

CONFIDENTIALCABINET DECISIONNO. 1686

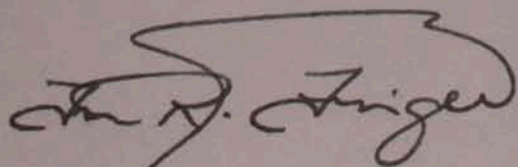
Submission No.: 1433

Title: JOINT DEVELOPMENT OF INTERNATIONAL HOTEL AND PERFORMING ARTS CENTRE.

Cabinet :-

- a) endorsed the Heads of Agreement signed by the Chief Minister and Developer;
- b) endorsed the memorandum of understanding with the Corporation of the City of Darwin;
- c) authorised action by the Department of Lands to provide -
 - i) a Crown Lease by 30.12.81; and
 - ii) a unit title as described in para 7 (ii) of the Submission by October 1984;
- d) approved that the Developer design and construct the theatre; and
- e) approved the allocation of funds as follows :

i) design and construct theatre	\$4.34M
ii) cost over-run	.83M
iii) loan to City Council	1.75M
iv) technical consultancy and facilities management	.25M
	\$7.17M



(M.R. FINGER),
Secretary to Cabinet.

6 May, 1981.

CONFIDENTIAL

THE NORTHERN TERRITORY OF AUSTRALIA

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Copy No. 1

FOR CABINET

SUBMISSION No. 1433

Title:	Joint development of international hotel and performing arts centre
Cabinet Member:	The Hon M.B. Perron, MLA Minister for Community Development
Purpose:	To obtain the necessary approvals to get the project underway.
Relation to existing policy:	Accords with existing policy.
Timing/legislative priority:	
Announcement of decision, tabling, etc.:	Announcement to co-incide with release of plans of model.
Action required before announcement:	
Staffing implications, numbers and costs, etc.:	No Public service staffing implications.
Total cost:	\$7.17 m

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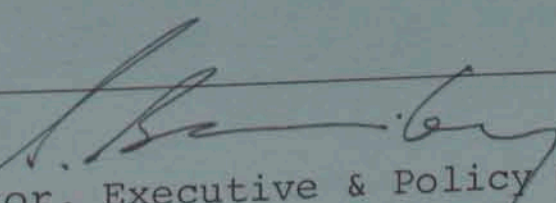
Department/AuthorityLAW.....

COMMENT ON CABINET SUBMISSION No.

TITLE: JOINT DEVELOPMENT OF INTERNATIONAL HOTEL AND PERFORMING
ARTS CENTRE

COMMENTS:

This submission was received without attachments and too late to provide comment.

SIGNED: S.R.Bailey 
DESIGNATION: Director, Executive & Policy Unit for Solicitor-General
DATE: 1st May, 1981.

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THE ISSUES

1. To inform Cabinet of steps necessary to give effect to the decision to proceed with the joint development of an International Hotel/Performing Arts Centre in Darwin, and to seek certain necessary approvals to get the project underway.

BACKGROUND

2. In 1979/80 the Territory provided \$47,300 to Darwin City Council to enable a feasibility study and planning brief to be prepared with a view to constructing a performing arts centre/convention centre (the Darwin Centre) on a site bounded by Mitchell St, McLachlan St and the Esplanade. The study, carried out by Colin Hassell and Partners and Tom Brown and Associates identified a need for these facilities, and recommended their construction at an estimated cost of \$7.45m to \$7.8m at March 1980 costs without allowance for escalation, and excluding the cost of site works, professional fees and loose furnishings.
3. In 1980 Northern Territory Development Corporation commissioned a study of the feasibility of an international Hotel in Darwin.
4. After an international promotional mission Northern Territory Development Corporation proposed the development of the hotel/convention centre/theatre as a joint venture between Northern Territory Government, the Corporation of the City of Darwin and a private developer Burgundy Royale Investments Pty Ltd.
5. Heads of Agreement (attachment A) were prepared and signed by the Chief Minister and the Developer on 5 April 1981.

