



# LOCATING YOUR IDEAL ORG BUILDING

**I****NFORMATION:** The first component to building an Ideal Org is locating the Ideal Org building. Doing such is very simple. Following are some guidelines on how one locates the ideal building for your area.

## REFERENCES:

HCO PL 23 Sep 1970, QUARTERS, POLICY REGARDING, HISTORICAL

LRH Lecture of 3 Sep 1962, *YOUR SCIENTOLOGY ORGS AND WHAT THEY DO FOR YOU*

HCO PL 12 Mar 1975, THE IDEAL ORG

Note the section in the LRH lecture that explains the two types of buildings:

**“And now we’re thinking in terms of new buildings and designing new buildings all over the world. In other words, we’ve kept it there for a long time; now we’re going to keep it there with exclamation points.”**

...

**“Actually, it requires two types of building in one of these Central Organizations. It requires a city building, one that is downtown and rises straight up from the ground to some height. And it requires one out in the country which sprawls all over the place on one floor...”** — LRH Lecture 3 September 1962, *YOUR SCIENTOLOGY ORGS AND WHAT THEY DO FOR YOU*

## THE OVERALL SEQUENCE OF ACTIONS FOR YOU TO TAKE ARE:

- You’ve been looking for a building and the first step is to name the product of what you are looking for.

The right building is the right one all around. It’s the one that has some significance in the community, possibly historical, possibly some other meaning (such examples include earlier temples, schools, campuses, high-rises of significant nature and others of the like), which nobody else wants, is ideal for the org, has a rock-bottom price and is absolutely the best building.

This is either in the city (and a signature high-rise building) or it’s on the outskirts in a sprawling area. In the case of a building outside the city, you would locate a Test Center in the city.

Examples:

- **Buffalo:** The city of Buffalo wanted the old org building. The city owned an historic building that was run down and needed renovations to restore it. They offered this historic building to the org. The org sold their existing building to the city and used that money to fund the new building. The new building cost a few hundred thousand to purchase. The building is the perfect size for Buffalo and has huge rooms for the org services. All around, it’s a perfect building for an Ideal Org. Inherent in the whole plan for Buffalo was that the building found was planned to be gotten for the right price—by getting the owner to drop the price significantly.
- **Johannesburg:** Outside the city the org purchased a golf resort and built the org into this existing sprawling property. The cost to renovate in this part of the city was minimal compared to purchasing a new building in town.

The result: by finding the right building, planning it and fundraising for it, it was done in no time, seven months from beginning to opening.

- Madrid: The org building for Madrid is in the heart of the city and is a signature building for the country and the National Church. It is in the famous Arts and Letters District and located next to the Madrid Parliament. It represents Spain in every respect.
- San Francisco: They acquired the renowned original Transamerica Building—a hallmark of the city. This building was NOT for sale, yet we contacted the owner, got him to sell it to us, and for a price 1/2 of the market value for the property.
- Melbourne: Melbourne Org located a building on the outskirts of the city. This was a property that no one had particular use for as it was a former religious school. Thus, the price was such that it could be acquired. And by putting a test center in the heart of the city, the org will be fully set up as an Ideal Org. It is absolutely stunning and is the right building for Melbourne.

In terms of the size of the building, in order to plan an Ideal Org into the building with all functions of an organization and the capabilities of delivering all services, the square footage required ranges are from 45,000-60,000 square feet.

## **IN ESSENCE, IN LOCATING YOUR IDEAL ORG BUILDING YOU WANT:**

**A BUILDING THAT WILL BY ITS PRESENCE AND APPEARANCE ALONE, BRING ABOUT INSTANT ADMIRATION AND RESPECT FOR DIANETICS, SCIENTOLOGY, LRH AND ALL THE LRH TECHNOLOGY SUFFICIENTLY TO IMMEDIATELY IMPACT AND ACCELERATE THE CLEARING IN THAT AREA.**

- Concurrently, you need to activate the real estate agents locally. *Staubach* and *DTZ* (international realtor and project management firms hired by International Landlord Office to locate and renovate all Ideal Orgs) who can be contacted by the org FBO and mobilized to find an org building. You will want to ensure that the local representative for your area understands what type of building we are looking for there.
- In addition to the real estate agent's search for a building, activate a team of people in the field to go out looking for the Ideal Org building against the requirements listed above. Once a building has been located, the information can be forwarded to the real estate agent to obtain the needed information and work out what is required to obtain the building. One then follows through on what is needed whether it be negotiating a price, determining who the owner is or current use of the building, determining if the owner will sell the building and then executing any required handlings to be able to get THE building. One works with and uses the established real estate lines to get the product that we want.
- Once THE building has been found for your org, the procedure is as follows:
  - A BIC (*Building Investments Committee* which authorizes all property purchases) #1 Checklist is compiled on that building with completed staff work and is forwarded for approval. The FBO of the org has the needed checklists and proposes this with the org executives to the Building Investments Committee.
  - With the BIC #1 CSW approved, a BIC #2 checklist is done where far more detailed information on all aspects of the building and location are put together. This is forwarded to the Building Investments Committee and receives final authorization before any purchase is done or any binding commitments are made on the building.

- Concurrent to the above, all needed funds are raised to do the complete purchase of the building against the purchase price. There are several tools and materials available in the org detailing out how one goes about doing this and which will assist in getting the whole org and field on board and activated to reach this target. These tools are available from the org FBO.

- With approval from the Int Landlord to purchase the building, contracts are drafted for the sale and are approved prior to being signed. This is done between the org FBO and Director of Special Affairs in coordination with the real estate broker who drafts the purchase contracts. They are reviewed by a qualified attorney.

- Once a suitable contract has been finalized and approved, and the funds are in hand, one goes into contract to purchase the building.

- Once entered into contract, a series of inspection and verification steps are done — as detailed in Part II of the BIC #2 checklist — in order to know every detail regarding the state of the building and existing codes. In this way it can be determined what will be required to establish it as the Ideal Org building for that area and that we will be able to do such in that building. These steps get fully completed prior to closing escrow on the building and completing the purchase.

- Professionals must be hired to do the due diligence\* steps for the building as detailed in the BIC #2 checklist, so a full estimate of the building is in hand before the building is purchased. This exhaustive survey is vital. If there is a huge amount of work to do that was unforeseen, economic review must take place to ensure this is in fact the right building to purchase based on the cost estimate to renovate it.

- The *Staubach* or *DTZ* realtors will put together a proposal to hire contractors and architects to survey the building in detail. This step must be done at this point in time, prior to completing the purchase of any building. With the completed survey, the contractors will submit their full cost analysis for renovating the building based on its condition.

These steps must be completed in full prior to the purchase of the building. Such inspections implemented at this part of the line prevent large unforeseen costs for renovations coming up at a later date. It will accelerate getting your org built by knowing all about your building and predicting what handlings must be done to set up the whole org before you start.

## SUMMARY

The above are the simple steps one takes to locate and purchase your Ideal Org building and can all be done in a matter of weeks, as has been done by many orgs.

\***Due Diligence:** A thorough study and series of inspections that often precedes the purchase of property, which considers the physical, financial, legal, and social characteristics of the property.