

Display 3-6<sup>th</sup> May

14th April 1975

DEFINITION OF ARCHITECTURAL CONTENT IN URAMBI HOUSING

1. Brick sample
2. Cedar window
3. Roof tiles
4. Sawn Oregon beams
5. Door Numbers
6. Letter boxes
7. Floor matts
8. Door Furniture
9. Fire Hoods

BATHROOMS

1. Tile combinations - wall H & R Johnson Warringth Series 8" x 4" \*
2. Tile combinations - floor 1" sq. brown mosaic \*
- PC 3. Bath Type - Pressed steel 1650 white
- PC 4. WC Type - Fowler Pacific Lowdown Suite white
- PC 5. Cistern & seat - Coroma Uniset
- PC 6. Laundry Tub
- PC 7. Fowler Basin - Large oval plugbowl soap recess 21 x 17 x ? size
8. Tap Set - Raymor T4 satin
- PC 9. Vanity Top - Marbletone \*
10. Cedar Boarding \*
- PC 11. Shower Glass - Grey Paraline
- PC 12. Shower Frame - Bronze aluminium frame
13. Towel Rail - Smoked grey dream bathroom
14. Shower Rose

KITCHEN

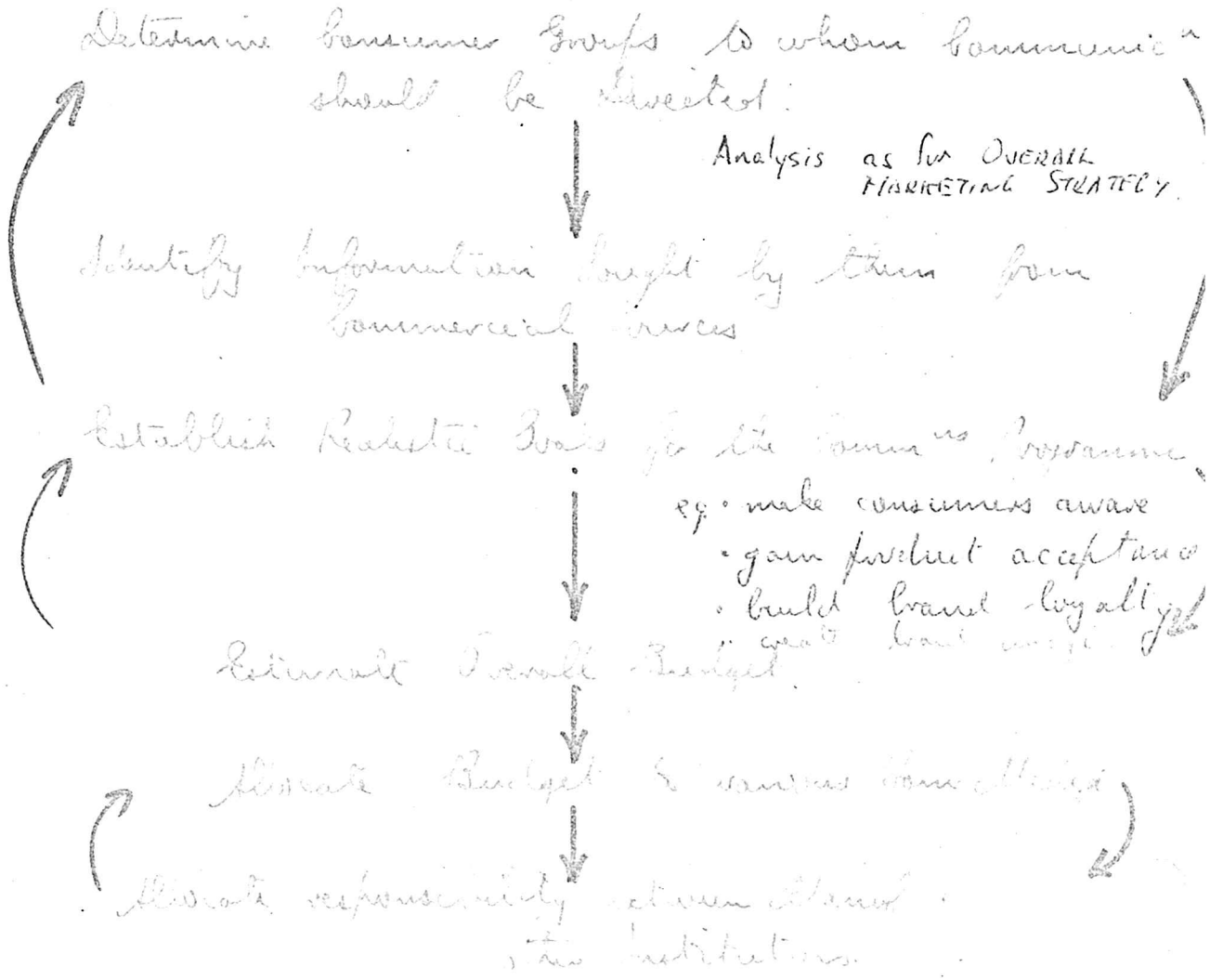
1. Kitchen Bench Top colours \*
2. Kitchen Bench front \*
3. Kitchen handles ?
4. Sink Type
5. Wall Oven & Stove \*
6. Floor Material \*
7. Dishwasher \*

ELECTRICAL

1. Switches
2. Light fittings to be selected
3. Meter Boxes
4. Exhaust fans
5. External lights

# COMMUNICATION STRATEGY FORMULATION

Brown p. 6.



## ELEMENTS OF MARKETING PROGRAMME INFORMATION SOURCE

### CONTROLLABLE

- Product, Price, Place, Promotion (distribution)
- Brand
- Advertising
- Publicity
- Personal selling
- Direct marketing

### NOT CONTROLLABLE

- Competitor's marketing programme
- Advertising media
- Publicity media
- Product availability
- Consumer preferences
- Economic conditions

1. How do these elements determine attitude & behaviour?

# AVERAGE PREFERENCE RATING. (ON 0-3 SCALE)

BUSHLAND	2.84
ADVENTURE PLAYGROUND	2.74.
COOP FOOD STORE	2.68.
FLATS & TOILETS	2.52.
OPEN LAWNS	2.42
SHORT TERM FLATS	2.38
LAUNDRY	2.37
CENTRAL GARBAGE	2.28
CENTRAL POSTBOX	2.28.
SWIMMING POOL	2.21
CHILD MINDING	2.21.
CARETAKER P/T (inside)	2.12.
" F/T "	2.06.
MEETING RM/ASST. HALL	2.05.
CO-OP WINE STORE	2.00.
HEATED POOL	2.00.
STAGE	1.95
SAUNA	1.95
PAVED AREAS	1.85
COFFEE BAR	1.79.
VEG. GARDEN	1.74.
CARPENTER'S SHOP	1.68
ROOM FOR TABLE TENNIS	1.68.
COMMON RM FOR CONVERSATION	1.68.
TENNIS COURTS (outside)	1.63
CARETAKING F/T	71.59.
FLATS (MEMBER SALE)	1.53
WINE BAR	1.53
SQUASH COURTS	1.50
ORCHARD	1.50.
COMPOST HEAP	1.50.
Rec. costs ÷ equally among dwell.	1.47.

ROOM FOR DANCING	1.44
COM. PLAYGROUND	1.42.
ROCK FILES	1.40.
COMMON RM. (BOARD GAMES) <small>FOR CARDS</small>	1.37
MECHANICS SHOP	1.37
POTTERY SHOP	1.37
RM FOR DARTS & C.	1.22.
BARBECUES	1.22
PHOTOGRAPHY CENTRE	1.21
FLATS FOR SALE	1.18
GYMNASIUM	1.17
COMMON RM FOR BILLIARDS	1.11
PRINTING, PAINTING, DYEING	1.11.
OTHER COMMON RM	1.08
TEXTILE CRAFTS	1.05
GLASSHOUSE/SETTING SWED	1.00
GARDEN CENTRE	0.95
1 <sup>ST</sup> AID CENTRE	0.95
TAPE LIBRARY.	0.90.
COLOUR TV. RM.	0.90.
READING/STUDY RM.	0.89.
RECORD LIBRARY	0.89.
MUSIC RM FOR STEREO.	0.79.
" " TAPE	0.68.
{ LEATHERWORK, METALWORK ANTITHEATRE	0.63.
RADIO/ELECTRONICS	0.58
BOWLS	0.50.
LIVESTOCK PENS	0.44
FLATS/OUTSIDE SALE	0.43.

