

# SYDNEY, ROCKS and POINTS

**SPECIAL EDITION**

## QUALITY PUBLIC HOUSING ISSUE SPARKS FIREWORKS IN THE ROCKS

**T**he Miller's Point Rooming House controversy was brought out into the open when Alderman Jack Munday called a public meeting at the Abraham Mott Hall on March 20, over 200 people attended.

The N.S.W. Government's decision which transfers control of the Rooming Houses from the Maritime Services Board to the Housing Commission has been bitterly opposed by a vocal minority of head tenants. They have a vested interest in the illegal policy allowed by the Maritime Services Board of key money exchange between head tenants when they changed tenancy.

Under the new administration in the Maritime Services Board this shady practice would not have been tolerated.

The Maritime Services Board now see clearly that their main responsibility is the Port. It is to be hoped that not only the rooming houses, but all housing under their control will be transferred to the Housing Commission as soon as possible.

### Disrepair

**Y**ears of neglect by the Maritime Services Board has left too many houses empty and in a bad state of disrepair.

Sydney Cove Redevelopment Authority's remaining residential stock should also be under Housing Commission control, so as a concerted effort can rapidly see an enormous improvement in the quantity and quality of hous-

ing in The Rocks, Millers Point and Dawes Point.

### Tenant's Association

This association in the Rocks Miller's and Dawes Point area can play a vital role in Co-ordinating tenants under the three existing authorities, into a single unit so as the Tenants' Association can act, not only as a watch-

dog, but can intervene directly with the Housing Commission as to the real needs and aspirations of the whole community.

Only if Public Housing is maintained can this historic area be saved from the vandalism of developers and opportunistic politicians.

The Housing Minister has given such an assurance.

The Tenants' Association will ensure that the promise is fully honoured. Joe Taylor, 54 Argyle Street, is the Secretary. All tenants are cordially invited to join the Association and play their part in improving, as well as preserving, this neighbourhood.

### Unprincipled attack

**A** flurry of unsigned leaflets have appeared in our community following the shameful eviction of Paul Eggers and the subsequent defence of Paul Eggers by Alderman Jack Munday.

The illegal eviction of Paul Eggers really shows how desperate this small group of so called "proprietors" are.

Alderman Munday's spirited defence of the evicted Paul Eggers infuriated those "Proprietors" who wanted Paul's eviction to coerce, and silence other tenants.

Alderman Munday was the only Ward alderman to speak up for Paul Eggers. His action was endorsed by the scores of phone calls his office received and by the public meeting on March 20.

The quote at left is from Jack Munday's election policy leaflet, widely distributed prior to the elections in March 1984.

It leaves no doubt as to where he stood on public housing.

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**These flats in Little High Street, in the Rocks are vacant. Like many of other flats in the area the interior has been left to deteriorate because of Maritime Service Board neglect.**

**Save people,  
Save Houses  
Save History!**

# There's big money behind the gate!

Jack Munday, with Paul Johnson of the Quay-Hole Committee and Alderman, Bill Hunt led the fight inside and outside the City Council against the developers and NSW Labor Government's act of architectural vandalism, the Gateway Tower at Circular Quay.

In a feature story by John O'Hara in Sun Herald (March 24/1985.) he asks the question, "Did the City Council sell public assets millions of dollars below a fair price in its deal on the Controversial Gateway Tower project!!

Now Hookers have sold them two-thirds share for \$50

million — their original outlay was \$11.5 million.

The Sun Herald story says in part: The deal with council involved handing over to the Hooker Corporation three public streets near historic Circular Quay in order to create a consolidated site for its \$300 million Gateway development.

In return for the streets, the council is to get some adjoining surplus Hooker land which is to be dedicated as public parkland.

Because the proposed parkland is slightly smaller in area than the streets, Hooker will pay the council \$3.3 million to cover the difference in the Valuer-General's valuations — \$18 million for the streets, \$14.7 million for the parkland.

The streets are Henrietta Lane, Mercantile Lane and Arbitration St, which intersect four Hooker-owned blocks each too small for a major high rise site.

With three of the blocks consolidated into one by the inclusion of the streets, Hooker will not need to build on the fourth block, between Arbitration and Loftus Streets at the rear of the Paragon Hotel facing the Quay.

The parkland to come out of it will be partly an access to the Gateway Tower and partly an open eating and drinking area for customers of

nearby foodshops and the Paragon Hotel. Nevertheless, on its face the exchange might seem a fair arrangement.

But its critics hotly denounce it as a multimillion-dollar surrender to Hooker terms by the Labour-controlled City Council under pressure from the Wran Government — a surrender backed by the council's Liberal aldermen.

