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Title:
Opening of Craminster House (IMFC Building)

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MR. CHAIRMAN,
THE RIGHT HON. THE LORD MAYOR,
MINISTERIAL COLLEAGUE,
THEIR HONOURS THE JUDGES,
THE LEADER OF THE OPPOSITION,
PARLIAMENTARY COLLEAGUES (BOTH STATE AND FEDERAL),
LADIES AND GENTLEMEN:

9/11/70.

OPENING OF CRAMINSTER HOUSE BY DON DUNSTAN, PREMIER OF SOUTH AUSTRALIA.

THE IMFC BUILDING IS THE FIRST NON-INSTITUTIONAL BUILDING TO BE ERECTED IN ADELAIDE FOR 10 YEARS.

SO SUCCESSFUL THAT 90 p.c. OF ITS OFFICE SPACE WAS LET BEFORE CONSTRUCTION WAS COMPLETED.

INTERESTING NEW CONSTRUCTION TECHNIQUE WAS USED WHICH ENABLED THE BUILDING TO BE ERECTED VERY RAPIDLY AND AT THE LOW COST OF \$4M.

CONSTRUCTION METHOD.

IT'S THE FIRST TIME THAT THE TECHNIQUE OF USING LOAD BEARING PRE-CAST CONCRETE FRAMES AS THE STRUCTURAL ELEMENT FOR THE OUTER SHELL OF A BUILDING HAS BEEN USED IN ADELAIDE.

PERHAPS THE MOST SIGNIFICANT INNOVATION IS THAT THE STRUCTURAL AGGREGATE FOR THE CONCRETE HAS BEEN EXPOSED AND SOUTH AUSTRALIAN AGGREGATE WAS USED.

INTERSTATE ARCHITECTS AND BUILDERS REGARD THIS AS AN INTERESTING DEVELOPMENT. THE SAME TECHNIQUE HAS BEEN APPLIED OVERSEAS AND INTERSTATE, BUT INTERSTATE BUILDERS IMPORT THEIR AGGREGATE.

A NEW FIELD FOR SOUTH AUSTRALIAN INDUSTRY.

THE BUILDING WAS DESIGNED BY A SOUTH AUSTRALIAN TEAM OF ARCHITECTS AND CONSULTANTS AND IS A RESULT OF MANY YEARS OF SEARCHING FOR AN ECONOMIC SOLUTION TO THE PROBLEM OF CONSTRUCTING LARGE BUILDINGS IN THE CITY.

THE MAJORITY OF THE MATERIALS USED WERE MANUFACTURED IN S.A. NEW TECHNICAL SKILLS HAD TO BE DEvised AND EMPLOYED.

2.

GREAT BOOST TO OUR DEVELOPMENT.

MR. LIPMAN HAS SHOWN THAT HE HAS GREAT FAITH IN SOUTH
AUSTRALIA'S FUTURE.

IMFC - ADELAIDE'S ONLY MERCHANT BANK.

CRAMINSTER PROPERTIES PTY. LIMITED

Our Reference:

DFS:AJH

NEW ADDRESS

IMFC HOUSE - 17th FLOOR,
33 KING WILLIAM STREET,
ADELAIDE, S.A. 5000
(POSTAL - BOX 1849 G.P.O.,
ADELAIDE, S.A. 5001
TELEPHONE 518655)

~~6-7 DEQUETTEVILLE TERRACE
KENT TOWN, ADELAIDE
SOUTH AUSTRALIA 5063~~

5th November, 1970.

6 NOV 1970

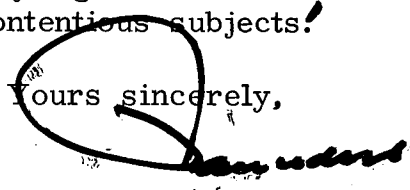
J.S. White Esq.,
Secretary,
Premier's Department,
State Administration Centre,
Victoria Square,
ADELAIDE. S.A.

Dear Mr. White,

I have pleasure in enclosing some brief notes concerning our company and in particular the I.M.F.C. House development, for the information of the Hon. The Premier. I trust this is adequate.

Mr. Lipman has asked me to let you know that his opening remarks and introduction of the Hon. The Premier on Monday next will be in an entirely light hearted vein and he is not proposing to introduce any contentious subjects!

Yours sincerely,



DAVID F. SAUNDERS

Encl.

MR Chairman:
7RH, J.L.M.,
City Council -
S.H. - Mr. Core.
Hurf - Judges.

BACKGROUND NOTES -CRAMINSTER PROPERTIES PTY. LIMITED - I.M.F.C. HOUSE DEVELOPMENT

Craminster Properties Pty. Limited was incorporated in South Australia in July 1968 for the purpose of undertaking property development in Australia.

The three equal shareholders are:-

Cornhill Insurance Limited (a large U.K. Insurance Company with offices in all Australian States)

Investment & Merchant Finance Corporation Limited (Adelaide-based Merchant Bankers)

Westminster and Country Properties Pty. Limited (A U.K. based Property Company with extensive overseas interests in Europe, the Bahamas and Australia)

The members of Craminster, having confidence in the future of South Australia and recognising the unrealised potential of the site at the corner of King William Street and Hindley Street - at that time being used as a parking lot - bought the site in October 1968.

Site works started on 11th February 1969 and 19 months later the building was completed and the first tenants in occupation.

Organisations connected with the projects.

Developers	-	Craminster Properties Pty. Limited
Project Consultants	-	Ronald Collier & Partners
Architects	-	Cheesman Doley Brabham & Neighbour
Principal Contractor (Builder)	-	E.A. Watts Pty. Ltd.
Finance	-	National Mutual Life Association
Letting Agents	-	L.J. Hooker Limited.
<u>Total cost of project</u>	-	approximately \$4,000,000.
<u>Lettable Area</u>	-	127,000 square feet

Major Tenants

Commonwealth Banking Corporation

Ian Potter & Co.

S.A. Chamber of Manufacturers Insurance Company.

S.A. Government (Industrial Court & Commission)

Kinnaird Hill deRohan & Young

Samin Ltd.

Delhi International Oil Corporation

Investment & Merchant Finance Corporation Limited.