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA:  
DAVID C. D. HARPER, B.A., LL.B.

92-96 NORTHBOURNE AVENUE  
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS  
"ABATOUT," CANBERRA

PAMELA M. COWARD, B.A., LL.B. (ASSOCIATE)

Dear Sir,

re: URAMBI - SALE TO MEMBERS

We advise that the following amendments to the Contract for Sale in this matter should be made:-

1. Clause 2(a) following words "...and the signing hereof" add "which shall vest in the vendor forthwith."
2. Clause 24 - this clause should be deleted.
3. Clause 16 - substitute the following clause:  
"Completion of this contract is conditional upon  
(1) the purchaser obtaining approval within twenty-one (21) days of this Agreement for a first mortgage of \$  
from

upon the security of the above property on such terms and conditions as the purchaser sees fit.

- (2) the purchaser obtaining approval within twenty-one (21) days of this Agreement for a second mortgage advance of \$  
from

upon the security of the above property on such terms and conditions as the purchaser sees fit.

The purchaser shall forthwith make application for such approvals and do all things necessary to obtain those approvals as soon as practicable AND should the purchaser notify the vendor or its solicitors within the said twenty-one (21) days (or such further period as the vendor or its solicitors may in their sole discretion allow) that any of the above approvals have not been obtained, then either party may at their option rescind this contract and the deposit paid herein less any expenses reasonably incurred by the vendor in or about the performance of its obligations hereunder shall be refunded to the purchaser and neither party shall otherwise be liable to the other for any loss or damage suffered by reason of this contract or such rescission AND should no such notification be received then the purchaser shall be deemed to have obtained such approvals and this contract shall become unconditional."

We advise that all contracts should be signed in full at the foot on each page and at the foot of each of the annexed sheets, and that any alterations to the contract should be initialled.

We hope to receive contracts by way of exchange in the near future.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*R. C. F. Moloney*

Dear

Pat & Annemel  
Ryan

Urambi Association

This short note is to keep you informed of our progress. Please note the following points

1. Building will commence in October - this means a very full program on all fronts. To expedite the design phase while we are waiting for Baranbali (A.C.T.) to be set up (a bureaucratic delay), persons who wish to do so may discuss the design of their own house with the architect on 17<sup>th</sup> - 19<sup>th</sup> July. This will cost \$30 per hour, payable at the time of the interview. Up to \$60 will be credited towards the \$4,000 deposit. There is no compulsion to have an interview now, and the risk that the project goes ahead must be with the individual concerned. Those wishing to participate should contact Simon Smith on 49 9327 to arrange a suitable time.
2. Deposits will be taken on 24 August and 15 September for those in the first 60. For those on the waiting list, deposits will be taken later on 15 September. The deposit will be \$4,000 for a house and \$2,000 for a flat. Those depositing on a particular day may choose from all the sites available. In the event of a conflict which cannot be resolved by discussion, a ballot system will be used to decide the issue. Members for whom this timetable causes problems should contact Ian Lowe on 63 3040 to make alternative arrangements.
3. Negotiations with the financial institutions are proceeding very satisfactorily. I shall contact you all again on this matter in a couple of weeks.

*James B. Batty*  
Jim Batty.  
Chairman.

Dear Member

Urambi Housing Association

This note is to inform you of the progress we are making towards building the housing development in Kambah.

The main holdup is the lack of an adequate ordinance under which the building co-operative can be established. The process of amendment of the existing ordinance is proving to be a more time-consuming process than originally envisaged, and I would judge that it will be at least a month yet before the building co-operative can be formed.

The NCDC has now considered the development proposal, and has accepted it basically unchanged.

A group has been formed to promote the establishment of the building co-operative. Solicitors have been briefed to handle its affairs. A question of concern to us all is the nature of the contractual and other relationships which individuals have with the co-operative. Unfortunately it is not possible to satisfactorily answer these questions until the ordinance is amended and the rules of the co-operative drawn up.

On the financial front, the Executive has agreed that, on the basis of discussions over the past month, a letter will be sent to Civil Permanent Co-operative Building Society seeking an arrangement to cover both the building period, should some bridging finance be necessary, as well as supplying mortgages to those who wish to deal with that Building Society.

So far as the site planning is concerned, there are some three months of work as a minimum to getting comprehensive plans drawn up. Some of you, particularly those going overseas have already started talking to Mike Dysart, the architect, about your individual homes. It is urgent, however, that we allocate sites to individual owners as early as possible. Therefore we intend to go ahead on 24th August as planned to take deposits and allocate sites. The deposit taken will be \$4000, which will be deposited in Civil Permanent Co-operative Society in the name of Urambi Association. Should an individual wish to leave before he/she is able to sign a contract with the building co-operative, the money will be refundable less a reasonable charge for architectural services incurred. The details have yet to be worked out, but should this prove successful some 8 weeks or so in time will probably be saved.



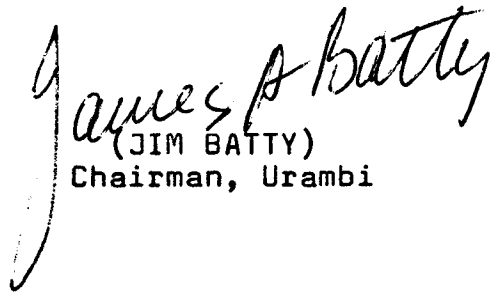
- 2 -

The final date for deposits by the first 60 members will now be pushed back to mid-October.

There are reported to have been rises in costs of housebuilding since the last estimates were made. The Executive has not yet examined this, but we hope to have firm details on current costs by the 24th August. On the brighter side, building labour and materials are becoming increasingly available, which means that it may be possible to build the development faster than originally envisaged.

We will attempt again to have a barbecue when the weather is warmer.

Regards,

  
(JIM BATTY)  
Chairman, Urambi

Samuel Abbotson

DORR,

17<sup>th</sup> April, 1971

Chairman

Maambi Association,

Dear Sir,

Please find enclosed my bank  
cheque for \$400 being:-

\$400 deposit on court yard house (Grove/14, MASS)  
\$ 60 Association membership.

This cheque is designed to  
indicate how interested I am in joining  
the Association. However as I have not  
indicated, confirmation of my wife  
will be required, and I will advise  
you further as soon as possible.

I would appreciate advice of my  
rights and obligations as a member of  
the Association, and the requirements for  
the remainder of the full deposit of \$400.

Yours,

Samuel Abbotson

URAMBI ASSOCIATION  
COZIER CIRCUIT KAMBAR

GENERAL

Medium density housing - cluster housing.  
12 groups, making 65 dwellings  
Area is 10 acres (4 Hectares)

Thus an density is 7 dwellings/acre (USUAL 5)

- Community Centre -
- swimming pool
  - squash court
  - craft room
  - soft area - cards etc
  - hard area - dancing, tennis
  - barbecue areas (1)

Parking separate from dwellings.

covered walk ways

Price includes landscaping, planting.

LOCATION

Western side of Kambur

Close primary school, existing

Close shops, to be opened soon

Houses face NORTH & WEST

Transport available near school.

Adjacent to future golf course (5 years)

400 yards to future Parkway across Golf course.

km to Kambur Port.

Architect

Michael Dypant, Sydney

Houses in Barbours.

(1) Barbours Crescent, Flynn - between ends of Hooper Cres.

(two weeks from completion)

(2) 36 Bampton St Melba

Phone 582 729

Ref Alaska  
Christ

UK Design - L55 - 146 genuine sqm

Tri-level house

front front and back.

L-55 faces NORTH - living, kitchen

BR 2 & 3

facing SOUTH - Master BR, Study.