They claim the exchange deal was a sellout of the council's original requirement that Hooker donate the parkland purely in return for being allowed to build high (42 storeys) and in addition pay the full market value of the streets.

If these terms had been imposed, they would have required a Hooker payout not of \$3.3 million but effectively of \$32.7 million — \$18 million for the streets and \$14.7 million worth of parkland.

Thus, by this reckoning, the swap arrangement saved Hooker \$29.4 million, and freed it from making any public contribution for the impact of its development on the Quay environment.

The hookers and others of this ilk would have destroyed the Rocks as it is today and replaced it with Gateway like towers without the Campaign to "Save the Rocks", organised by Jack Munday as leader of the Builders Labourers in the seventies.

*Cecil says:*



**(IT WOULD ONLY COST TAXPAYERS 40 MILLION DOLLARS TO LET THE "PROPRIETORS" KEEP THE BOARDING HOUSES WHATS ALL THE FUSS ABOUT?)**

# JACK MUNDEY LEADER OF THE "GREEN BANS" MOVEMENT THAT SAVED THE ROCKS

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## A POLICY IN SUPPORT OF PEOPLE PLACES AND PUBLIC HOUSING

"People living in the City are concerned at the lack of sufficient Public Housing. There must be a real programme of suitable medium density housing, (including the refurbishing of unused city warehouses and factories), to provide accommodation for low to medium income families. We cannot just create living areas for high income groups — a city must have a mixture of people to really come alive. Increasing higher rentals are forcing low income earners out."

## Mundy's Credentials impeccable

It is both presumptuous and incredible that some of the vocal "proprietors" should think that Alderman Mundy would be beholden to them because some may have supported and voted for

him in the last elections.

People with many different political views voted for him. Alderman Mundy's written and spoken policies were clear — "Save People, Save Houses, Save History" — "Public Housing" — "Opposing the Gateway at the Quay" — "Accountability, and periodic reports back on public meetings" — "Public Transport".

Alderman Mundy led the fight against the infamous Hooker Gateway. Besides fighting consistently for his policies, Alderman Mundy, together with another unpaid colleague, Tom Hogan, runs the only full-time Alderman's office from the 16th floor, Town Hall House, in Kent Street, as many of our community residents, environmentalists, unionists, students, and Resident Action Groups know full well by having visited the office for assistance and advice.

Jack Mundy is one of Australia's best known and

respected environmentalists and speaks and writes on environmentalism throughout the country.

Jack Mundy, as the leader of the Green Bans, Helped Save The Rocks from destruction in the early seventies. Mundy's spirited opposition to the developers of the Askin years earned him praise throughout Australia.

Finally the Developers linked up with the corrupt Gallagher regime of the B.L.F. to illegally expel Mundy and 20 other of his B.L.F. colleagues from that union and deprived them of a livelihood for ten years.

Can anyone imagine such a person who also rejected developers bribes worth million of dollars in the Green Ban days, going along with the vested interest of the few selfish "proprietors"?

Alderman Mundy has told the "proprietors" that if they can negotiate a settlement with the N.S.W. Government that is their concern, but that on the key money issue it must become a thing of the past.

## Walker's Letter

1. "There is a lot of inaccurate information circulating throughout the Millers Point community about what will happen to you and your accommodation."

2. "I am writing to you again to set the record straight about what the Housing Commission proposed to do with the 60 rooming houses that have been transferred to its control."

3. "Firstly, I wish to emphasise that no resident will be asked to leave. The Housing Commission will enter into tenancy agreements with all sub-tenants and resident head tenants. These agreements will ensure security of tenure for all residents. I can only reiterate that once you sign a

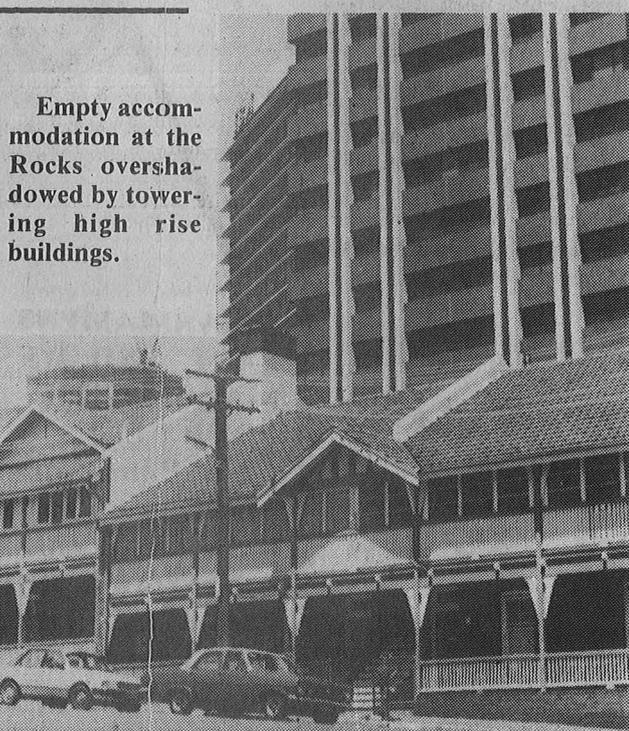
tenancy agreement, you are guaranteed a continuing right to live in the rooming house accommodation in Millers Point."

