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1. STRATEGY

a. Research

i. Fixed Assets

(1) List current investment in each Community Centre

		Bayswater	Bentleigh	Boronia
(a)	Land value	1,000,000	500,000	150,000
(b)	Buildings	970,500	932,600	195,500
(c)	Fixtures value	40,000	30,000	10,000

(2) Look at current people-carrying-capacity of each Hall

(a)	Seating	. 180	.. 160	. 70
(b)	Maximum	. 250	.. 300	100
(c)	Minimum	.. 50	.. . 50	. 20

(3) Look at current usage of existing facilities, see Hall use, page 9

(4) Look at each facility's ability to cover expenses in a regular maintenance program. (This should include a deemed allowance for non-revenue producing functions and indirect benefits to community and Society)

(5) Life-expectancy, in years: .. . . .

(a)	In Age	.. 10	.. . 15	.. 1
(b)	In Style	.. 15	.. . 25	.. 5
(c)	In Capacity	. . . 5	.. . 30	. 20

ii. Population Statistics:

(1) Membership of Community, Souls

			Bayswater	Bentleigh	Boronia
(a)	by age				
	(i)	5y	. . . .	.. . . .	. . .
	(ii)	10y	. . . .	.. . . .	. . .
	(iii)	15y	. . . .	.. . . .	. . .
	(iv)	25+	. . . .	.. . . .	. . .
	(v)	total	. . . .	.. . . .	. . .
(b)	Historic growth over last 5 years, %				
	(i)	Templer	. . . .	.. . . .	. . .
	(ii)	None	. . . .	.. . . .	. . .
(c)	Templer by Location (Density)				
	(i)	5km	. . . .	.. . . .	. . .
	(ii)	10km	. . . .	.. . . .	. . .
	(iii)	15km	. . . .	.. . . .	. . .
		1)	Wangaratta	Bendigo	Phillip Isl

(iv) 50km . . . .

b. Comparison

i. Distribution of Temple Society wealth in the Melbourne area
(1) Centre of highest Financial investment concentration in Melbourne

	Bayswater	Bentleigh	Boronia
(a) $	8M	1M.	0.2M

ii. Distribution of Templer population in the Melbourne area
(1) Demographic Centre of the Temple Society in Melbourne

(a) People	. 306	. 150	107
(b) to 5 years	. . . .	. . . .	. . .
(c) 5- 10 years	. . . .	. . . .	. . .
(d) 10- 25 years	. . . .	. . . .	. . .
(e) 25- 65 years	. . . .	. . . .	. . .
(f) Over 65 years	. . . .	. . . .	. . .

(g) Shift in demographic centre over a 25 year History

2. PHILOSOPHY

a. The need for a Community structure in the Temple Society
i. Local Communities
(1) Physical contact versus other means of communication
(2) Community as a means for people to express the need to help others.
(3) Other driving forces
(a) German School
(b) Play-Group
(c) Kids Group
(d) Bowling Club
(e) Tennis Club
(f) Choir
(g) Ladies Guild
(4) Historic precedencies
(a) Palestine
ii. Size of Local Community
(1) Minimum-Maximum
(a) Regional Community

(b) Sub-Communities
(c) Community within Community
(d) Enlarged Family Community

b. Options for Financial autonomy of Communities

i. Members Fees as at present.. . (1994-95)
ii. Comprehensive Temple Society Payment
(1) To Office (with suitable distribution formula)
(2) To Community Account (with office management)
iii. Membership
(1) Type of Membership
(a) Family
(b) Active-Passive
(c) Child
(d) Student
(e) Pensioner
(f) Voluntary Contributions only
(2) Appropriate size of Payment
(a) Fixed
(i) locally
(ii) regionally
(b) Flexible
(i) Adjusted annually, like a body Corporate, to cover the next budget
(ii) As Levies at the time of need.
(iii) Means tested

c. Physical Contribution

i. Community Working-Bee
(1) Committee rostered
(a) all registered Members
(i) Regular
(ii) as required
(iii) Ideal size of group
(iv) Ideal age mix
(b) By annual agreement