Construction - brick veneer - white plastic board.

front driveway provided by land-scaping

Kitchen - price includes \$250 stove,

plumbing for ~~stove~~ dish-washer  
selection of options to be  
helped by display 3-6<sup>th</sup> May.

No separate dining room.

Probably could be  
put in at lower level →

No closure between top and bottom levels

Hopefully efficient space usage - <sup>1 square</sup> saving (!)

No laundry; provision for washing m/c  
in downstairs bathroom, but  
no provision for drier.

Storage - <sup>narrow</sup> room access downstairs BR

- possibly door to area under entrance level
- study/storage adjoining living.
- lock up garage.
- possibly door from loft area to area under ref
- walk-in cupboard for one bedroom.

Financial

\$ 37,500

\$ 30 to join Association

\$ 400 initial deposit paid so far.

\$ 4000 to be paid May 18 (?)

Price includes dwelling; community facilities  
does not include

- car parking <sup>lock-up garage</sup> + carpet \$ 1300
- heating <sup>ELECTRIC</sup> \$ 500 - 2000
- inflation escalator ?
- above minimal storage \$ 1200
- built-in barbecue \$ 200

Savings of scheme - price includes

- project management (developer cost) <sup>2000</sup> ?
- bulk buying bricks, stones etc
- lower legal fees 300
- saved architect cost 1000
- agents fees 1500

No limitation on resale

- carpets \$ 1600
- other furniture \$ 1000
- curtains \$ 1000

\$ 7000

Timing

Building to commence May 75.

1 group to be completed 2<sup>nd</sup> out of 6 groups  
Estimated completion December 75.

THE PEOPLE

65 dwellings

about 12-15 DURD

Doctor

Teachers / Lecturers .

1 Tradesman

couple of retireds .

couple of business types

Some singles, divorcee etc.

Children - about 35, mainly under 10.

DIVIDE SQUARE METRES BY 9.27  
 to get SQUARES (10' x 10')

5

Space in U4

UPPER LEVEL

	Metres
Living / Dining	$7 \times 3.7 = 25.9$
Kitchen / Bath	$3.3 \times 5 = 16.5$
Study refuge	$5 \times 1.6 = 8.0$
TOTAL - (A)	$10.2 \times 5.2 = 53$

Feet

MIDDLE LEVEL Entrance level

Master BR	$3.1 \times 3.5 = 10.9$
Bath & Robe <sup>1.6 x 1.8</sup>	$1.8 \times 3.5 = 6.3$
Study	$3.3 \times 2.5 = 8.3$
Entrance/stairs	
TOTAL - (B)	

LOWER LEVEL

Bed 2	$2.8 \times 3.8 = 10.6$
Bed 3	$2.8 \times 3.8 = 10.6$
Bathroom	$2.2 \times 2.8 = 6.2$
Play	$2.5 \times 3.8 = 9.5$
TOTAL - (C)	

A + B + C

53 + 74.5  
 10.2 x 7.3

127.5

13.8

UNDER COVER VERANDAH

SINGLE GARAGE  
 DOUBLE GARAGE

2 ?  
 4 ?

DRAFT  
JHM:EP

Dear Sir,

I understand that the draft conditions of building approval for the lease to the Urambi Co-operative contains, inter alia, conditions requiring certain provisions concerning the provision of garages, as well as a condition requiring all buildings erected to have brown roofs and white walls.

Frankly, our members do not see the need or justification for such conditions being imposed. There are a number of points which should be made:

1. There is the general question of the extent to which a planning authority such as the Commission is entitled to impose the taste of its officers on individual members of the public. Whilst there is undoubtedly a school of architectural thought (a school with which most of our members would have a great deal of sympathy) which favours the integration of buildings with each other and with nature, there are also quite valid architectural arguments which support a more dominant role for the built environment. There is, of course, the vexed question of taste in general.



One has but to think of the reaction which Harry Seidler's early domestic buildings invoked in post-war Sydney to realise that the arbiters of good taste do not always rest in public bodies.

2. Quite apart from the general issue of individual rights, there is the particular issue concerning this Co-operative. The sixty members of the Co-operative have chosen as their joint architect one of Australia's most experienced and well regarded domestic architects whose training and philosophy no doubt closely matches many officers of your Commission. We would have thought ~~that~~ from a mere question of professional ethics as well as a regard for the architect's good sense, that conditions concerning colours would be unnecessary.
  
3. Several of our members have particular objection to the condition which seeks to impose white walls. Firstly, there is the question of excessive glare during summer periods. Secondly, the range of white <sup>or off-white</sup> bricks available is poor, ~~more often are~~ a pale unattractive yellow. Thirdly, the alternative of paint brings with it the probability that the pigment has been prepared with the aid of beach minerals gouged from Australia's beaches. Fourthly, a number of members would prefer to have darker bricks, as these tend to blend more with

the natural landscape which will be one of the major features of the scheme.

4. With respect to the garages, there can be only one valid reason why the Commission would feel obliged to impose this condition, namely that garages would assist in hiding motor vehicles from the sight of passers-by.

Firstly, there will be few people driving past the site, as the road leads virtually nowhere. Secondly, there are other ways of screening motor vehicles from view, such as car ports, landscaping and mounding. Thirdly, one must measure the costs to the members of the Co-operative against the benefits to the visual sensibilities of the said occasional passers-by.

If the reason for the condition is that the Commission feels that the motor vehicles of members of the Co-operative should be protected, then I would say that this is entirely a matter for the judgment of the members of the Co-operative, who are well qualified to make their own decisions about the level of protection to be afforded their own motor vehicles.

I understand that the draft conditions also include a general clause requiring the Commission to be satisfied as to the general quality of the scheme. The members of the Co-operative are indeed anxious that the scheme should be a model of how, if left to themselves, people can indeed create an environment which is satisfactory, not only to themselves, but also to the general public.

I would argue that the general condition referred to above would be more than adequate to permit the Commission to protect the valid public interest and would, therefore, request that the Commission write to the Department of the Capital Territory informing them that the particular conditions referred to above need not be imposed.

Yours faithfully,

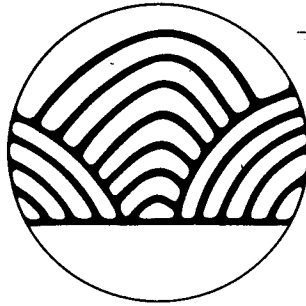
JAMES BATTY  
CONVENOR  
URAMBI CO-OPERATIVE

Secretary and Manager,  
National Capital Development Commission,  
P.O. Box 373,  
CANBERRA CITY ACT 2601

## BUILDING AGREEMENT

### Clause 27.

The contract price shall be deemed to have been calculated on the wages payable and paid by the Master Builder and on the hours of labour in force at the time of this contract was made and of the costs of materials actually allowed by the Master Builder in its books in assessing the contract price and on the costs of sub-contractors' charges actually allowed by the Master Builder in its books in assessing the contract price. If by reason of any award termination or judgment of any relevant duly constituted industrial tribunal or statutory authority there shall be any variation of the rates of wages payable to or the hours of labour to be worked by any persons employed by the Master Builder at the site of the works and/or if there shall be any variation in the cost to the builder of materials included in the works and/or if there shall be any variation in the sub-contractor's charges for the carrying out of works in connection with the works then in any of those events only the contract price shall be varied in accordance with the "Official Master Builders' Association of the A.C.T. Housing Cost Adjustment Formula". Any such variation shall be adjusted on a monthly basis and applied to the unexpended portion of the final contract sum.



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608  
TEL: IAN LOWE 452566 A/H 863700  
JIM BATTY 452554

Prices are finally available from the builder and after the addition of site cost and land components the prices for standard houses are as set out in the following table:

Heating estimates are included for each house type for electric heating. Under-floor heating for all houses is approximately \$1,600.00.

The prices included here do not include any extras such as fireplace, garages/carrorts, raked ceilings.

Valuations recently obtained are also included.

