



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
PO BOX 666 CIVIC SQUARE ACT 2608  
TEL: IAN LOWE 452566 A/H 863700  
JIM BATTY 452554

7 September 1976

Michael Dysart and Associates,  
Phoenix House,  
88 Northbourne Avenue,  
CANBERRA CITY A.C.T. 2601

Dear Mr Bell,

SCHEDULE OF SELECTED ITEMS FOR HOUSES 1 to 72

Please find attached a schedule which has been prepared from information held by the Society. It is our understanding of what will be provided unless a specific variation is requested and agreed to by you and Stocks and Holdings.

It is requested that you examine this schedule in consultation with Stocks and Holdings, and note any inconsistencies as soon as practicable, but not later than Friday 17th September. Any such variations can perhaps best be considered in one of three categories.

CATEGORY 1 - Houses near completion, with contracts exchanged; in this case the Society must contact the member, explain the variation and establish whether there is a substantive problem.

CATEGORY 2 - Houses some way from completion, with contracts exchanged; in this case, the Society may ask for an architectural instruction to be issued if the member feels the matter is important.

CATEGORY 3 - Unsold Houses; in this case, the simplest course of action should be adopted, which is probably to change the Society's schedule to match with that of the Builders.

The Society is still examining those unsold houses which vary significantly from standard with respect to cupboards, electrics, etc. For example House 63 has additional cupboards and unusual electrics which would add substantially to house costs. It is proposed to further advise which of these cases should "revert to standard".

Yours sincerely,

D.J. Watson  
Board Member.

cc: Mr Kriebio, Stocks and Holdings  
Mr McAlpine

URAMBI - SCHEDULE of SELECTED ITEMS

G.M.A 6.9.77

MASTER

NO	FIRE PLACE	KITCHEN TOP	KITCHEN FRONT	BATH - WALL TILES	BATH FIP Tile	STOVE OR WALL OVEN	STOVE OR HOTPLATE	Ty Pts	Phone Pts	Stove Fan	Bath Fan	Others
1	F	<del>LINDEN GREEN</del> GUMBUAT	BLACKBEAN	<del>HT SAND TAN</del>	50	KARUNDA	61.604	1	1	0	0	
2		BUCKSKIN	TEAK	WHITE	50	KARUNDA	61.604	1	2	1	1	
3		WHITE	TEAK	WHITE	50	KARUNDA	61.604	1	0	0	0	Advised Bev Atkins 5/1/77
4		<del>GUMBUAT</del>	BLACKBEAN	<del>TAN</del> MANGO	50	KARUNDA	61.604	1	1	0	0	Tells to architect 11.11.76
5	F	WHITE	TEAK	SAND	50	KARUNDA DOUBLE	64.622	1	3	0	0	No fascinator after 6/1/77
6		TIMBERN	ADOBE	CAMEL	25	KARUNDA DELINE	61.618	1	2	1	1	Everett
7	F	GUMBUAT	BLACKBEAN	TAN	50	KATANI	64.624	1	1	1	2	Advised Bev Atkins 5/1/77 ONE 8/77
8		BUCKSKIN	BLACKBEAN	WHITE	25	KARUNDA	61.604	1	1	1	1	
9	F	SET BROWN	TEAK	WHITE	50	KATANI	64.624	2	2	1	0	ROOF OR SINC 6.1.77 → NOT IN CONTRACT GRATE COVER
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	64.622 is 4 RING SOLID WHITE ECO HOT PLATE LOC# ADV 300 6.1.77
12		WHITE	BLACKBEAN	WHITE	50	KATANI	64.624	1	1	1	1	64.624 is 4 ring BLACK GLASS HOT PLATE 9.11.76
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		GUMBUAT	BLACKBEAN	ORDER TO SUPPLY	50	KATANI	64.622	1	1	1	0	WINDOW HOOD
16	F	LINDEN GREEN	TEAK	<del>TAN</del>	50	KATANI	64.624	1	1	1	0	WINDOW HOOD Extra cost to be agreed
17	F	TIMBERN	WHITE	WHITE	50	KARUNDA	61.618	2	2	1	1	Window hood Spiral stairs T.M.C.
18	F	TIMBERN	WHITE	SAND	50	KARUNDA	64.624	1	2	1	2	Window hood Spiral stairs T.M.C.