(i) Voluntary, pre-arranged times
(ii) Optional payment instead
(iii) By profession
(iv) Financial incentive

ii. Contracted Services, Cleaning, Lawn Mowing, Handy-man

3. EVALUATIONS & CONCLUSIONS

Prelude:
Like all living entities the Temple Society is evolving with the times. If we let it drift with current trends the eventual structure of the Society may (or may not) fit in with the ideals we privately harbour. A census on each individual's vision of the Temple Society is beyond the scope of this task, but at the basic level we all have an instinct to recognise growth and public support for certain aspects of life. It is this fundamental feeling we are trying to stimulate with this summarized overview.
Any conclusions we draw from it should of course be tempered in a bath of Temple Society Philosophy and viewed as part of the complete sociological picture.

a. Answers we look for in the above investigations are:
   i. Population
      (1) Is there a noticeable concentration of Templers in any of the Melbourne regions
      (2) Has there been an discernable shift in recent times
      (3) Should we support such a shift, or discourage it
      (4) Can we anticipate future growth-centres
      (5) Are certain areas ageing faster than others
   ii. Facilities and Utilisation
      (1) Are individual areas adequately served by community facilities
      (2) Are certain areas oversupplied with facilities
      (3) Can we anticipate the need of additional facilities
      (4) Would a relocation of the Office improve services to the Community
      (5) Would a concentrating of development present a better image to the outside world? Public relations
      (6) Would the creation of a specific centre for religious functions, a Temple, improve our public image
      (7) Would it detract from the guiding principles which Templers have:
         (a) to recognise that the omnipresence of God does not require a dedication of place or venue
         (b) to regard every human being as part of God's living Temple, and any congregation itself, wherever it is assembled, as a Temple structure created by God.

   iii. Operation
      (1) Should the economic operations of our community facilities be improved by commercial utilisation of outside-community demands
         (a) Would such usage detract from the image we want to present to that outside world, or to our members
      (2) Should we concentrate on the usage by our members and friends and rely on their donations and goodwill
      (3) Can we have two type of facilities (Halls)
         (a) For Templers, for functions in "the Templer Spirit"
         (b) For Hire on a commercial basis, a Restaurant, an Art Centre

4. RECOMMENDATIONS

Tenet
In the end, after all information-collecting and sorting exercises are completed, there are usually a number of alternatives that can not be eliminated by the process of deduction. There is no way the past (or the present) can give you an unambiguous path into a guaranteed future evolution. It is left to some individuals to decide what this future of theirs should be like and what ambitions they have for that future. The foresight, the FAR-VIEW, of those individuals will shape this future. In passing they will have left their imprint on it. Their decisions will in fact create this future, create it out of the information they have at hand at the time, and their vision.
The only restraint on the scope of these "creators" is the limitation imposed by the inertia of the public mind. Changes should be of a magnitude the uninvolved individual can understand and absorb. This aspect was touched on by the United Nations Secretary General at the National Press-Club address recently when he said: Policy changes and Social evolution in a country (or a community) should be controlled and kept at below 5% per increment, otherwise people will sense a breakdown of order, of continuity, and that can lead to a revolution with sometimes disastrous results.

a. MELBOURNE COMMUNITY CENTRES. Future growth and development of community facilities should continue in the Eastern Suburbs of Melbourne. Recommended actions on the three Centres are as follows:

i. The Bayswater Community Centre. Utilisation should be increased by expanding the facilities

(1) A five year Plan be initiated to build a new religious facility, a "TEMPLE", on the Bayswater land, self-contained and separate from the existing hall, but part of a Master plan which is to include a Temple Society Office-Administration and Library building facing Elizabeth Street east of the existing Hall..

(2) A ten year Plan be initiated to move the Temple Society Offices and Administration to the Bayswater land

(a) Architect sketches be commissioned immediately for public scrutiny and familiarization.