<u>House type</u>	<u>Price</u>	<u>El. heating</u>	<u>Valuation</u>
U 1	21,000	400	22,000
U 1a	24,500	500	27,000
U 2	27,500	625	30,000
U 3	33,000	750	37,000
U 4	38,000	850	45,500
UC 1	32,000	700	38,500
UC 2	35,500	775	43,500
UC 3	36,000	775	42,700
UC 5	39,000	850	50,000
UC 6	36,300	-	43,500
UC 8	47,000	-	50,000

Prices for the specials Nos. 18 to 24 and No. 34 are still approximate and are available from me on 49 9213 (work) or 863927 (home).

Another social gettogether on 30 July. Lithuanian Club, Wattle St., Lynham, again. Some successful format. Don't bother to call this time - just show up 8.00 pm. By then we'll have signed contracts with the builder (negotiations are reaching the final stages now), have received tenders for site works (tenders close 11 July) and will be ready to sign individual contracts. So bring along any questions you have and we'll try to find someone to answer them. COST \$1.00 per person.

  
Louise Stapleton.

7 July 1975

1	F	LINDEN GREEN	BLACKBEAN	TAN	50	KARUMBA	61.604	1	1	0	0	
2		BUCKSKIN	TEAK	WHITE	50	KARUMBA	61.604	1	2	1	1	
3		WHITE	TEAK	WHITE	50	KARUMBA	61.604	1	0	0	0	
4		CUMQUAT	BLACKBEAN	TAN	50	KARUMBA	61.604	1	1	0	0	
5	F	WHITE	TEAK	SAND	50	KAMBARI DOUBLE	64.622	1	3	0	0	
6	F	TIMBEAM	ADOBE	CAMEL	25	KARUMBA DELUXE	61.618	1	2	1	1	
7	F	CUMQUAT	BLACKBEAN	TAN	50	KATANI	64.624	1	1	1	2	
8		BUCKSKIN	BLACKBEAN	WHITE	25	KARUMBA	61.604	1	1	1	1	
9	F	JET BROWN	TEAK	WHITE	50	KATANI	64.624	2	2	1	1	CHROME SCREEN
10	F	WHITE	TEAK	SAND	25	KATANI	64.624	1	1	1	0	SPIRAL STAIR QUARRY TILES
11		WHITE	BLACKBEAN	WHITE	50	KATANI	64.622	2	2	0	0	
12		WHITE	BLACKBEAN	WHITE	50	KATANI	64.624	1	1	1	1	
13		BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64.624	1	1	1	0	
14	F	WHITE	BLACKBEAN	WHITE	25	KATANI	64.624	1	2	1	0	BRUSH BOX FLOOR
15		CUMQUAT	BLACKBEAN	OWNER TO SUPPLY	50	KATANI	64.622	1	1	1	0	WINDOW HOOD
16	F	LINDEN GREEN	TEAK	TAN	50	KATANI	64.622	1	1	1	0	WINDOW HOOD
17	F	TIMBEAM	WHITE	WHITE	50	KARUMBA DELUXE	61.618	2	2	1	1	WINDOW HOOD - SLOPING CEILING 72 LITRE SUNSHISEL TUB.
18	F	TIMBEAM	WHITE	SAND	50	KATANI	64.624	1	2	1	2	WINDOW HOOD SLOPING CEILING BRUSHBOX FLOOR

19	F	BUCKSKIN	BLACKBEAN	LIGHT STONE	50	KATANI	64.622	1	2	0	1	BELL PUSH
20	F	WHITE	TEAK	SAND	25	KARUNSA	61.604	1	2	0	1	BELL PUSH CHROME SCREEN JAPANESE BATH
21	F	BITTER-SCOTCH	TEAK	LIGHT STONE	50	KAMBARI DOUBLE	64.622	1	2	1	1	BELL PUSH
22	F	WHITE	WHITE	WHITE	50	KALARI DELUXE	64.624	1	2	1	0	CHROME SCREEN SINKA WIRING WINDOW HOOD STUDIO TUB.
23		BUCKSKIN	BLACKBEAN	WHITE	50	KALARI DELUXE	64.624	1	1	1	1	
24	F	TIMBEAM	TEAK	RAIN-SAND ENST-TAN	50	KATANI	64.624	3	2	1	2	SLOPING CEILING SPECIAL KITCHEN
25	F	BUCKSKIN	TEAK	RAIN-TAN ENST-CAMEL	50 25	KATANI	64.624	2	2	1	2	
26	F	SOFALA GOLD	TEAK	WHITE	Quarry	KATANI	64.624	1	1	0	1	CHOPPING BOARD IN KITCHEN SLOPING CEILING
27		TIMBEAM	BLACKBEAN	OWNER TO SUPPLY	25	KATANI	64.624	2	2	1	2	
28	F	TIMBEAM	WHITE	SAND	25	KATANI	64.624	2	3	1	1	QUARRY ENTRY SLOPING CEILING WINDOW HOOD
29		CUMQUAT	BLACKBEAN	BAMBOO	50	KATANI	64.622	2	2	0	2	NO LAUNDRY TUB
30		TIMBEAM	BLACKBEAN	WHITE	50	KATANI	64.624	1	2	1	2	
31	F	CUMQUAT	TEAK	LIGHT STONE	25	KATANI	64.624	2	2	1	2	QUARRY ENTRY
32	F	WHITE	BLACKBEAN	SAND	50	KATANI	64.624	1	1	1	1	
33	F	FLAME HEATH	BLACKBEAN	WHITE	Quarry	KATANI	64.624	1	1	1	2	WINDOW HOOD
34	F	PINE BOARDING	CUMQUAT	OWNER TO SUPPLY		KATANI	64.624	1	3	1	2	BIDET SLOPING CERAMIC NS. SPECIAL BATH & SHOWERS.
35	F	LINDEN GREEN	TEAK	SAND	25	KAMBARI DOUBLE	64.624	1	2	1	1	
36		SOFALA GOLD	BLACKBEAN	SAND	50	KAMBARI DOUBLE	64.622	2	2	1	1	

37		LINDEN GREEN	BLACKBEAN	WHITE	50	KATANI	64-622	1	2	1	1	
38	F	CUMQUAT	TEAK	TAN	50	KANSARI DOUBLE	64-624	1	3	1	1	SLOPING CEILING
39	F	ADOBE	TEAK	TAN	MIN 50 ENS 25	KALARI DELUXE	64-622	1	3	1	2	WINDOW HOOD
40		BUCKSKIN	BLACKBEAN	MAIN-CAMEL ENS-SAND	25	KATANI	64-624	1	1	1	2	
41		WHITE	BLACKBEAN	WHITE	50	KATANI	64-624	1	1	1	1	
42		BUCKSKIN	TEAK	CAMEL	50	KATANI	64-624	2	2	1	2	
43		BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64-624	1	2	1	1	SUBMISER TUB
44	F	CUMQUAT	BLACKBEAN	SAND	50	KATANI	64-624	1	1	0	0	SPIRAL STAIRCASE
45		WHITE	BLACKBEAN	WHITE	50	KARUMBA	61.604	1	1	0	0	
46		WHITE	BLACKBEAN	WHITE	50	KATANI	64-624	2	2	1	0	
47	F	ADOBE	BLACKBEAN	CAMEL	50	KATANI	64-624	1	1	1	1	
48		WHITE	TEAK	LIGHT STONE	50	KATANI	64-624	1	2	0	0	
49		ADOBE	TEAK	LIGHT STONE	50	KATANI	64-622	1	1	1	0	
50		JET BROWN	TEAK	WHITE	50	KATANI	64-624	2	2	1	0	
51		CUMQUAT	TEAK	TAN	50	KARUMBA	61.604	1	1	0	0	
52		CUMQUAT	BLACKBEAN	WHITE	50	KATANI	64-622	1	2	1	0	
53		BUCKSKIN	TEAK	TAN	25	KARUMBA	61.604	1	1	0	0	
54		CUMQUAT	BLACKBEAN	LIGHT STONE	50	KARUMBA	61.604	1	1	0	0	