6. The Corporation expressed doubts about its ability to be a prime party in negotiations due to provisions in the Local Government Act which operate against the Corporation engaging in selective tendering. The Corporation's involvement in the project is covered by a separate agreement with the Territory signed by the Acting Chief Minister on April 14th.
7. In summary the two agreements made by the Territory which are relevant to this submission provide for:

(i) FACILITIES

The design and construction of the following facilities by 1 October 1984 at an estimated cost of \$40m:

(a) 1000-seat theatre (and design only of a performing space accommodating 250)	\$7.34m*
(b) Convention centre - accommodating 1200 in lecture sessions or 600 at banquet functions with associated meeting rooms and facilities.	5.0m
(c) 250 room international hotel.	24.66m
(d) Concourse and public gallery.	1.0m
(e) Car park for 300 cars.	<u>2.0m</u>
	\$40.0m

*(includes a projected escalation of \$.83m)

(ii) TITLE

Ownership of the facilities on a unit-title basis with;

- (a) the company having title to components, b,c,d,e.
(b) the corporation having title to component (a)

- (c) undeveloped and open space areas to be managed as Corporate tenants in common.

(iii) LAND

- (a) The Territory and Corporation to make available 4 lots (no's. 668, 669, 3976, 622) and to close McLachlan St between Mitchell St and the Esplanade.
- (b) The Company to purchase 3 lots (no's. 1769, 1770, 1768).

(iv) FINANCE

Theatre construction to be financed by:

- (a) the Corporation to a maximum of \$2.17m of which \$1.75m will be obtained by loan from Northern Territory Government over 3 years on terms to be negotiated.
- (b) The Territory to provide \$4.34m.
- (c) The Territory to meet cost over-runs to a maximum of \$.83m
- (d) Additional cost over-runs to be met by the developer.

(v) APPROVALS

Territory and Corporation approval of broad design parameters of whole project and detailed design of the theatre and performing space.

- (vi) A minimum of 40% of the architectural work required to be assigned to local architects. Alternatively, if the Corporation undertakes the design of the theatre, for 15% of the total design/consultancy work to be assigned locally.

- (vii) Territory has undertaken to give sympathetic consideration applications from the Corporation for assistance with recurring costs.
8. Department of Transport and Works has commissioned sketch plans and estimates to be produced by the last week in May. The Developer has also undertaken to produce models by that date.

CENTRE MANAGEMENT

9. The memorandum of agreement with the Corporation vests title to the Centre in the Corporation.
10. The Corporation has held a public meeting at which the Architect to the Developer (Kerry Hill) and Theatre Consultant (Tom Brown) explained the project to approximately 50 members of the public. During this meeting the Mayor undertook to establish an interim Management committee for the purpose of facilitating input by community user groups.

CONSIDERATION OF THE ISSUES

LAND ASPECTS

11. To be considered are:
- (i) revocation of reserve No. 1137 over Lot 3976
 - (ii) closure of McLachlan Street,
 - (iii) protection or relocation of utility services i.e. water, sewerage, electricity and telecommunication lines
 - (iv) disposal of the closed road to adjoining owners,
 - (v) subdivision (consolidation) consent and rezoning of the allotments. The developer may lodge an application with the Northern Territory Planning Authority and it is possible for the application to

be considered subject to McLachlan Street being closed at a later date.

12. Action to revoke the reserve will take between 3 and 6 months to complete and expected areas where delays might occur are shown in "boxed" form in Column 1 on the attached flow chart. (Attachment C).
13. Action to effect the closure of McLachlan Street will take approximately 6 months to complete and expected areas where delays might occur are shown in "boxed" form in Column 2 on the attached flow chart. Of particular significance are the forthcoming Council elections, the timing of Executive Council meetings and the consideration of objections to the road closure.
14. Critical aspects surrounding the disposal of the closed road revolve around the protection or relocation of existing utility services. The Departments concerned may not have funds readily available to relocate the services and protection by easements in existing locations must jeopardise development proposals. A Crown Lease for a specified term and incorporating development conditions would be prepared.
15. Action to rezone and subdivide (consolidate) the allotments would be considered by the Northern Territory Planning Authority and it is possible for the application to be considered subject to McLachlan Street being closed at a later date. There is a public exhibition period for 3 months which might possibly be reduced to 28 days followed by the hearing of the objections by the Authority. The findings of the Authority are recommended to the Minister who in turn advises the Administrator (Executive Council).

