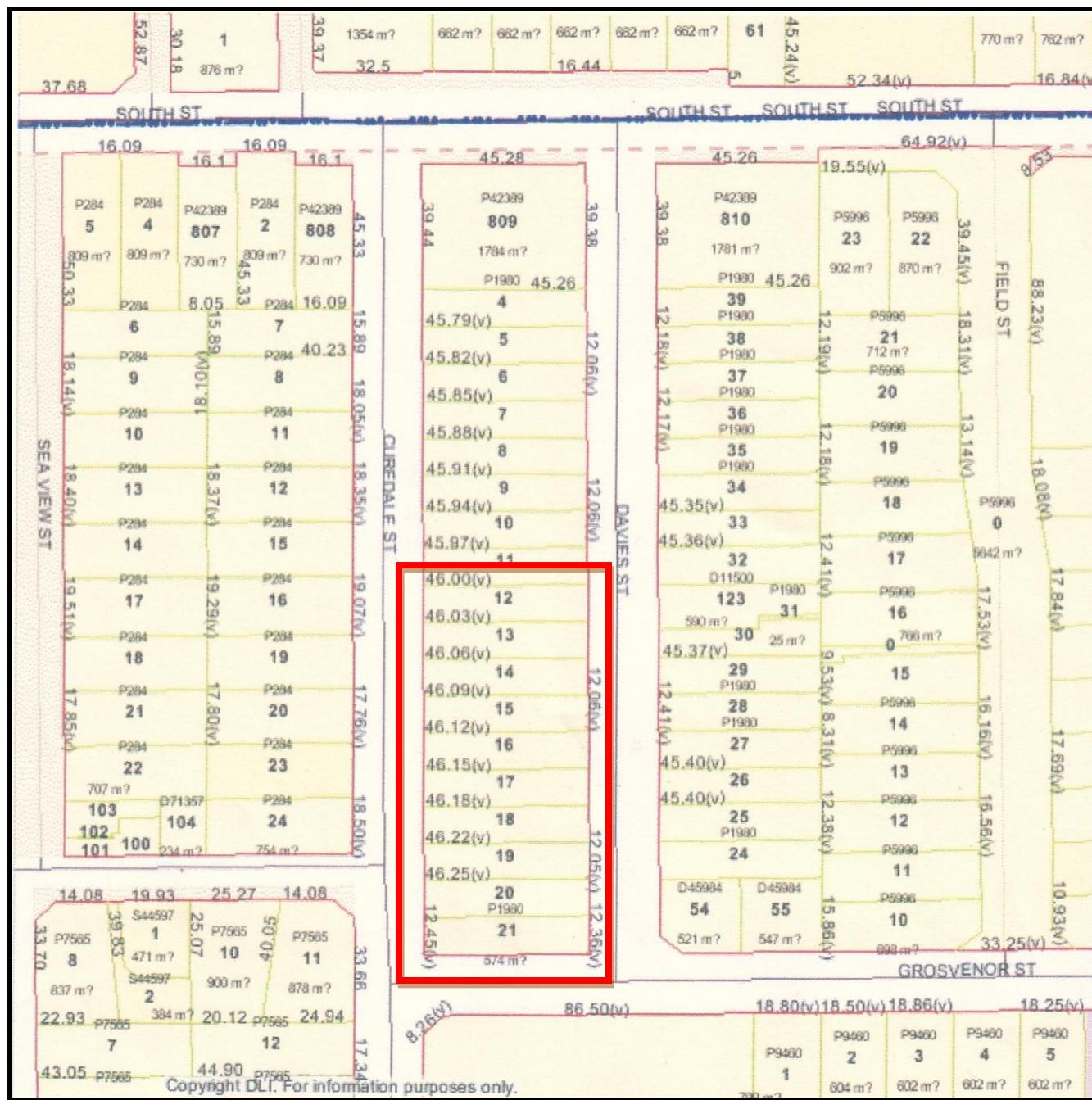
Original Estimate \$450,000

Down-sized Construction cost: \$250,000

MANDJAH BOODJAH VILLAGE – STAGE II – PROPOSAL SUMMARY

Proponents' Details:	Mandjah Boodjah Aboriginal Corporation (ICN 4502) is the lead not-for-profit organisation seeking to expand the housing construction component under a current Joint Venture Agreement between the Department of Housing and Works, the Indigenous Land Corporation and Access Housing Association.		
Proposal Summary	The Mandjah Boodjah Village project is a social housing model which aims to: provide safe, affordable and secure housing for senior Indigenous elders, provide a supportive community to strengthen the health support and care of Indigenous seniors in a culturally appropriate setting and to have far reaching benefits through the provision of an Indigenous cultural / reconciliation education, training and employment facility.		
Dwelling numbers	The total number of dwellings to be developed under this proposal are FIVE . There are SEVEN existing dwellings. The total number of dwellings in the project shall be TWELVE with a Community Cultural Centre and Workshop/Shed		
Dwelling Numbers: dwelling type & capacity	Seniors Unit / One bedroom FIVE		
Planning Status	Subdivision not required building design required through tender process under joint venture conditions		
ILC Projected Income from sale of 2 lots	<p style="text-align: right;">Estimated income \$300,000 x 2 = \$600,000</p> <p>Estimated Subdivision and Associated land sale costs</p> <p style="text-align: right;">LESS \$20,000</p> <p style="text-align: right;">ESTIMATED TOTAL SURPLUS FROM SALE OF TWO LOTS \$580,000</p>		
ILC Projected Expenditure for Stage 2 JVA Construction of five, 1 bedroom Indigenous seniors units	<p>Site Preparation Cost (A) JVA FIVE Site preparation at ten percentage of construction cost</p> <p style="text-align: right;">LESS \$20,000 x 5 units = \$100,000</p> <p>15% Contribution to Construction Cost (B) [South metro cost of construction 1bedroom \$200,000 x 5 = \$1,000,000]</p> <p>Cash contribution at 15% of total construction</p> <p style="text-align: right;">LESS \$150,000</p> <p style="text-align: right;">Total Cash Contribution \$250,000</p> <p style="text-align: right;">ESTIMATED CASH SURPLUS POST 5 UNIT JVA TERMS FOR CONSTRUCTION \$ 330,000</p>		
Mandjah Boodjah Cultural Centre Construction	<p>Building Construction including Site Preparation</p> <p>Stage II Project Manager</p> <ul style="list-style-type: none"> • JVA Proposal submission to Dept Housing WA by 30June 2015 • Cultural Centre Architectural Design according to Budget • Development Approval Submission to Fremantle Council for Cultural Centre construction • Consultation with MBAC Board on all matters regarding Stage II Completion • Liaison with stakeholders <p style="text-align: right;">BALANCED BUDGET STAGE II CONSTRUCTION COMPLETION \$0.00</p>		
Projected Start Date	February 2015		
Projected Finish Date	February 2016		
PROJECTED DIVESTMENT DATE	JUNE 2015 or sooner		

Dwelling Ownership	Currently the land is owned by the Indigenous Land Corporation. Upon completion of dwellings and divestment of land, the houses and land will be owned by the Mandjah Boodjah Aboriginal Corporation see Appendix ILC	