55	BUCKSKIN	TEAK	TAN	50	KATANI	64.624	1	1	0	0	
56	BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64.624	1	1	0	0	
57	ADOBE	BLACKBEAN	LIGHT STONE	50	KATANI	64.624	1	1	0	0	
58	BUTTER- SCOTCH	BLACKBEAN	CAMEL	25	KARUMBA	61.604	1	1	0	0	
59	TIMBEAM	BLACKBEAN	25 BRONZE	25	KARUMBA DELUXE	61.618	1	1	1	0	
60	CUMQUAT	TEAK	SAND	50	KATANI	64.624	2	1	1	0	
61	F WHITE	WHITE	SAND	50	KATANI	64.624	2	2	1	0	QUARRY TILE ENTRY. BELLFUSH
62	WHITE	WHITE	WHITE	50	KATANI	64.622	1	1	0	0	
63	WHITE	BLACKBEAN	TAN	25	KAMBARI DOUBLE	64.622	2	2	0	0	
64	ADOBE	TEAK	50 BRONZE	50	KATANI	64.624	1	2	1	0	
65	WHITE	TEAK	TAN	50	KARUMBA	61.604	1	1	0	0	
66	BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64.624	1	1	0	0	
67	CUMQUAT	TEAK	LIGHT STONE	50	KATANI	64.624	1	1	0	0	
68	ADOBE	TEAK	CAMEL	50	KARUMBA DELUXE	61.618	2	1	0	0	
69	WHITE	TEAK	WHITE	50	KARUMBA DELUXE	61.618	1	1	0	0	
70	WHITE	BLACKBEAN	SAND	50	KATANI	64.624	1	1	1	1	
71	F TIMBEAM	BLACKBEAN	25 BRONZE	25	KARUMBA DELUXE	61.618	1	1	1	0	
72	F WHITE	BLACKBEAN	CAMEL	50	KATANI	64.624	1	1	1	1	

# URAMBI COSTS SUMMARY

14 AUGUST.

	<u>Amount.</u> (\$'000)	<u>Possible Savings</u> (\$'000)
* House building costs (total) <small>(ASPECT (HOURS) 72 units)</small>	(743	16
	<small>MAXIMUM PRICE WHICH CAN BE CHARGED?</small>	
* Community centre: (as designed) <small>(ORIG PRICE EST \$120,000)</small>		
• Building <small>Not included by others</small>	110 <sup>50</sup>	50
• Pool	10	10
• Lighting etc	9	9
• Furnishing	<u>6</u> <sup>35</sup>	<u>6</u>
	135	75
		60
* Pergola	13	
* Drying areas and bins	5	
* Electrical services:		
• Public area lighting:	28	
• Electric undergrounding:	38.5	
• PMG	19	
• TV	8	
• Contingency	<u>1.5</u>	
	95	
* Siteworks and hydraulic services	180	175
* Landscaping (includes some earth works)	15	
* Road, paths, parking, surfacing	15	
* Fees (architect, engineers, legals)	172	
* Land <small>134,000 7,15, 20</small>	112	
* Interest <small>continuation (\$500/house)</small>	15	
	<hr style="border: 1px solid black;"/>	Total: \$2,684,000

URAMBI PRICES SUMMARY

14 August.

NOT FIRM *not including*

Heating  
Garages  
Fire/alarms  
Extra

House Type.	No.	Price (\$'000)		Total (\$'000)
U1	8	22.5	+1.5	180.0
U1A	4	26.5	+2.0	106.0
U2	14	30.0	+2.5	420.0
U3	9	35.5	+2.5	319.5
U4	8	40.5	+2.5	324.0
				<del>324.0</del>
UC1	3	34.0	+2.0	102.0
UC2	1	37.5	+2.0	37.5
UC3	6	38.0	+2.0	228.0
UC5	7	41.0	+2.0	287.0
UC6	1	38.5	+1.5	38.5
UC8	2 <sub>3</sub>	51.0	+4.0	102.0
UCSP: 16 (UC3)		42.0		
19		35.5		
20		32.0		
21		35.5		
22 (UC8)		58.0		
23		46.0		
24		50.0		
30		47.0		
34	9	50.0		
	72.			396.0

Larger houses  
more likely to go up

TOTAL = \$ 2,540,500

103

C.5628

26 August, 1975

Messrs. Millers,  
Solicitors,  
P.O. Box 1542,  
CANBERRA CITY A.C.T. 2601

Dear Sirs,

Re: URAMBI CO-OPERATIVE BUILDING CONTRACT WITH  
ASPECT HOMES PTY. LTD.

We refer to Ms. Coward's telephone conversation yesterday with your Mr. Miller. We enclose a copy of the Royal Australian Institute of Architects and the Master Builders' Federation of Australia 5B Agreement for your perusal. We should be pleased if you would return it to our office at your earliest convenience.

We suggest the following modifications be made to the form 5B Contract:

1. In Clause 2 a sum should be inserted representing current building costs plus the agreed percentage profit margin. After "Conditions" at the end of the clause a comma should be inserted together with the following words "and subject to Clause 35 of the said Conditions".
2. Clause 35 should read "Should the actual costs to the Builder of the works be less than \$(the amount representing current building costs in Clause 2) then the Contract Sum shall be reduced by one-half of such difference".
3. Clause 36 should be inserted which reads as follows:-  
"Where during the continuance of the Contract the parties disagree in respect of any matter or thing arising out of or in the course of carrying out the Contract then in the absence of agreement being reached between them and on condition that both parties agree to seek the opinion of the president for the time being of the Master Builders' Association of the Australian Capital Territory or his nominee acting as an expert and not as an arbitrator such opinion shall be conclusive in resolving such dispute."

2.

4. We enclose a copy of a suggested rise and fall clause which should perhaps also be included in the Contract.

We should be pleased to receive your comments as to suggested Clause 36 and the suggested rise and fall clause, and your advice as to whether or not your client is prepared to enter into a contract with the conditions provided in the 5B form as modified above.

We understand that your client is as anxious as our client to finalise the form of agreement and enter into a contract. We, therefore, await your early advice.

Yours faithfully,  
ABBOTT TOUT CREER & WILKINSON

Per:

Encl.

20/10/75

banfarni Floor areas

6' Dec  
Valuation

Building Costs by  
McHanna

of House Type

U1

62.57 sqm 6.73 sq

59.25

60.3 62.0

U1A

73.75 sqm 7.9

71.2

71.2 70.0

U2

88.5 sqm 9.5

80.2

84.0 84

U3

115.45 sqm 12.43

109.82

111.6 115.0

U4

150.6 sqm 16.2

141.5

141.5 146.0

UC1

118.36 12.5

120.07

UC2

138.1

UC3

133.9 14.4

140.1 ✓

UC5

160.4 17.3

161.25 ✓

UC8

195.1 21.0

195.06

Q<sup>u</sup>

Floor area - McHanna's Valuation

Valuation Oct 75 at June 75

Valuation to take account of full community centre

REVISED INDICATIVE TENDER

PREPARED FOR

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

BY

STOCKS & HOLDINGS (CANBERRA) PTY. LTD.,  
FIRST FLOOR, UNA PORTER CENTRE, 131-141 ALINGA ST.,  
P.O. BOX 1496, CANBERRA CITY. A.C.T. 2601

Temporary power + \$4000  
Insurance

PRELIMINARIES

<u>Particulars.</u>	<u>Item</u>	<u>Qty.</u>	<u>Rate</u>	<u>Totals.</u>
Surveyors Fees. Certificates etc.	Houses	72	\$ 100	\$ 7200.00
Building Fees (No provision has has been allowed as instructed by Michael Dysart on Tuesday 4.11.75)	-	-	-	-
<b>Plant &amp; Equipment</b>				
Hoist/Brick elevator	Weeks	40	\$ 44	\$ 1760.00
Small Tools	Item	-	-	\$ 500.00
Kango's-ladders etc.	Item	-	-	\$ 500.00
Machine Hire - Truck Hire	Hours	40	\$ 30	\$ 1200.00
Cranes	Hours	50	\$ 15	\$ 750.00
Scaffolding	Item	-	-	\$ 2000.00
Brick cutting bench	Item	1	\$1000	\$ 1000.00
<b>Site Establishment.</b>				
Site Offices (incl. furnit.)	No	2	\$1800	\$ 3600.00
Arch Offices (incl. furnit.)	No	1	\$1800	\$ 1800.00
Change rooms - lunch rooms	No	2	\$1000	\$ 2000.00
Toilet Blocks	No	3	\$ 400	\$ 1200.00
Store Sheds	No	2	\$1200	\$ 2400.00
Hordings (Compound)	Item	-	-	\$ 1000.00
First Aid	Item	-	-	\$ 250.00
Phones	Item	-	-	\$ 1000.00
Notice Board	Item	-	-	\$ 200.00
<b>Advertising</b> (for direct labour & Subcontractors).				
	Item	-	-	\$ 979.00
<b>General</b>				
Ashes to drives	Item	-	-	\$ 300.00
Broken glass over & above insurance.	Item	-	-	\$ 400.00
Theft over & above insurance	Item	-	-	\$ 500.00
Footpath protection (kerbs & gutters).	Item	-	-	\$ 490.00
Maintenance	Houses	72	\$ 85	\$ 6120.00
Temporary water & power incl' in Sub contract.	-	-	-	-
	Sub Total..			\$ 37149.00

2 months  
after start

Price ?



