



13 November 2008

Dear Family and Friends

In this update we will give an update on the progress of the building project and outline points for prayer. The good news for this update is that, whilst we are still “waiting”, we have a renewed enthusiasm for the project.

Plans and Council

You will recall from the last update that Council had responded to the plan with some recommendations for changes to the plan. The biggest challenge from this was the requirement that the entrance to the car park be from Brisbane Street rather than the original plan which had it from Shakespeare Street. Architects **Sanders Turner & Ellick (STEA)** have prepared a new draft to accommodate these challenges. This plan has been accepted by the MBC Board to be turned into a full plan which, when completed by **STEA** will be resubmitted to council. We have high hopes that the new plan will meet all council requirements and should be comparable in size and function to the previous plans. Once redrawn, these will be put onto the notice boards. There are, however, some things to note about the revised plans:

- The new plans will require the immediate removal of the manse upon start of construction.
- The reason for this is that in order to fit a large enough building to meet our requirements and comply with the entrance from Brisbane Street, the building will need to be positioned on the Eastern boundary, where the current manse is placed.
- Subsequently, as part of the decision-making for the church before approving the final development plans, the additional cost of providing new accommodation for Jock and Lyn will need to be resolved.

Because of the gracious services of **STEA** and the fact that we have already paid the majority of fees associated with the submission to council, finalizing these plans to the point of approval should not incur any additional cost. We hope that plans can be ready for submission in the next few weeks which will then need to be reviewed by council.

Open Options

In order for all of us to “accept” a solution to our property challenges, it is very important that we keep in mind our building requirements. Fundamentally, these requirements are to provide a facility with an auditorium space of around 330 with additional multipurpose spaces for Sunday School, Crèche, Youth, Pastor, Kitchen and Administration. The target budget for this project has always been around \$1.2M. All of these requirements are still believed to be achievable on our current property and the MBC Board therefore is firmly behind the plans to redevelop the current site.

The MBC Board and the Property Committee have however continued to investigate alternative properties in order to keep our options open. The only two situations where an alternative property might be considered are:

1. The alternative property is able to deliver our property requirements at a lower overall price.
2. We receive revelation through the Holy Spirit that our requirements should be different (i.e. greater) than what we have planned around.

Praise Points:

- For the diligent and gracious services of Steve Turner and Andrew Allen from Sanders Turner & Ellick Architects.
- God’s direction and peace in relation to the progression of the project.
- New draft plans from STEA appear to resolve Council concerns as well as achieve our requirements.
- That we have received strong leading that the current manse will have to be removed.

As yet, no suitable alternative properties have been revealed to us and therefore, whilst we should maintain open minds to God's leading to other options – the most financially responsible and functional alternative is the redevelopment of the current site. Therefore, we will continue with enthusiasm and faith towards this outcome.

³ This vision is for a future time.
It describes the end, and it will be fulfilled.
If it seems slow in coming, wait patiently,
for it will surely take place.
It will not be delayed.

⁴ "Look at the proud!
They trust in themselves, and their lives are crooked.
But the righteous will live by their faithfulness to God.
— *Habakkuk 2:3-4 (NLT)*

Timeline

As we all know with projects such as this, timelines are bound to change. We have to also keep in mind that whilst we might be "put out" by delays, we need to remember that time is nothing to the Almighty God. God's timing is perfect, and delays are only permitted by God where it is in accordance with His will.

At this moment, we are hoping for plans to be completed by STEA for submission to Council in early December. After which, if these new plans adequately satisfy all of Council's concerns, approval *could* be obtained around late January or early February. Construction would likely commence within six months of Council approval.

Financial Involvement

The forthcoming DVD on the project will contain a lot more information about the financial aspect of the project. However, many of you have asked how you can be involved in the property project from a financial point of view. Here is a summary of how you can be involved.

- You can make specific contributions to the building fund by having these expressly labeled when placed in the offering bag or through a direct EFT payment made to the church account (again expressly labeled). You can find the church bank details in the church bulletin.
- You can choose to invest "surplus" funds with Baplink who will be underwriting the loan. This option allows the interest to go straight to the church to either offset the cost of the loan or simply for the church to receive benefit from your interest. This option may also have positive tax benefits for some of you.

In early 2007, church attendees were able to make a "pledge" for financial support to assist us with budgeting. We will re-launch this pledge activity along with the DVD. Please contact Steven Tye for any further details on finances.

Next Update

In the last issue, I promised that Pastor Jock would provide a DVD update on the project. This is still planned and should be ready by the end of November. If you have any questions about the project, please email them to me and we can respond to them.

Yours in Christ

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Prayer Points:

- That STEA will be able to quickly complete the modifications to the plans for resubmission to council.
- That there will be no cost implication for having to make adjustments to the plans, specifically the requirement for development of the footpath.
- Since it will not be possible to retain the manse for a period of time, pray that God will provide alternate suitable short or long-term accommodation for the Whittaker family.
- That God will raise up people from the congregation to help in the administration of the project.
- The final estimated cost of the project will be within expectations and that God will provide for our financial needs.
- That renewed fundraising activities can commence.