Tenancy Management	Properties will be managed under an agreement between the projected owner: Mandjah Boodjah Aboriginal Corporation and managing agents; Access Housing in keeping with standing agreements	
Target Group	Indigenous Elders/Seniors -members of Mandjah Boodjah Aboriginal Corporation	
Universal Design	Seven dwellings will adhere to minimum universal design requirements that are outlined in the Social Housing Initiative Guidelines issued by the Australian government Five dwellings will meet the Australian Standard of Adaptable Housing AS4299-1995, Class C	
Energy Rating	6 Star	Five dwellings
Energy Efficient Features	Solar Water System	Five dwellings
	Energy Efficient Lighting	Five dwellings
	Closing mechanisms in exhaust fans	Five dwellings
Access to Public Transport	Five dwellings within 500metres of closet 99, 98, 513, 510 Bus Routes and within 2 km to Fremantle Train Station, Fremantle Hospital and Fiona Stanley Hospital	
Work Opportunities for Tenants	All dwellings within 5 km of nearest business district – Fremantle	
Job Creation	Resident Development Manager and Trainer to facilitate long-term training and employment opportunities for Indigenous people with the planned construction of a Community Cultural Education Facility within the complex to promote. Short-term repair and maintenance contract in the interim	
Opportunities for Small and Medium Businesses	Proponent is a small organization with the capacity to build numerous Indigenous enterprise initiatives in the areas of Property Maintenance, Cultural consultation, Community Education projects, Cross-cultural awareness programs. Within 2 kilometre of Challenger TAFE, South Fremantle Senior High School, Hamilton Senior High School and local primary schools with above average numbers of Indigenous students	
Apprenticeship Opportunities	Traineeships	Eight Indigenous clients have completed Certificate IV in Business Governance (MBAC) in partnership with Challenger TAFE, Centre for Community Development and Leadership
Employment Opportunities	Project has a resident Project Development Manager and Trainer with a target of 4 Indigenous employment categories: 1. Indigenous Office Manager – Cultural Centre 2. Indigenous Heritage Consultant- current and on-going 3. Various Indigenous Contractors – Trades, Artists in Residence, Landscapers, Cultural Dancers/Musicians- current and on-going 4. Indigenous Landscape Maintenance – current and on-going	



*Mandjah Boodjah
Village
Development Survey
Lots 12 to 21*



MANDJAH BOODJAH VILLAGE

SITE PLAN

1 NOVEMBER 2014

CERTIFICATION

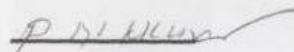
We the undersigned BOARD OF DIRECTORS of the MANDJAH BOODJAH ICN 4502

Give their approval for STAGE II CONSTRUCTION PROPOSAL AND SITE PLAN

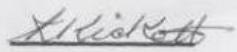
CERTIFICATION

We the undersigned BOARD OF DIRECTORS of the MANDJAH BOODJAH ICN 4502

Declare this is true and accurate account of MBAC 2014 Statements and Activities



PATRICK HUME



KEN KICKETT



RUSSELL LOACH



SUSAN PICKETT



BRIAN PICKETT

Prepared By: Managing Director, Sharon Joy Collins