(Contd)

URAMB1

G.McA 6.9.76

No	FIRE PLACE	KITCHEN TOP	KITCHEN FRONT	BATH WALL TILES	Raff. Flo Tile	STOVE OR WALL OVEN	STOVE OR HOTPLATE	TV Pts	Phone Pts	Stove Fan	Bath Fan	Other.
19	F	BUCKSKIN	BLACKBEAN	LIGHT STONE	50	KATANI	64-622	1	2	0	1	BELL PUSHT
20	F	WHITE	TEAK	SAND	25	KARUNGA	61-604	1	2	0	1	BELL PUSHT CUSTOM SCREEN JAPANESE BATH
21	F	BITTER-SCOTCH	TEAK	LIGHT STONE	50	KANSARI DOUBLE	64-622	1	2	1	1	BELL PUSHT
22	F	WHITE	WHITE	WHITE	50	KALARI DELUXE	64-624	1	2	1	0	CHROME SCREEN SINK BURNING WINDOW HOOD STUBBY TUB.
23		BUCKSKIN	BLACKBEAN	WHITE	50	KALARI DELUXE	64-624	1	1	1	1	
24	F	TIMBEAM	TEAK	MAIN-SAND SAND FIRST-TAN	50	KATANI	64-624	3	2	1	2	SLOPING CEILING SPECIAL KITCHEN
25	F	BUCKSKIN	TEAK	MAIN-TAN SAND FIRST-CAMEL	50 25	KATANI	64-624	2	2	1	2	
26	F	SOPALA GOLD	TEAK	WHITE	50	KATANI	64-624	1	1	0	1	CHOPPING BOARD IN KITCHEN SLOPING CEILING
27	F	TIMBEAM	BLACKBEAN	OWNER TO SUPPLY	25	KATANI	64-624	2	2	1	2	Extra cost of Blue tile \$200 Extra cost of quarry entry \$200
28	F	TIMBEAM	WHITE	SAND	25	KATANI	64-624	2	3	1	1	QUARRY ENTRY SLOPING CEILING WINDY 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-HEARD	BLACKBEAN	WHITE	50	KATANI	64-624	1	1	1	2	WINDOW HOOD
34	F	FINE CORONING	CUMQUAT	OWNER TO SUPPLY		KATANI	64-624	1	3	1	2	CIPET SLOPING CEILING QUARRY ENTRY STUBBY TUB.
35	F	LIMBER GREEN	TEAK	SAND	25	KANSARI DOUBLE	64-624	1	2	1	1	
36		SOPALA GOLD	BLACKBEAN	SAND	50	KANSARI DOUBLE	64-622	2	2	1	1	

(cont'd) URAMBI

P. S. OF 4  
G. MeA 6.9.76

No	FIRE PLACE	KITCHEN TOP	KITCHEN FRONT	BATH WALL TILES	BATH FLOOR TILES	Stove or Wall oven	Stove or Hotplate	TV Pcs	Phone Pcs	Stone Fan	Bath Fan	Other.
37		LINDEN GREEN	BLACKBEAN	WHITE	50	KATANI	64622	1	2	1	1	
38	F	CUMQUAT	TEAK	TAN	50	KAMBARI DOUBLE	64624	1	3	1	1	SLOPING CEILING
39	F	ADOBE	TEAK	TAN	MIN 50 FLOOR 25	KALARI DELUXE	64622	1	3	1	2	WINDOW HOOD C.A. to check contrast + physical program
40		BUCKSKIN	BLACKBEAN	MINI-CAMEL ENG-SAND	25	KATANI	64624	1	1	1	2	
41		WHITE	BLACKBEAN	WHITE	50	KATANI	64624	1	1	1	1	
42		BUCKSKIN	TEAK	MINI-TAN CAMEL	50	KATANI	64624	2	2	1	2	
43		BUCKSKIN	BLACKBEAN	WHITE	50	<del>KATANI</del> KAMBARI DOUBLE	64624	1	2	1	1	SUBMERSED TUB
44	F	CUMQUAT	BLACKBEAN	SAND	50	KATANI	64624	1	1	0	0	SPRAL STAIRCASE
45		WHITE	BLACKBEAN	WHITE	50	KAMBARI	61604	1	1	0	0	
46		WHITE	BLACKBEAN	WHITE	50	KATANI	64624	2	2	1	0	
47	F	ADOBE	BLACKBEAN	MINI	50	KATANI	64624 (U2)	1	1	1	1	2nd floor floor in living area New kitchen 150.1 77
48		WHITE	TEAK	LIGHT STONE	50	KATANI	64624	1	2	0	0	
49		ADOBE	TEAK	LIGHT STONE	50	KATANI	64622	1	1	1	0	Std Electric
50		JET BROWN	TEAK	WHITE	50	KATANI	64624	2	2	1	0	
51		CUMQUAT	TEAK	<del>WHITE TAN</del>	50	KARUMBA	61604	1	1	0	0	
52		CUMQUAT	BLACKBEAN	WHITE	50	KATANI	64622	1	2	1	0	
53		BUCKSKIN	TEAK	<del>WHITE TAN</del>	25	<del>KATANI</del> KAMBARI	64622 61604	1	1	0	0	
54		CUMQUAT	BLACKBEAN	LIGHT	50	KARUMBA	61604	1	1	0	0	