			Balance brought forward...		\$ 37149.00
Insurance					
Builders all Risk Liability @ \$2.85 per \$1000.00 of \$1300.00		Item	-	-	\$ 3705.00
Transport					
One only truck valued at \$7500. less depreciation @ 16% for first 12 months.		Item	-	-	\$ 1200.00
Running Costs per 12 months		Item	-	-	\$ 3900.00
On Site Company Labour					
General Foreman	2	Weeks	96	\$ 230	\$ 22080.00
Site Clerk		Weeks	48	\$ 150	\$ 7200.00
Site Carpenter	2	Weeks	96	\$ 160	\$ 15360.00
Labourers	4-5	Weeks	220	\$ 148	\$ 32560.00
Over Award payments		Item	-	-	\$ 1500.00
Wet Allowance		Item	-	-	-
General Water Rates, Sewerage etc. (by Client).			-	-	-
		Total...			<u>\$124654.00</u>

*Is this truck in existence?*

*78000*

*check how much on site labour is being used by Stokes..*

*new wages rates.*

*Site managers vehicle + \$3000*

REVISED SUMMARY OF ACTUAL BUILDING COSTS

<u>ITEMS</u>	<u>COST</u>
Total Cost of Houses Nos. 1 - 72	\$ 1,397,719.00 ✓
Preliminaries as per attached.	\$ 124,654.00 ✓ <i>+30000</i>
Stepped Flashings.	\$ 4,100.00 ✓
Timber Patio & Deck to Nos. 17 & 18.	\$ 2,344.00 ✓
Pergolas to Cottages Nos. 1 - 72	\$ 9,934.00 ✓
Timber Hoods to Cottages Nos. 17,18,22,28,33, & 39.	\$ 1,824.00 ✓
Courtyard Area to Nos. 19, 20 & 21.	\$ 943.00 ✓
Drying Areas including earth work around No. 5 only.	\$ 8,341.00 ✓
Brick screen walls to Nos 1 - 72.	\$ 58,687.00 ✓
Garage Nos. P1,P3,P4,P5, & P6.	\$ 59,320.00 ✓
Bin Areas Nos. 1 - 5.	\$ 2,645.00 ✓
Pergolas to all walk paths.	\$ 55,852.00 ✓ <i>48,952</i>
Kitchen cupboards. P.C. Amount	\$ 55,000.00 ✓
Door Locks & Furniture P.C. amount \$250. per house.	\$ 18,000.00 ✓
Stoves. P.C. amount \$250. per house.	\$ 18,000.00 ✓
Contingency Sum. \$750. per house.	\$ 54,000.00 ✓
Underground supply power. P.C. Amount.	\$ 54,000.00 ✓
Underground P.M.G. System. P.C. Amount.	\$ 6,000.00 ✓
Central T.V. Tower underground cable P.C. Amount.	\$ 9,000.00 ✓
Landscaping P.C. Amount.	\$ 70,000.00 ✓ <i>Per</i>
Sub total cost..	\$2,010,336.00
 <u>Less Allowances.</u>	
Delete copper gutters, downpipes & valleys.	\$18,808.00
Delete Cedar clad from front entrance doors & substitute with Corinthian water resistant ply for staining.	\$ 4,968.00
Delete Raymor T4 plumbing fittings & sub- stitute with Raymore Crown Royal series with suitable tap heads.	\$ 6,562.00
Delete Tasmanian oak fixings where nominated & substitute with Ash or Maple, depend- ing on the colour of stain to be used.	\$ 7,546.00
Reduce size of ergola post to 100mm x 100mm in lieu of 150mm x 150mm & reduce the number of 40mm x 40mm battens from 13 per one meter run to 5 per one meter run.	\$ 6,900.00
Less	\$44,784.00
Total Cost....	<u>\$1,965,552.00</u>

*Area 8,000 per house*

URAMBI HOUSING

Schedule of House types and Costs.

(Revised as per correspondence dated 14th December 1975).

BLOCK	TYPE NO.	NO FLOORS	WALL CONST.	FLOOR CONST.	BEDRM.	ENSUITE	SQUARAGE	COST
C17	1	U2	2 Split	Veneer	Timber	2	(8.9) 82.663	14,618.00
	2	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	3	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	4	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	5	U3	2 Split	Veneer	Timber	2+Study	(12.6) 117.133	18,407.00
	6	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	7	U3	2 Split	Veneer	Timber	2+Study	- 117.133	18,407.00
	8	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	9	U4	2 Split	Veneer	Timber	2+Study	Yes (15.2) 138.811	24,739.00
	10	U3	2 Split	Veneer	Timber	2+Study	- 117.133	18,407.00
	11	U2EU3B	2 Split	Veneer	Timber	1	(10.2) 94.713	16,749.00
	12	U3	2 Split	Veneer	Timber	2+Study	- 117.133	18,407.00
	13	U3	2 Split	Veneer	Timber	2+Study	- 117.133	18,407.00
	14	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00
	C18	15	UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097
16		UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097	20,233.00
17		UCSP(17)	1 Std'	Full Brick	Conc.	5	Yes 192.923	28,014.00
18		UC5	1 Std'	Full Brick	Conc.	4	Yes (17.4) 161.248	23,349.00
19		UCSP(19)	1 Std'	Full Brick	Conc.	3	- 120.067	17,333.00
20		UCSP(20)	1 Std'	Full Brick	Conc.	2	- 98.868	14,211.00
21		UCSP(21)	1 Std'	Full Brick	Conc.	3	- 120.508	17,398.00
22		UCSP(22)	1 Std'	Full Brick	Conc.	4	Yes 194.062	28,045.00
23		UCSP(23)	1 Std'	Full Brick	Conc.	3	Yes 17.5 163.319	23,673.00
24		UCSP(24)	1 Std'	Full Brick	Conc.	5	Yes 172.117	25,016.00
25		UC5	1 Std'	Full Brick	Conc.	4	Yes 161.248	23,349.00
26		UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097	20,233.00
27		UC5	1 Std'	Full Brick	Conc.	4	Yes 161.248	23,349.00
28		UC5	1 Std'	Full Brick	Conc.	5	Yes 161.248	23,349.00
29		UC6	1 Std'	Full Brick	Conc.	3	Yes 141.557	20,448.00
C19	30	UCSP(30)	1 Std'	Full Brick	Conc.	4	Yes 165.458	23,931.00
	31	UC5	1 Std'	Full Brick	Conc.	4	Yes 161.248	23,349.00
	32	UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097	20,233.00
	33	UC2	1 Std'	Full Brick	Conc.	4	Yes 138.060	19,933.00
	34	UCSP(34)	1 Std'	Full Brick	Conc.	4	Yes 175.541	25,484.00
	35	UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097	20,233.00
	36	UC3	1 Std'	Full Brick	Conc.	2	Yes 140.097	20,233.00
	37	UC1	1 Std'	Full Brick	Conc.	3	Yes 120.067	17,283.00
	38	UC5	1 Std'	Full Brick	Conc.	4	Yes 161.248	23,349.00
	39	UC1	1 Std'	Full Brick	Conc.	3	Yes 120.067	17,283.00
	40	UC1	1 Std'	Full Brick	Conc.	3	Yes 120.067	17,283.00
	41	UC3	1 Std'	Full Brick	Conc.	3	Yes 140.097	20,233.00
	42	UC5	1 Std'	Full Brick	Conc.	4	Yes 161.248	23,349.00
	43	UC8	1 Std'	Full Brick	Conc.	4	Yes 195.062	28,329.00
	44	U3	2 Split	Veneer	Timber	2+Study	- 117.113	18,407.00
	45	U2	2 Split	Veneer	Timber	2	- 82.663	14,618.00