(3) The existing Bayswater Hall to continue in its present usage for Templer Community Functions and for public use by Templers and Friends against cost-compensation for general maintenance,

(a) Income from Hire, Members & Friends. $5,000

(b) Allowance for Community use (Saal-Funeral-School). $5,000

(4) The 2ha bottom part of the property (TSA Central Fund) be retained as open space area, and for future expansion. (possible Templer School?)

(5) No part of the Complex is subdivided or sold

ii. The Bentleigh Community Centre to continue in its present activities

(1) The Bentleigh Hall continue in its present usage, with increased activity in public use by members and friends to provide revenue from donations, etc.

(a) Income from Hire, Members & Friends. $5,000

(b) Allowance Community use (Saal-Funeral-School).. $5,000

(2) The present Office Space be refurbished as a Bentleigh J.G Centre for the growing young population in that area..

(a) The Residence part could be carried as a Caretakers Residence.

(3) No part of the Complex is subdivided or sold

iii. The Boronia Community Centre is to change into a revenue producing Public Venture.

(1) The Tennis courts are relocated to Bayswater. The present Tennis area becomes a Car park

(2) The Hall itself is let-out as

(a) A landmark Restaurant

(b) An Arts-Centre/Theatre/Local Museum

(c) A Veterinary Clinic

Annual revenue expected. $7,500

(3) The vacant land is subdivided as residential land and Templer Units/Flats built on them for sale or rent to Templers

(a) Expected Sale profit. $200,000

(b) Or Rental income. $25,000

b. COUNTRY COMMUNITY CENTRES

i. Formation of new Community Centres is to be encouraged, especially for country areas such as

(1) Wangaratta

(2) Bendigo

(3) Phillip Island

ii. The Criteria for a new nucleus in to days climate should be

(1) 20 (or more) souls (five families) within a radius of 50 km of a convenient centre

(2) A driving force in the area pushing for community oriented action

(3) A willingness of more than 50% of people to actively participate

iii. Initial support should be from Elders attending scheduled meetings

iv. Material support should be offered once population density reaches 40 souls (10 families) within a circle of 50 km radius

c. TEN YEAR TIMETABLE of recommended Action to the year 2005

i. 1996

(a) finalise plans for Boronia Centre development

(b) develop Temple Society Master Plan

ii. 1997

(a) finalise Master Plans for Bayswater development

(b) complete Boronia Units construction

iii. 1998

(a) complete Boronia Hall Remodel and Rental arrangements

(b) Sell Boronia Units to Templer families

iv. 1999

(a) Start new religious centre, TEMPLE, in Bayswater

v. 2000

(a) Complete the TEMPLE in Bayswater
(i) Official opening ceremony Hoffmann's Gedenktag

vi. 2001
(a) Acquire a Community House in Bendigo
(i) Open the Bendigo Centre

vii. 2002
(a) Initiate construction of new Bayswater Complex, Office/Administration/Library Block

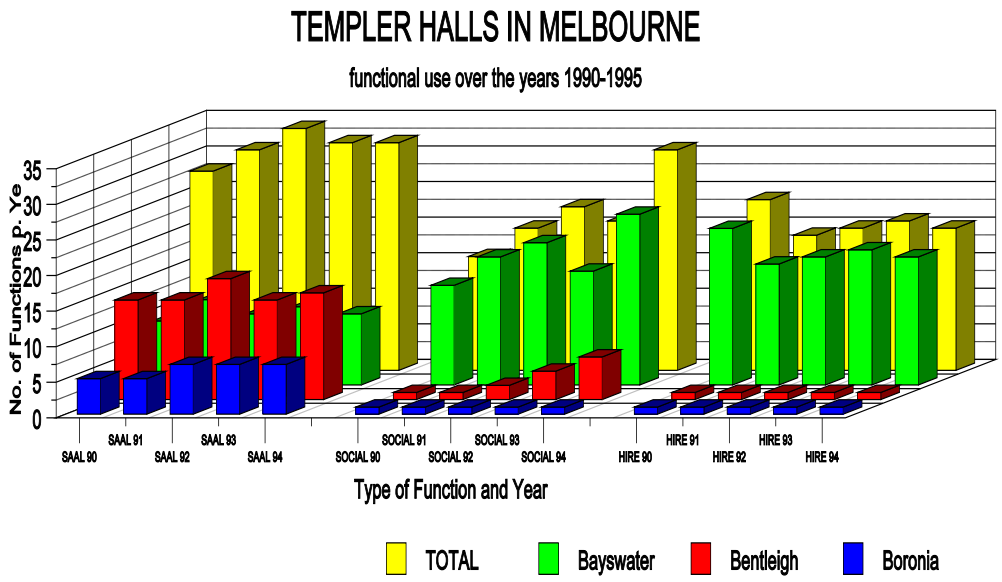
viii. 2003
(a) Build Bayswater Office / Administration Complex