No	Floor RACS	KITCHEN TOP	KITCHEN FRONT	BATH WALL TILE	Bath Fix TILE	Stove or Wall oven	Stove or Hotplate	TV Pts	Phone Pts	Store Furn	Bed Furn	Other.
55		BUCKSKIN	TEAK	WHITE <del>TAN</del>	50	KATANI	64x624	1	1	0	0	black chair 30.
56		BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64x624	1	1	0	0	
57		ADOBE	BLACKBEAN	LIGHT STONE	50	KATANI	64x624	1	1	0	0	
58		BUTTER- SCOTCH	BLACKBEAN	CAMEL	25	KAROMA	61.604	1	1	0	0	
59		TIMBEAM	BLACKBEAN	25 BRONZE	25	KAROMA DELUXE	61.618	1	1	1	0	
60		CUMQUAT	TEAK	SAND	50	KATANI	64x624 (U2)	2	1	1	0	New kitchen layout been drawn 20/1/77
61	F	WHITE	WHITE	SAND	50	KATANI	64x624	2	2	1	0	Colony tile entry, bathrooms
62		WHITE	WHITE	WHITE	50	KATANI	64x622	1	1	0	0	
63		WHITE	BLACKBEAN	WHITE <del>TAN</del>	25	KANSAL DOUBLE	64x622	2	2	0	0	
64		ADOBE	TEAK	50 BRONZE	50	KATANI	64x624	1	2	1	0	Extra - Electrics \$100 -
65		WHITE <small>BULKIER IF POSSIBLE</small>	TEAK	WHITE <del>TAN</del> <small>KHAYELAY GOLD</small>	50 25	KAROMA	61.604	1	1	0	0	Roll agreed Jan 77 PHN. 270 SH fact
66		BUCKSKIN	BLACKBEAN	WHITE	50	KATANI	64x624	1	1	0	0	
67		CUMQUAT	TEAK	LIGHT STONE	50	KATANI	64x624	1	1	0	0	
68		ADOBE	TEAK	CAMEL	50	KAROMA DELUXE	61.618	2	1	0	0	
69		WHITE	TEAK	WHITE	50	KAROMA DELUXE	61.618	1	1	0	0	
70		WHITE	BLACKBEAN	SAND	50	KATANI	64x624	1	1	1	1	
71	F	TIMBEAM	BLACKBEAN	25 BRONZE	25	KAROMA DELUXE	61.618	1	1	1	0	
72	F	WHITE	BLACKBEAN	CAMEL	50	KATANI	64x624	1	1	1	1	



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COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE ACT. 2608  
TEL: IAN LOWE A/H 863700

"URAMBI VILLAGE" - KAMBAH

THREE ONLY COURTYARD HOUSES (for completion in October)

These "Top-drawer" houses are solid brick throughout on a slab, with an uninterrupted northerly aspect. They are available because of changes in prospective owners' plans. (Prices quoted are fixed, and include share of swimming pool, community centre and other common facilities).

No. 41 - UC3 - Courtyard House (inc. garage) \$45,200

Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, concealed spouting, etc. etc. 140 sq. m. (15.1 squares)

Kitchen details: Simpson Katani Wall Oven (64.624) with black glass hotplates

Extractor fan

White bench tops with blackbean wood veneer cupboards

Bathroom details: Sand wall tiles, bronze floor tiles, fan.