(UC17, 22, 43. versions of "UC8")

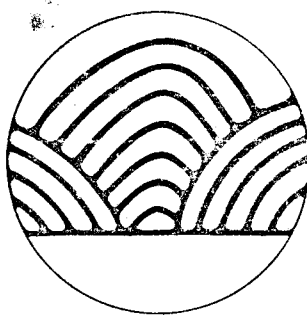
UCSP(22) @ 25070  
 \* UCSP(23) @ 20233  
 UC SP(24) @ 3,440

<u>BLOCK.</u>	<u>TYPE NO.</u>	<u>NO FLOORS</u>	<u>WALL CONST.</u>	<u>FLOOR CONST.</u>	<u>BEDRM.</u>	<u>ENSUITE</u>	<u>SQUARAGE</u>	<u>COST</u>
46	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
47	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
48	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
49	U2E <i>u3B</i>	2 Split	Veneer	Timber	2	.	94.713	16,749.00
50	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
51	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
52	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
53	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
54	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
55	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
56	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
57	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
58	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
59	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
60	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
61	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
62	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
63	U4	2 Split	Veneer	Timber	3	Yes	138.811	24,739.00
64	U2E <i>u3B</i>	2 Split	Veneer	Timber	2	.	94.713	16,749.00
65	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
66	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
67	U3	1 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
68	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
69	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
70	U3	2 Split	Veneer	Timber	2+Study	.	117.133	18,407.00
71	U2	2 Split	Veneer	Timber	2	.	82.663	14,618.00
72	U3	2 Split	Veneer	Timber	2+Study	.	117.113	18,407.00

Total Cost of Cottages. \$1,397,719.00

*Seems ok  
GMAA 27/11  
except #23.  
now u3.*

*see 7/3,440  
(Tell stocks!)*



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608  
TEL: IAN LOWE 452566 A/H 863700  
JIM BATTY 452554

URAMBI CO-OPERATIVE C.A.S. LTD.

PRICING POLICY SUMMARY

Rationale

The prices set for houses must be set so that they cover all costs incurred by the Co-Operative. These costs may be divided into individual house building costs and joint costs.

A variety of pressures influence the setting of individual house prices. The basis for setting prices is:

- . All houses to be sold below valuation.
- . All houses to contribute similar amounts to joint costs, however, the small houses to contribute less than the large houses. The level of contribution is based on the assessed land value component of the total valuation on each house.
- . All houses should be priced to cover all the building costs attributable to each house.

The revised building costs received from Stocks and Holdings have caused the Board to modify the prices quoted on November 8, 1975. Most vary only by a few hundred dollars, some up but most down.

The latest prices include:

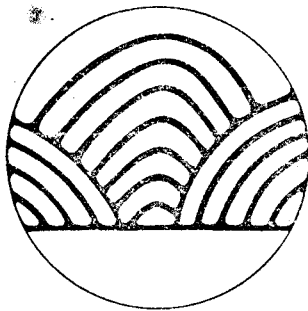
- . Basic house price which includes a contingency of approximately \$1,750 per house.
- . Heating -- at the standard rate.
- . Garage/Carport, if requested, at \$1,500.

All contracts will have to include the Standard Master Builders' Rise-and-Fall clause. The existence of the relatively large contingency of \$1,750 per house should minimise the extent to which prices will be increased through the rise-and-fall clause.

*Noted and fixed at \$20*  
*James [unclear]*  
*Bar [unclear]*

Alastair Christie  
(Secretary)

*[Handwritten signature]*



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608  
TEL: IAN LOWE 45 2566 A/H 86 3700  
JIM BATTY 45 2554

URAMBI HOUSE PRICE SUMMARY 25.11.1975

Standard Houses

(Excluding Garages/Carports)

U2	\$29,800
U3B	33,400
U3	35,800
U4	43,300
UC1	34,500
UC2	38,200
UC3	38,500
UC5	42,200
UC6	38,800

"Special" Houses

(Excluding Garage/Carport)

16	\$40,000	
17	50,500	
19	36,100	)
20	32,500	) Garden room \$300 extra
21	36,200	)
22	53,700	
24	49,200	
30	45,300	
34	47,600	
43	52,100	

N.B. Extras such as sloping ceilings, special kitchens, etc. are NOT included.



**Telecom Australia**

Telephone 49 8999

Area Code 062

Telex 62338  
Reference RS:SB

**Telecom Sales Office**  
1st Floor, Post Office Building  
Town Square  
Woden ACT 2606

Postal Address:  
PO Box 5 Woden ACT 2606

10 December 1975

Urambi Co-Operative  
Community Advancement Society Ltd  
PO Box 666  
CIVIC SQUARE ACT 2608

Dear Sir

I refer to your application for telephone service at Section 149 Crozier Cct, Kambah.

In order to advise you on cabling requirements etc. could you please call to the 3rd floor M.L.C. Building, London Cct, Canberra City to discuss the location with Mr Kevin Friend.

Yours faithfully

R. Shepherd  
for SENIOR SALES OFFICER  
WODEN

Barry D Webb BE BSc (Sydney) M Arch (Iowa State) C Eng MIEE MIE Aust  
Les Mikolajczyk Harry D Harris BE M Eng Sc (Sydney) PhD (London)  
Vince Nicholson BE Hons BSc (Sydney) MS PhD Computer Science (Stanford)  
Denys A H Champion ASTC FIE Aust Vic Chetwertak

Telephone Sydney (02)  
896 2738 89 4290

December 12, 1975

Mr David Watson  
Urambi Co-operative Community Development  
Society Limited  
PO Box 666  
CIVIC SQUARE ACT 2608

Dear Mr Watson,

Reference: Urambi Co-operative Community Development  
Society Limited - Electrical Services Estimates

As advised by telephone on December 10, 1975, estimated costs and predicted future costs are as follows:-

	Price in August 1975	Price in Dec. 1975 + 6%	18 months after Dec. 1975 + 15%
	_____	_____	_____
1. ACTEA work	\$30,860.00	\$32,711.60	\$35,489.00
2. PMG - Telecom	\$15,160.00	\$16,069.60	\$17,434.00
3. MATV System	\$ 8,850.00	\$ 9,381.00	\$10,177.50
4. Community Centre	\$10,105.00	\$10,711.30	\$11,620.75
5. Outdoor L&P	\$22,880.00	\$24,252.80	\$26,312.00
	_____	_____	_____
	\$87,855.00	\$93,126.30	\$101,033.25
Covered garages			
- Outdoor	\$ 490.00	\$ 519.40	\$ 563.50
- Near Community Centre	\$ 1,200.00	\$ 1,272.00	\$ 1,380 .00
Extra for Unit 72 Consumers mains	\$ 150.00	\$ 159.00	\$ 172 .50
	_____	_____	_____
		\$95,076.70	\$103,149.25
		_____	_____



These prices are our quick projections on cost. In the near future we plan to approach the tenderers and authorities concerned to obtain updating of their original prices. This information will also be forwarded to you when available.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Barry Webb', written in a cursive style.

Barry Webb

c.c. Michael Dysart & Associates Pty Ltd

VIC

12/12/75

ACTEA :-

(1) High voltage cables - protection thereof

Mr Unicomb was to call back \$1000 involved - has been paid

S+H need to have this done.

Brian Bullen,  
Peter Bell

(2) Cable relocation - is in hand.

will ask to re-locate free of charge; letter to be written on our behalf.