4. "Secondly, the rent that you will pay to the Housing Commission will be a maximum of 20% of your income (or 18% of your income if you are a pensioner) up to the ceiling rent set of the particular part of the property you occupy. For example, if you receive an aged pension of \$193.80 per fortnight, you will pay \$17.50 per week rent. For the majority of tenants, this will be a significant reduction in the rent payable.

5. "Thirdly, the Housing Commission plans to spend \$4.5 million renovating the 60 rooming houses. They are being upgraded to provide quality and accessible kitchens, bathrooms, laundries and toilet facilities."

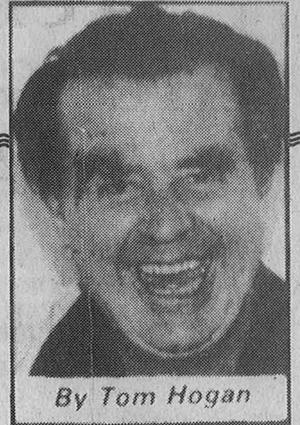
6. "Finally, negotiations with the head tenants are, in the main, proceeding smoothly. Many have already agreed to enter into tenancy agreements and management contracts with the Commission. In the event of a head tenant not wishing to take up a management contract in a particular property, the Commission is keen to discuss management options with sub-tenants. A small group continue to campaign against the management changes, and are using questionable tactics to get their point across. In particular, I am deeply concerned that some head tenants have, in some instances, withheld information and have distorted the truth to further their own ends.

"I urge you to contact the Housing Commission office at 40 Argyle Place, Millers Point (phone 27-3514) if you require any information or assistance regarding your continuing accommodation needs in Millers Point."



Empty accommodation at the Rocks overshadowed by towering high rise buildings.

# Sydney Town Topics



By Tom Hogan

Two of the top T-Shirt anti-nuclear slogans seen around town recently. Probably getting a trial run for the big palm Sunday anti-nuclear rally.

The Earth is flat,  
Pigs can fly,  
Nuclear power is safe!

I'm tired of hearing about nuclear bombs, but I hope they never drop the subject.

## The Shirl and Sally Show

The driving couple in the Rooming-House Rumpus are both very capable ladies.

Sally has an armed forces background and thus her martial bearing.

Shirl though nominally in the ALP, made her name by giving patronage to Liberal Lord Mayors and organising their charity functions.

Sally was Mine Host of the Berrima Hotel before obtaining her three Rooming Houses.

Shirl has her Colonial Museum (obtained from the MSB) as well as her Rooming Houses.

## Someone is mistaken

Shirley Ball OBE is reported to be very disenchanted with the performance of Alderman Jack Munday since his election to Council. He is all talk and no action, she says.

As a modest punter I would be prepared to bet Three Boarding Houses to one museum that Shirley is mistaken.

## Driving ambition

A lan Jones our own world champion racing driver retired to the Gold Coast in 1981 to run a Bar Sales Business. He is now reported to be tired of,

making money, so is considering an offer to drive in four more races for a paltry million bucks. Not a bad way to relieve boredom.

## In Case of Nuclear Explosion

Immediately fill a gerry can with fresh water, then immediately proceed to the green-grocer and purchase plenty of potatoes and carrots, which when peeled could be still alright. You are then advised to catch a cab to the nearest building with at least five floors underground. But hurry, this offer closes one tenth of a second after the bomb goes off.

## Of Gods Devils and Liberals

Liberal City Council Alderman Les Morka bought a house in Darlinghurst. Since he discovered some prostitutes live in the area he hasn't stopped crying.

State Liberal member for the area Michael Yabsley bought a bordello in Woolloomooloo and only stops laughing when being thrown out of Parliament.



**DISARMAMENT EAST AND WEST MARCH WITH YOUR FEET.**

**On Palm Sunday March 31 against the threat of Nuclear.**

**Assemble Hyde Park Cnr. Elizabeth and Liverpool Streets Sunday 1.30 pm.**

**GOING** to campaign for more public housing, said Jack Munday in his policy leaflet last April.

**GOING** to fight Frank Walker right down to the last sub-tenant say some of the "Proprietors"

**GONE** to the housing commission to sign up are half the "Head Tenants" and the great bulk of the sub-tenants.