16. It is a statutory requirement that in order for an allotment to be unit titled, the block must first be freehold land. In this instance, once the developer has fulfilled his conditions in terms of the Crown Lease he would be offered to develop the land, he may apply to the Minister for Lands and Housing to exchange his lease for an estate in fee simple and as provided in the Heads of Agreement unit title could be issued to the Developer and the Corporation.
17. There is a need to determine the necessity for re-location of Services, the costs associated with the re-location and which party should bear these costs.
18. There is a need to examine options for management of the Centre. A further submission will be prepared after consultation with the Corporation.

OPTIONS

LANDS ASPECTS

19. In view of the time frame laid down in the Agreement, Department of Lands requires immediate authorisation to proceed concurrently with actions outlined in paras 11-15. (revocation of reserve, closure of McLachlan St, consolidation and rezoning, protection or relocation of services).

DESIGN CONSTRUCTION

20. Options for the design and construction of the theatre permissible under the Heads of Agreement are for the work to be undertaken by:
 - (a) the Developer.
 - (b) the Corporation.

21. In view of the time constraints and the reluctance of D.C.C. to be a prime party to the Agreement, option (a) is preferred.

PROJECT MANAGEMENT

22. Department of Transport and Works will carry the responsibility for ensuring compliance with the Agreement and monitoring all technical aspects, either within its own staff structure, through the engagement of consultants, or both.

The Department* should also be authorised to proceed immediately in consultation with N.T.E.C. and Telecom to examine the question of access or relocation of services and to determine the additional costs involved.

PUBLIC IMPACT

23. Public reaction to the recommendations is expected to be favourable.
24. It is recommended that the information be released as soon as models and sketch plans are available i.e. at the end of May.

FINANCIAL CONSIDERATIONS

25. A notional cash flow to 1983/84 is attached.
26. More precise details are not yet available.
27. To assist with forward planning and advance booking arrangements and entering into negotiations for joint ventures with other theatre managements, it is suggested that triennial and diminishing funding arrangements be considered.

* Department of Transport & Works

EMPLOYMENT CONSIDERATIONS

28. There are no Public Service implications.
29. The theatre will provide employment of 3-4 skilled and 8-10 semi-skilled and unskilled persons.

COMMONWEALTH AND LOCAL GOVERNMENT RELATIONS

30. There are no Commonwealth implications.
31. Local Government has been fully consulted.
32. Consultation has taken place between Northern Territory Development Corporation, Co-ordinator General, Departments of Treasury, Law, Transport and Works, Lands and Community Development.
33. The Northern Territory Development Corporation will continue to be a prime contact for the Developer, with Department of Transport and Works monitoring technical aspects of the agreements and design/construction, and Department of Community Development co-ordinating the project and having the on-going responsibility for funding of the theatre.

PUBLICITY

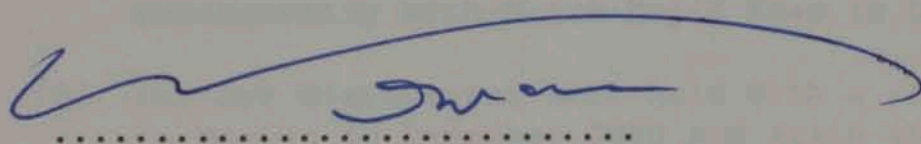
35. A statement should be issued at the end of May.

RECOMMENDATIONS

36. It is recommended that Cabinet:
 - (i) endorse the Heads of Agreement signed by the Chief Minister and Developer.
 - (ii) endorse the memorandum of understanding with the Corporation of the City of Darwin

- (iii) Authorise action by Department of Lands to provide:
 - (a) a Crown Lease by 30/12/81
 - (b) a unit title as described in para 7.(ii) by October 1984.
- (iv) approve that the Developer design and construct the theatre.
- (v) approve the allocation of funds as follows:

(a) design and construct theatre	\$4.34m
(b) cost over-run	.83m
(c) loan to City Council	1.75m
(d) technical consultancy and facilities management	<u>.25m</u>
	\$7.07m