ix. 2004
(a) Complete Bayswater Complex
(b) Move Office/Administration to Bayswater

x. 2005
(a) Re-model Bentleigh Office Block as a new JG Centre
(b) Start second Stage of Templer Village in Bayswater

5. APPENDICES

a. Buildings
i. Templer Halls in Melbourne



TABLE

FUNCT.	Religious SAAL Service						WeddingsSOCIAL Funerals						Private HIRE Functions					Notes	
YEAR	90	91	92	93	94		90	91	92	93	94		90	91	92	93	94		
BA	9	12	10	11	10		14	18	20	16	24		22	17	18	19	18		
BE	14	14	17	14	15		1	1	2	4	6		1	1	1	1	1	note 4	
BO	5	5	7	7	7		1	1	1	1	1		1	1	1	1	1	note 4	
TOTAL	28	31	34	32	32		16	20	23	21	31		24	19	20	21	20		

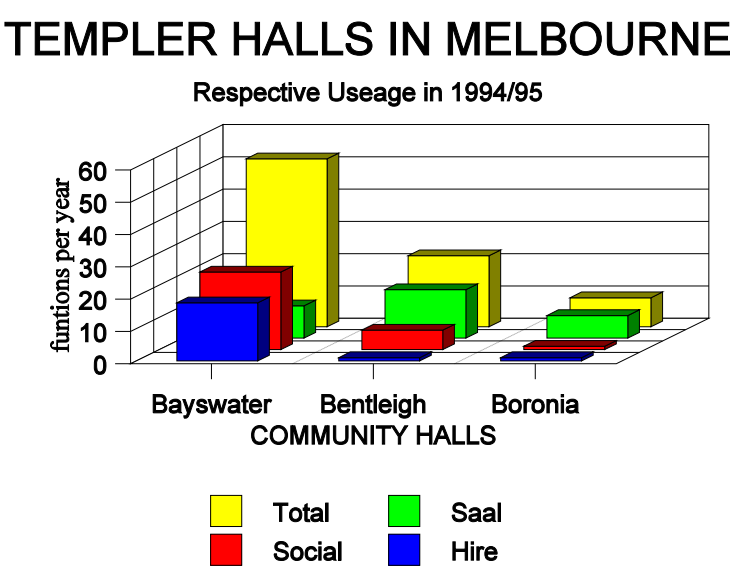
NOTES
1 REFERENCES for SAAL are the TEMPLE SOCIETY's ELDERS SCHEDULE
2 SOCIAL FUNCTIONS are taken from the HALL MANAGERS books where available
They include Community functions such as Ball, Wedding, Funeral...
3 H IRE include Private Functions, Birthday, and other Bookings
4 A ONE (1) was inserted where no DATA was available.