No. 36 - UC3 - Courtyard House (inc. garage) \$46,400

Three bedrooms plus study, ensuite bathroom and walk-in robe to larger master bedroom, extra spacious living/dining area with coat cupboard, electric space heating throughout, cedar windows, etc. etc. 144 sq. m. (15.5 squares)

Kitchen details: Simpson Kambari Double Wall Oven (64.622)

*white* with ~~black~~ glass hot plates

Extractor fan

Sofala gold bench tops with blackbean wood veneer cupboards

Bathroom details: White wall tiles, bronze floor tiles.

No. 23 - UC3 - Courtyard House (inc. garage) \$45,200

Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with sliding door to courtyard, electric space heating throughout, fly-screens, insulation etc. etc. 140 sq. m. (15.1 squares)

Kitchen Details: Simpson Kalari Deluxe Wall Oven (64.624) with black glass hotplates

Buckskin bench tops with blackbean wood veneer cupboards

Extractor fan

Bathroom Details: White wall tiles, bronze floor tiles

Extractor fan.

FURTHER INFORMATION

Geoff McAlpine - Tel. 46.9916 B/H 86.2405 A/H

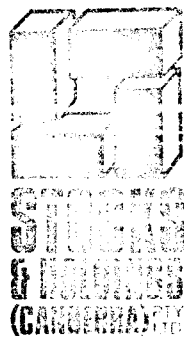
Ian Lowe - Tel. 45.2263 B/H 86.3700 A/H

Jim Batty - Tel. 47.3483 B/H

David Watson - Tel. 45.2126 B/H 82.1110 A/H

LMK:NS U/2H

2nd December, 1976.



1st Floor  
Una Porter Centre  
131 City Walk  
Canberra City 2601  
Tel: 47 0233

Urambi Co-operative Advancement Society Ltd.,  
Level 6,  
Lombard House,  
Allara St.,  
CANBERRA CITY. A.C.T. 2601

Attention Mr. A. G. Christie,

Dear Sir,

Ref: Urambi Co-operative Advancement Society Ltd.,

We enclose herewith Project Cost Analysis for the month of November,  
1976.

If you should have any queries, please do not hesitate to contact  
the Writer.

Yours faithfully,  
STOCKS & HOLDINGS (CANBERRA) PTY. LTD.,

*per. W. Sutcliffe*

L. M. Kreibig,  
GENERAL MANAGER,

Att.

URAMBI CO-OPERATIVE ADVANCEMENT SOCIETY - TOWN HOUSE DEVELOPMENT

PROJECT COST ANALYSIS SUMMARY - NOVEMBER 76

ITEM	NOV. 75	TOTAL	BUDGET (May 76)	TOTAL	FORCASTED AUGUST	TOTAL	FORCASTED NOV. 76	TOTAL	INCREASE (Nov. 76 - Budget)	TOTAL
Total Cost of Houses 1-72	1,397,719		1,478,856		1,820,575		1,847,339			
Less Deletions for Nov.75	32,916			1,478,856						
		1,364,803							114,053	114,053
<b>Pre-Contract Extras</b>										
- Flashings	4,100		4,460		Included		Included		360	
- Timber Patio & Deck to 17 & 18	2,344		2,550		"		"		206	
- Pergolas to Units 1-72	9,934		10,806		"		Deleted		000	
- Timber Hoods to Cottage Nos. 17, 18, 22, 28, 33 & 39	1,824		1,984		"		See 'Variations'		160	
- Courtyard Area to Nos. 19, 20 & 21	943		6,522		"		Included		5,579	
- Brick Screen Walls to Nos. 1-72	58,687		64,500		"		"		5,813	
- Kitchen Cupboards - P.C. Amount	55,000		55,000		"		"		-	
- Door Locks & Furniture - P.C. Amount	18,000		18,000		"		"		-	
- Stoves - P.C. Amount	18,000		18,000		"		See stove sched.		14,038	
Pre-Contract Ext. Total:		168,832		181,822						26,156
		1,533,635		1,660,678		1,820,575	1,847,339			140,209
<b>Post-Contract Extras</b>										
- White Cement & Sand			7,598		"		Included		7,598	
- Built-in wardrobes			17,810		"		"		17,810	
- Timber Panels to Bathrooms			3,017		"		"		3,017	
- Protection of P.C. Items			2,520		"		"		2,520	
- Heaters			35,391		"		"		35,391	
- Exhaust Fans			1,882		"		"		1,882	
- Sloping Ceilings			13,157		"		"		13,157	
- Sky Lights			2,336		"		"		2,336	
- Fire Places			16,488		Var. Credit		Incl. in Var.		000	
- Miscellaneous Backfill & Preliminaries			5,217		"		"		5,217	
- Extra P.C. Items			344		"		"		344	
Post-Contract Ext. Total:				105,416						89,272
										10,126
Variations & Architects Instructions	Nil		Nil							239,607
		1,533,635		1,766,094		1,820,575	1,847,339			239,607
<b>Joint Costs</b>										
- Preliminaries	124,654		155,000		155,000		170,000		45,346	
- Drying Areas	8,341		9,073		9,073		Deleted		000	
- Garages 1,3,4,5 & 6	59,320		64,528		64,528		65,546		6,226	
- Bin Areas 1-5	2,645		2,877		2,877		Deleted		000	
- Pergolas to Walkway	48,952		53,249		53,249		24,296		(28,953)	
- Underground Power P.C.	54,000 )		61,311		61,311		61,311		1,311	
- Underground P.M.G. P.C.	6,000 )									
- Central T.V. Tower & Cables	9,000		9,000		9,000		9,000		000	
- Community Centre	50,000		55,000		55,000		55,000		5,000	
Civil Works - Carpark Areas	Nil		Nil		Nil		40,633		000	
" " - Pre L/S Grading	Nil		Nil		Nil		5,700		000	
" " - Pathways	Nil		Nil		Nil		2,500		000	
- Building Fee	148,500		148,500		148,500		148,500			
Total Joint Costs:		511,412		558,538		558,538	582,486			28,930
Total Project Building Costs:		2,045,047		2,324,632		2,379,113	2,429,825			268,537