MARSHALL PERRON

MAY 1981

HEADS OF AGREEMENT

DARWIN CENTRE

In these Heads of Agreement the following definitions shall apply unless a contrary intention is shown:-

"Territory" means the Northern Territory of Australia
"the Corporation" means the Corporation of the City of Darwin
"the Company" means Burgundy Royale Investments Pty. Limited
"NTDC" means the Northern Territory Development Corporation
"the Project" means the Darwin Centre Project described in Clause 2 hereof
"the project area" means that area of land being Lots 668 Town of Darwin, Lot 669 Town of Darwin, Lot 3976 Town of Darwin, Lot 662 Town of Darwin, Lot 1769 Town of Darwin and Lot 1770 Town of Darwin and that portion of MacLachlan Street bounded by Mitchell Street and the Esplanade etched in red on the plan annexed.

WHEREAS

- (a) the NTDC commissioned a study in August 1980 in respect of the feasibility of an international hotel in Darwin
- (b) a Ministerial mission of the Northern Territory Government together with the Chairman of the NTDC carried out an international promotion of the Project undertaken by the mission under the leadership of the Treasurer and Minister for Industrial Development.
- (c) members of the mission discussed the Project with Datuk Majid Khan a director and shareholder of the Company in October 1980 and subsequently with Datuk Majid Khan in Darwin in November 1980.
- (d) further discussions were held with a representative of the Company in Darwin in December 1980 and again in January 1981
- (e) the NTDC proposed in January 1981 the joint development of the Project by the Company, the Corporation and the Territory
- (f) the representative of the Company Hishamuddin Koh discussed the Project with the Lord Mayor of Darwin and the Co-ordinator General of the Chief Ministers Department of the Territory and the Chairman of the NTDC on 31 January 1981
- (g) the Corporation indicated its agreement in principle to this proposal by letter dated 2nd February 1981 (copy annexed marked "A")
- (h) the Territory endorsed the proposal in a letter of 2nd February 1981 from the Treasurer and Minister for Industrial Development (copy annexed marked "B")

- 2
- (i) Datuk Majid Khan indicated agreement in principle to the proposal on 11th February 1981 (copy telex annexed marked "C")
- (j) subsequent to these discussions and letters Mr Koh met in Darwin with the Chairman of NTDC, the Co-ordinator General of the Chief Minister's Department and the Corporation's Town Clerk on 6th March 1981 and discussed with Kerry Hill, Architect, an outline of the concept of the joint development of the Project where it was determined that the Project would comprise at least the following components:

- A. Theatre and design of performing space
- B. Convention Centre
- C. International Hotel
- D. Concourse and public gallery area
- E. Car park

and the Project would be developed on the project area.

THESE HEADS OF AGREEMENT WITNESS AS FOLLOWS:

1. (a) The Corporation and the Territory shall make available to the Company Lots 668, 669, 3976 and 662 being part of the project area free of cost to the Company
- (b) The Company will purchase lots 1769 and 1770 Town of Darwin
- (c) The Corporation and the Territory will do those things within their power that are necessary and appropriate to close off that portion of road being MacLachlan Street between Mitchell Street and the Esplanade and make that area of land available to the Company.
- (d) Upon and subject to completion of the purchase by the Company of Lots 1769 and 1700 the NTDC shall lend to the Company free of interest the sum of \$328,000 which loan shall be secured by registered mortgage over the whole of the land owned or leased by the Company within the project area and repayable upon demand in the event of the Company failing to complete the Project as herein set forth or alternatively at the expiry of a term of 10 years or such further period as the NTDC may in its discretion allow.
- (e) The NTDC shall lend to the Company the sum of \$500,000.00 at a concessional interest rate of 4% per annum which loan shall be secured by registered mortgage over the whole of the land owned or leased by the Company within the project area and repayable upon demand in the event of the Company failing to

complete the Project as herein set forth or alternatively at the expiry of a term of 10 years or such further period as the NTDC may in its discretion allow.