(1) Records are only kept for the current year (Bayswater for the last five years), but the general opinion is that these figures are indicative of the general usage over at least the last five years. Bentleigh has recently also started to consider revenue producing functions

1 Saal means any religious Community Function

2 Social includes Community Balls, Parties, Weddings and Funerals. Donations may result.

3 Hire are Private Functions, Birthday-Anniversary and other Bookings for which a standard Charge Rate applies.



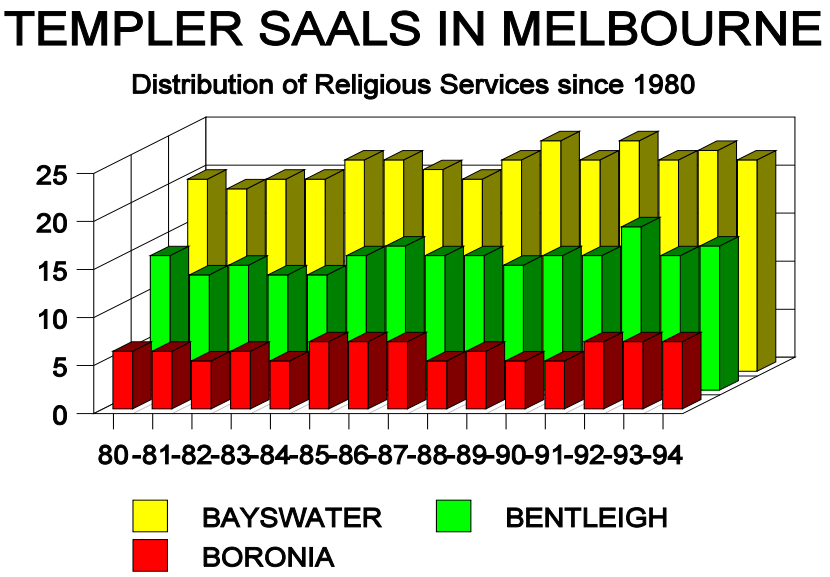
ii. TEMPLER SAALS

Records of scheduled Religious Services were found going back to 1980. As these are rostered to a laid-down Format rather than controlled by actual attendance, very little change has occurred over this period. Minor fluctuations may reflect more the availability of Elders than Community trends.

(1) These figures show Religious Services (SAAL) held in an Area rather than specific buildings:

(a) Bayswater includes Saal held at the Altersheim,

(b) Bentleigh includes Moorabbin.



iii. Victorian Templer Children (under 25) by Postcode

Postcode	LOCATION	Num	Postcode	LOCATION	Num	Postcode	LOCATION	Num
3068	Fitzroy North	2	3172	Dingley	6	3792	The Patch	2
3084	Heidelberg	2	3173	Keysborough	3	3793	Monbulk	5
3113	Nth Warrandyte	4	3178	Rowville	7	3795	Silvan	3
3114			3186	Brighton	6	3803	Hallam	1
3115	Wonga Park	1	3187	East Brighton	3	3804	NarreWarrenN	1
3122	Hawthorn	2	3189	Moorabbin	1	3805	Narre Warren	2
3124	Camberwell	2	3190	Highett	1	3818	Drouin South	2
3125	Burwood	1	3191	Sandringham	2	3915	Hastings	1
3126	Canterbury	2	3194	Mentone	6	3931	Mornington	2
3127	Surrey Hills	2	3196	Edithvale	3	3953	Leongatha	4
3131	Forest Hills	2	3199	Frankston	4	3984	Lang Lang	5
3135	East Ringwood	3	3204	Bentleigh	5			28
3136	Croydon	6	3226	Ocean Grove	1			
3142	Toorak	2	3337	West Melton	1			
3150	Glen Waverley	13	3350	Mt Clear	3			
3152	Wantirna	6	3363	Creswick	3			
3153	Bayswater	42	3429	Sunbury	2			
3155	Boronia	13	3461	Drummond	1			
3156	Ferntree Gully	16	3478	St Arnaud	2			
3158	Upwey	2	3550	Quarry Hill	3			
3159	Selby	1	3677	Wangaratta	2			
3163	Ormond	2	3765	Montrose	10			
3165	East Bentleigh	17	3767	Mt Dandenong	1			
3167	South Oakleigh	9	3777	Healesville	2			
3170	Mulgrave	1	3786	Ferny Creek	3			

THIS	TOTAL	153	THIS	TOTAL	81	ALL COLUMNS =	262