



NORTH BELCONNEN UNITING CHURCH

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MINISTER: Rev Tim Jensen

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An open letter to the Melba Shed Inc.

Dear Friends

I am writing to congratulate the members of the Melba Shed for their splendid community effort to complete the extension of the Community Centre.

Due to my daughter's wedding, I will be out of Canberra on 18 October. I send you my best wishes for the day as you celebrate the achievement, thank Bernie Rees for his fantastic contribution and formally open the new room.

The congregation is rightly delighted with the outcome. We look forward to a long association with the Shed and with our "partners in crime", the Rotary Club of Ginninderra. We hope you will see us as more than a landlord! We believe that the Melba Shed is making a significant positive contribution to the local community, we welcome that without reservation and we are sure that your best days lie ahead.

Many of you worked hard for this outcome, some of you exceptionally hard. I lost count of the times I saw Bernie, Phil and Don scraping the frost off their clothing and debunking the myth of an 8-hour day.

Shed members contributed in many different ways (hats off to the cooks of a zillion snags). Latent skills emerged. I recall one sighting of a paint-besplattered High Commissioner to Taubmans. As I walked away, I thought "*Billy's doing a weird self-portrait using his head as the canvas*". The end result, however, was a very high quality finish to the walls and ceiling, a tribute to every member of the team.

On the obverse of this letter, I have provided a brief financial report for those of you who are interested in numbers.

Yours sincerely

Roger Kilham
Treasurer
11 October 2013

The "Melba Shed Extension" of the Community Centre Financial snapshot as at 11 October 2013

Project Status: Substantially completed on time and within the original budget with only the heating/cooling to be addressed in 2013-14. In the longer term, new floor coverings may be contemplated.

Financial outlays:	Total	\$33,961.58
	Less GST paid	\$2,794.09
	Effective cost	\$31,167.49

Funding:	Melba Shed Inc.	\$11,124.49
	UnitingCare Ageing grant	\$10,000.00
	Rotary Club of Ginninderra	\$5,000.00
	North Belconnen Uniting Church	\$5,000.00
	Other local donation	\$43.00
	Total funding	\$31,167.49

Decomposition of financial costs: Donated time had an enormous impact, holding down the financial costs of the project to a very low level.

Bricks & bricklaying	\$3,403.23
Stump grinding	\$136.36
Sand, cement, lime	\$175.00
Concrete slab	\$2,146.91
Roof	\$1,527.00
Timber	\$5,478.21
Structural steel	\$1,827.45
Electrical	\$2,173.00
Paint	\$788.15
Windows & doors	\$7,787.00
Gyproc	\$850.00
Curtains	\$483.82
Paving	\$371.82
Fees	\$4,019.54
Total project cost to 11 Oct 2013	\$31,167.49

Fees amounted to nearly 13% of the total cost, a high impost for community groups getting by without any government support. ACTPLA fees alone were a whisker under \$1,760, more than half relating to an expensive public consultation process which yielded no interest whatsoever.

The certification process added to costs. The small (34 square metre) extension had to be built to a very high environmental standard even though it is to a 40-year old government-built building of very low energy efficiency. Regrettably, cost without a benefit.