- (f) The Company shall forthwith enter into negotiations with the owner of lot 1768 Town of Darwin to purchase that lot and if the Company does purchase that lot the Company shall make that lot available for inclusion in the project area.
 - (g) The Corporation shall contribute \$M2.166 towards the costs of the design of the theatre and performing space and the construction of the theatre which the Territory will contract with the Company to have designed and constructed. The Territory will meet the total of the balance of the costs of the design of the theatre and performing space and for the construction of the theatre.
2. The Project shall be known as the Darwin Centre Project and shall comprise -
- (a) a theatre to accommodate 1000 persons
 - (b) the design of a performing space to accommodate 250 persons
 - (c) a convention centre to accommodate 1200 persons at lecture type sessions or 600 persons at banquet functions and shall include 3 special purpose meeting rooms and associated facilities to accommodate 40-60 persons each
 - (d) an international standard hotel with 250 room modules
 - (e) a concourse and public gallery
 - (f) a car park for 300 cars
3. The costs of the project shall be borne as follows
- (a) The Territory and the Corporation shall jointly meet the design and construction costs of the theatre and the design of a performing space up to a maximum to be determined by them and notified to the Company in accordance with clause 6 hereof
 - (b) In consideration of the advance to it by the NTDC and the Corporation and the Territory making available those parts of the project area owned by them the Company shall meet the design and construction costs of the Convention Centre.
 - (c) The Company shall meet the design and construction costs of the hotel.
 - (d) The Company shall meet the design and construction costs of the concourse and public gallery

- (c) In consideration of the advance to the Company by the NTDC the Company shall meet the design and construction costs of the car park.
4. The project design shall be controlled as follows:
- (a) the Company shall consult with and obtain the approval of the Territory and the Corporation in respect of the broad design parameters of the project.
 - (b) the approval of the Corporation, the Territory and the Company shall be required for the detailed design of the theatre and performing space.
 - (c) the Company shall determine the detailed design of the other components of the project
5. (a) The Company has appointed Kerry Hill as principal architect to the project and the Company will ensure that a minimum of 40% of the architectural work required for the project will be assigned to Northern Territory based architects.
- (b) The Company will maximise the use of Northern Territory based specialist sub-consultants depending on their availability and competence to perform the work required.
6. The Territory and the Corporation shall advise the Company of the maximum design and construction costs for which they will jointly accept liability in respect of the theatre and performing space within 60 days of the date of this memorandum.
7. The Company shall within 60 days of the date of this agreement provide the Corporation with the model of the Project to be used for design development and publicity purposes.
8. The Territory shall endeavour to ensure the name "The Esplanade" be available to be used for the hotel component of the Project and shall enter into discussions if necessary with the proprietors of the Esplanade Lodge with a view to securing the name.
9. The Territory shall support all appropriate necessary recommendations and applications to the Federal Reserve Bank and the Foreign Investments Review Board and to any other appropriate Commonwealth Statutory authorities or bodies for the provision of overseas finance for the project provided that prior to any application being made the Territory has been consulted and has agreed to the application being submitted.
10. The Company shall ensure that the components numbered B, C, D, and E in recital (j) are managed by suitable qualified and competent staff to ensure that the operation of the hotel and associated convention centre is maintained to international standards.

11. The Corporation undertakes to secure suitable qualified staff to ensure that the theatre is managed in accordance with the best possible standards given the nature of the facility and the needs of the Territory which it will serve.
12. The Company Warrants that the Design and Documentation of the total complex (Darwin centre) will be completed by December 31, 1981 and construction will commence before April 30, 1982 and the complex will be completed ready for occupancy by October 1, 1984
13. (a) Cost Contributions The Territory and Corporation agree to make timely and appropriate contributions towards the cost of the design and construction of the theatre and the design of the performing space - to the Company.
- (b) The estimated completion cost of ~~the design and construction~~ of the components of the Project are:
- | | |
|--|-----------------|
| (a) Theatre and design only of performing space..... | \$M7.34 |
| (b) Convention centre | \$M5.00 |
| (c) International hotel | \$M24.66 |
| (d) Concourse and public gallery area | \$M1.00 |
| (e) Car park | \$M2.00 |
| <u>TOTAL</u> | <u>\$M40.00</u> |
14. (b) The Territory shall grant to the Company appropriate title to the land within the project area to enable the Company to proceed with the construction of all of the components aforesaid incorporating adequate safeguards to protect the interests of the Territory, the Corporation and the NTDC.
- (b) The Company shall upon completion of the construction of the components aforesaid do all such things as may be required of it to vest appropriate title in the land upon which the theatre and any ancillary facilities are erected in the Corporation and conclude with the Corporation an agreement in relation to such services as may be shared between the Company and the Corporation or which the Company is to provide to the Corporation whereupon the Territory shall grant to the Company the appropriate title to the remainder of the land subject always to mortgages in favour of the NTDC to secure the said loan.
15. The Company shall not be entitled to make any claim against the Territory and/or Corporation in respect of any increase in cost of the design and construction of the theatre beyond that to be provided for in the building contract between the Company and the builder (which contract shall be first approved by the Corporation) and the Company shall indemnify and hold indemnified the Corporation against all loss, damage, cost and expenses which may be suffered as a result of any default on the part of the Company arising under these Heads of Agreement, any contract entered into consequent hereto or in relation to the construction of the said theatre.