CHANGE

314,000

60,000  
2,500



NOTES:

- Budget means "The Indicative Tender plus pre Contract extras, plus Post Contract extras, prior to 1.5.76"
- Expenditure to 26.11.76 means "Invoices received and being processed"
- Budget overspend means "Total payments in excess of Budget allowed mainly, per invoices, or Stocks & Holdings letter dated 4.11.76.
- Variation Credit or Debit means "Plus or Minus dollar value of Variation orders (Architects Instruction) Costed.
- Forecasted total expenditure means "May 76 Budget plus Budget Overspend adjusted by Variation Debit and/or Credit".
- "House Costs Schedule" - note that the Variation Credit & Debit columns do not take in, any P.C. Amounts. These amounts are shown on the summary, and the attached schedules.
- Variation Credits & Debits apply basically from May 1st, '76 to Nov. 26th, 76, as additional figures to the "Pre-Contract" & "Post Contract" extras.
- The Variation Credit & Debit figures shown on the house costs schedule, are itemised on the attached sheets for the Societys information.
- All of the items stated in our letter of 4th November to the Society have been costed, into the Housing Schedule and are included in the "Budget Overspends column.
- The Building fee has not yet taken account of known Variation increases.

## STOVES ORDERED TO THE 26.11.76

HOUSE NO.	TYPE OF STOVE	P.C. AMOUNT ALLOWED	ACTUAL COST	TOTAL EXTRA
1	Karumba Auto Upright 61-618	250.00	393.00	143.00
2	Karumba Upright 61-604	250.00	276.00	26.00
3	Karumba Upright 61-604	250.00	276.00	26.00
4	Karumba Upright 61-604	250.00	276.00	26.00
5	Kambari D/oven white 4 plate H/plate.	250.00	561.00	311.00
6	Karumba Auto Upright 61-618	250.00	393.00	143.00
7	Katani Oven & Grill, B/glass 4 plate H/plate	250.00	482.00	232.00
8	Karumba Upright 61-604	250.00	276.00	26.00
9	Katani Oven & Grill Hotplate 64-624	250.00	482.00	232.00
10	Katani Oven & Grill B/glass 4 plate H/plate.	250.00	482.00	232.00
11	" " " " " "	250.00	482.00	232.00
12	" " " " " "	250.00	482.00	232.00
13	" " " " " "	250.00	482.00	232.00
14	" " " " " "	250.00	482.00	232.00
15	Katani Oven & Grill, white 4 plate H/plate	250.00	437.00	187.00
16	Katani Oven & Grill, B/glass Hotplate 64-624	250.00	482.00	232.00
17	Karumba Auto Upright 61-618	250.00	393.00	143.00
18	Katani Oven & Grill, B/glass Hotplates 64-624	250.00	482.00	232.00
19	Katani Oven & Grill White 4 plate hotplate.	250.00	437.00	187.00
20	Karumba Upright stove 61-604	250.00	276.00	26.00
21	Kambari D/oven white 4 plate H/plate	250.00	561.00	311.00
22	Kalari Deluxe, B/glass 4 plate H/plate	250.00	432.00	182.00