\$750  
x 70  
-----  
52,500  
3 1/2%

(1) ADEC acceptance

(2) checks to sign this week

(3) Pay & writing

contingency of \$2000

instead of \$20,000

\$750 / house is a building contingency?  
rather than an inflationary contingency



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608  
TEL: IAN LOWE 45 2566 A/H 86 3700  
JIM BATTY 45 2554

15th December, 1975

Mr. J. Kirby,  
General Manager,  
Civic Co-operative Permanent Building Society Ltd.,  
The Boulevarde,  
CANBERRA CITY. A.C.T. 2601

Dear John,

REVISED CASH REQUIREMENTS

Following our conversation last week, we have revised our cash requirements in close consultation with Stocks and Holdings (Canberra) Pty. Ltd. The resulting information is attached.

I trust that this is more satisfactory to your requirements than the cash flow arising out of our previous building programme.

Yours sincerely,

  
ALASTAIR CHRISTIE  
Secretary

Att.

URAMBI - VALUATION AND OVERDRAFT REQUIREMENTS

13.12.75

(\$'000)

Months	Total Payments	Accum. Payments.	Est. Total Value	Total Sales (Receipts)	Est. Value of Sales	Net value in development	O/Draft (%net value)	O/Draft (\$)
Dec 75	136	136	156			156	-	-
Jan 76	40	176	202			202	38%	76
Feb.	169	345	396			396	56%	223
March	276	621	713			713	67%	478
April	281	902	1035			1035	72%	741
May	220	1122	1283			1288	73%	945
June	221	1343	1542	454	509	1033	72%	744
July	195	1539	1777	768	862	406	57%	230
Aug.	216	1755	2015			644	66%	427
Sept.	221	1976	2263			897	70%	632
Oct.	261	2237	2568			1197	75%	879
Nov.	226	2463	2828	18	20	1437	76%	1096
Dec.	113	2581	2963	881	988	584	76%	444
Jan 77	52	2643	3034	433	486	169	74%	125
Feb.	51	2694	3093	203	228	-	-	-
TOTALS	2694	-		2757	3093			

URAMBI - PROJECTED REVENUE AND EXPENDITURE CASH FLOW

13.12.75

\$'000

Months	Total Payments	Revenue			Net cash Position	Urambi Account	Overdraft	Net interest charges
		Deposits	Completions	Loan (garage)				
Dec 75	136	140			4	4	-	
Jan 76	40	60			24	100	- 76	-
Feb	169	22			- 123	100	- 223	-1
March	276	22			- 377	100	- 478	-4
April	231	22			- 636	100	- 74	-6
May	220	22			-834	100	- 945	-8
June	221		410		-645	80	- 744	- 6
July	196		696		- 145	60	- 230	-14
Aug.	216				- 361	40	- 427	-4
Sept.	221				- 582	30	- 632	-6
Oct.	261				- 843	-	- 879	-9
Nov.	226			18	- 1069		- 1096	- 11
Dec.	118		781		- 388		- 447	- 4
Jan 77	62		335		- 65		- 125	- 1
Feb	51		179		63		2	-
TOTAL	2694	288	2451	18				61

URAMBI - PROJECTED EXPENDITURE CASH FLOW

13.12.75

(\$'000)

Months	House Building	Site Works			Comm. Centre	Fees	Land	Land-scaping	Garages	Rates	Total Payments
		Civil	Elec.	Extras							
Dec 75		80			-	45	11				136
Jan 76		10			5	25					40
Feb	96	27	11		10	23			2		169
March	196	40	12		5	23					276
April	205	40	11			23		2			281
May	205		10			3		2			220
June	169		11	10		3	15	2	11		221
July	130		15	10		3	25	2	11		196
Aug.	160		30	10		3		2	11		216
Sept.	194			10		3		3	11		221
Oct.	235			10		3		2	11		261
Nov.	200			10		3		2	11		226
Dec.	50			4	18	3	35	2	6		118
Jan 77	16				18	3	18	2	5		62
Feb	-				35	6	8	2			51
<b>TOTAL</b>	<b>1856</b>	<b>197</b>	<b>100</b>	<b>64</b>	<b>91</b>	<b>172</b>	<b>112</b>	<b>23</b>	<b>77</b>	<b>2</b>	<b>2694</b>

HOUSES - OUTLAY AND REVENUE SUMMARY

Months	Courtyards		Tri-levels		Net Cash \$	Net Interest \$
	Costs	Revenue (not deposits)	Costs	Revenue (not deposits)		
Feb.	96,159				96,159	962
March	198,628				295,749	2,957
April	206,132				504,838	5,048
May	206,132				716,018	7,160
June	109,974	410,500	59,528		482,180	4,822
July	7,504	695,900	123,418		77,976	780
Aug.			161,471		82,715	827
Sent.			195,210		278,752	2,788
Oct.			235,751		517,291	5,173
Nov.			201,426		723,890	7,239
Dec.			49,538	781,200	533	5
Jan			15,548	384,600	369,590	3,696
Feb				178,800	522,086	
March						





TRILEVELS SCHEDULE

Week

K L M N A B C

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25

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F

F

27

28

F

29

30

31

32

COSTS AND PRICESGROUP A

<u>House No.</u>	<u>Building Cost</u>	<u>Price</u>
1 U2	19821	29,800
2 U2	"	"
3 U2	"	"
4 U2	"	"
5 U3	24,329	37,000
TOTAL	103,613	156,200

GROUP B

6 U2	19,821	31,000
7 U3	24,329	35,800
8 U2	19,821	29,800
9 U4	31,783	44,500
TOTAL	95,754	141,100

GROUP C

10 U3	24,329	37,000
11 U3B	22,435	34,600
12 U3	24,329	35,800
13 U3	"	37,000
14 U2	19,821	29,800
TOTAL	115,243	174,200

GROUP D

15	26,503	39,700
16	"	41,200
17	35,463	53,700
18	30,172	43,400
TOTAL	118,641	178,000

GROUP E

19	23,084	37,800
20	19,465	34,200
21	23,159	37,900
TOTAL	66,620	109,900

GROUP F

22	35,731	55,200
23 26,503	26,503	38,500
24	32,162	50,400
25	30,172	43,400
26	26,503	39,700
27	30,172	43,400
TOTAL	181,243	270,600

<u>HOUSE NO.</u>	<u>BUILDING COST</u>	<u>PRICE</u>
<u>GROUP G</u>		
28	30,172	43,400
29	26,752	40,000
30	30,847	45,300
31	30,172	42,200
32	26,503	38,500
TOTAL	144,446	209,400
<u>GROUP H</u>		
33	26,155	39,400
34	32,647	48,800
35	26,503	39,700
36	26,503	39,700
37	23,026	35,700
38	30,172	43,400
TOTAL	165,006	246,700
<u>GROUP J</u>		
39	23,026	35,700
40	23,026	35,700
41	26,503	39,700
42	30,172	43,400
43	36,060	53,300
TOTAL	138,787	207,800
<u>GROUP K</u>		
44	24,329	35,800
45	19,821	29,800
46	24,329	37,000
47	19,821	29,800
48	31,783	43,300
49	22,435	34,600
50	31,783	44,500
51	19,821	31,000
52	24,329	37,000
TOTAL	218,469	322,800
<u>GROUP L</u>		
53	24,329	35,800
54	19,821	31,000
55	31,783	44,500
56	31,783	44,500
57	31,783	44,500
58	19,821	29,800
59	19,821	31,000
TOTAL	179,141	261,100

HOUSE NO.BUILDING COSTPRICEGROUP M

60	19,821	31,000
61	31,783	44,500
62	24,329	37,000
63	31,783	44,500
64	22,435	34,600
65	19,821	29,800
72	24,329	37,000
TOTAL	174,301	258,400

GROUP N

66	24,329	37,000
67	24,329	37,000
68	19,821	31,000
69	19,821	29,800
70	24,329	37,000
71	19,821	31,000
TOTAL	132,450	202,800

TOTAL HOUSES 1,833,714 - 1,856,00

1.0119956