16. The Company shall ensure that the theatre is completed not later than the date of completion of the international hotel.

ACKNOWLEDGEMENTS

- A. That if the Company proceeded alternatively to design and construct components B, C, D, and F listed in recital (j) through the principal architect and the City Council proceeded to design component A by employing a local architect and consultant then the parties note that the architectural and consulting work for that portion of the Project which is to be assigned to Northern Territory based consultants would only be approximately fifteen per cent (15%) of the total architectural and consulting work of the Project.
- B. That the Company will ensure that the hotel shall form part of the operation of an international chain of hotels.
- C. That as the Company wishes to commence design of the Project immediately, the other parties hereby indicate their approval on the condition that such approval creates no obligation or liability on the said parties which condition is expressly agreed to by the Company for the Company to commence discussion with local consultants immediately to enable the selection of specialist consultants based in the Northern Territory to participate in the Project AND FURTHER the Territory and the Corporation agree to determine an appropriate statement to make public the Project.
- D. That the complex (when completed) will provide direct employment for approximately 250 persons (excluding those employed in the theatre) and indirect employment for an additional 500 persons.
- E. The specialist sub-consultants to be engaged for the development of the theatre and performing space shall not be appointed until approved by the Corporation.
- F. That these Heads of Agreement incorporate the broad understandings of the parties concerning the Project and that it is intended that a contract or contracts shall be entered into between them or some of them to formalise the same and all parties undertake to use their best endeavours to conclude the same without undue delay.

In witness whereof the parties hereto have executed this Agreement on the _____ day of _____ 1981.

MEMORANDUM OF UNDERSTANDING

The Corporation of the City of Darwin is aware of the terms of the Heads of Agreement drawn up between the Northern Territory Government, Northern Territory Development Corporation and Burgundy Royale Investments Pty. Limited and accepts that it is contemplated that the Corporation of the City of Darwin will, with respect to the Project described in that document -

- (a) pay to the Northern Territory Government the sum of 2.17 million dollars;
- (b) do all that is necessary to have the Reserve over Lot 3976, Town of Darwin, revoked;
- (c) surrender to the Government its right and title to Lot 669, Town of Darwin; and
- (d) take steps within its power to secure the closure of McLachlan Street, Darwin between the Esplanade and Mitchell Street, Darwin.

The Corporation of the City of Darwin understands that, in return, the Northern Territory Government will -

- (a) (i) contract with the Company for the design, erection and completion of the theatre as described in the Heads of Agreement; and
 - (ii) contract with the Company for the design of the performing space as described in the Heads of Agreement and to construct that performing space within the budget provisions of the Project;
- (b) make it a term of that contract that those works shall not be commenced unless and until the Corporation has approved the design of those works;
- (c) consult with the Corporation on the general design of the whole of the Project as described in the Heads of Agreement;
- (d) seek payment of the sum of \$2.17 million only as and when payment may be necessary for the performance of the Northern Territory Government's obligations under the contract for the erection of those works;
- (e) arrange for the Corporation to obtain a loan of \$1.75 million to enable the Corporation to make payment of the said sum of \$2.17 million on terms and conditions no less favourable to the Council than those negotiated in relation to the loan for the implementation of the Corporation's Parking Strategy.

- (f) secure to the Corporation, without cost to the Corporation, a title in fee simple (whether by way of strata title or otherwise) to that part of the Project comprising the theatre to accommodate at least 1,000 persons and to an area in the levels below the theatre for a performing space such as will accommodate at least 250 persons and an easement of access and usage to the plaza area giving access to that theatre and performing space;
- (g) give reasonable financial assistance to the Corporation to meet the recurrent costs of operating the performing arts centre;
- (h) ensure that Burgundy Royale Investments Pty. Ltd. will enter into an agreement with the Corporation to share in the provision and payment for services supplied to areas to which the Corporation obtains title in accordance with the terms of this memorandum;
- (j) expect the Corporation of the City of Darwin to secure suitably qualified staff to ensure that the theatre is managed in accordance with the best possible standards given the nature of the facility;

AND the Corporation of the City of Darwin will enter into a contract with the Northern Territory Government to secure the objects stated in this Memorandum of Understanding and understands the Northern Territory Government is prepared to enter into such a contract on its part.

F L O W C H A R T

ATTACHMENT 'C'

	Column 1 REVOCATION OF RESERVE	Column 2 CLOSURE OF MCLACHLAN ST.	Column 3 DISPOSAL OF CLOSED ROAD	Column 4 REZONING OF SUBDIVISION
APRIL	DEPT. OF LANDS <i>(Surveyor General - provision of plans - possible survey</i>	DEPT. OF LANDS <i>(Initiate action preparation of papers for Council</i>	FREEHOLD TITLES TO BE PROCURED AND TRANS- FERRED TO TERRITORY	DEVELOPER MAKES APPLICATION TO N.T. PLANNING AUTHORITY
MAY	Preparation for Minister and Administrator)	COUNCIL (MONTHLY MEETINGS)		
JUNE	LEGISLATIVE DRAFTSMAN	COUNCIL ELECTIONS	TO INSTRUCT REGISTRAR GENERAL TO CANCEL TITLES-	NOTE: <i>Monthly Meetings - 1st Wednesday in each month.</i>
JULY	MINISTER FOR LANDS	DEPT. OF LANDS <i>(Preparation of papers for:- Surveyor General, Minister, Administrator)</i>		
AUGUST	CROWN LAW	LEGISLATIVE DRAFTSMAN		PUBLIC EXHIBITION PERIOD FOR 3 MONTHS MAY BE REDUCED TO 28 DAYS.
AUGUST	EXECUTIVE COUNCIL	MINISTER FOR LANDS		
AUGUST		CROWN LAW		
AUGUST		EXECUTIVE COUNCIL		
SEPTEMBER		SURVEYOR GENERAL		HEARING OF OBJECTIONS
SEPTEMBER		GOVT. PRINTER 28 DAY STATUTORY PERIOD FOR OBJECT.		
OCTOBER		LEGISLATIVE DRAFTSMAN		AUTHORITY: <i>Recommendation to Minister who in turn advises ADMINISTRATOR</i>
OCTOBER		MINISTER FOR LANDS		
NOVEMBER		GOVERNMENT PRINTER MINISTER SIGNS CERTIFICATE SO THAT CLOSED ROAD BECOMES CROWN LAND.	SERVICES: - <i>i.e.</i> <i>Power, Water, Sew- erage. Telecomm- unications to be protected by EASEMENT OR Lines Relocated.</i> PREPARATION OF CROWN LEASE FOR SPECIFIED TERM.	

NOTIONAL CASH FLOW

ITEM/DEPARTMENT	1981/82	1982/83	1983/84	1984/85	TOTAL
Design & Construct (Department Community Development)	730,000	2,000,000	2,000,000	440,000	5,170,000
City Council - loan (Treasury)	550,000	600,000	600,000	-	1,750,000
Centre Management (Department Community Development)			50,000	200,000	250,000
	1,280,000	2,600,000	2,650,000	640,000	7,170,000

NOTE: Not including (a) N.T.D.C. Loans (\$828,000)
 (b) Corporation funds (\$420,000)