23	" " " " " "	250.00	432.00	182.00
24	Katani Oven & Grill, B/glass 4 plate H/plate	250.00	482.00	232.00
25	" " " " " "	250.00	482.00	232.00
26	" " " " " "	250.00	482.00	232.00
27	" " " " " "	250.00	482.00	232.00
28	" " " " " "	250.00	482.00	232.00
29	" " " White " "	250.00	437.00	187.00
30	" " " B/glass " "	250.00	482.00	232.00
31	" " " " " "	250.00	482.00	232.00
32	" " " " " "	250.00	482.00	232.00
33	" " " " " "	250.00	482.00	232.00
34	" " " " " "	250.00	482.00	232.00
35	Kambari D/oven & B/glass 4 plate H/plate	250.00	606.00	356.00
36	" " White " "	250.00	561.00	311.00
37	Katani Oven & Grill G/glass 4 plate H/plates.	250.00	482.00	232.00
38	Kambari D/oven & B/glass 4 plate H/plates	250.00	606.00	356.00
39	Kalari Deluxe white 4 plate H/plate.	250.00	387.00	137.00
40	Katani Oven & Grill B/glass 4 plate H/plates	250.00	482.00	232.00
41	" " " " " "	250.00	482.00	232.00
42	" " " " " "	250.00	482.00	232.00
43	Kambari D/oven & B/glass 4 plate H/plates	250.00	606.00	356.00
44	Katani Oven & Grill B/glass 4 plate H/plate	250.00	482.00	232.00
45	Karumba Upright stove 61-604	250.00	276.00	26.00
46	Katani Oven & Grill B/glass 4 plate H/plate	250.00	482.00	232.00
47	" " " " " "	250.00	482.00	232.00
48	" " " " " "	250.00	482.00	232.00
49	" " " White " "	250.00	437.00	187.00
50	" " " B/glass " "	250.00	482.00	232.00

## SCHEDULE OF HOUSE COSTS

HOUSE NO.	MAY 76 BUDGET	% COMPLETE	EXPENDITURE TO 26.11.76	BUDGET OVERSPEND	VARIATION CREDIT	VARIATION DEBIT	FORCASTED TOTAL EXPENDITURE
1	21,366.01	50.88	11,871.02	690.52	435.00		21,621.53
2	21,220.65	36.00	8,639.49	629.96	477.00		21,373.61
3	21,178.38	50.88	11,775.55	421.28	447.00		21,122.66
4	20,572.88	36.00	8,406.23	543.51	477.00		20,639.39
5	23,525.16	50.88	12,969.60	298.15	476.00		23,347.31
6	21,308.11	50.88	11,841.56	305.55	477.00		21,136.66
7	23,205.44	50.88	12,806.92	588.02	476.00		23,317.46
8	21,110.98	36.00	8,599.95	622.77	477.00		21,256.75
9	27,383.04	50.88	14,932.49	753.93		78.50	28,215.47
10	23,388.09	51.55	13,056.56	1,305.74		76.00	24,769.83
11	22,157.49	50.88	12,273.73	872.65		335.00	23,365.14
12	23,732.73	43.17	11,245.41	1,373.53	444.00		24,662.26
13	23,008.47	50.88	12,706.70	943.37		60.00	24,011.84
14	21,550.62	36.00	8,758.22	678.41	477.00		21,752.03
15	26,356.77	34.32	10,045.64	153.70		135.00	26,645.47
16	26,800.10	34.32	10,197.79	209.37		175.00	27,184.47
17	31,772.85	24.34	9,591.37	592.80	236.00		32,129.65
18	32,911.36	26.00	9,955.14	912.99		67.00	33,891.35
19	23,886.46	34.32	9,998.35	331.59	205.00		24,013.05
20	21,409.45	34.32	8,890.44	434.60	34.00		21,810.05
21	24,030.79	34.32	11,784.97	1,090.83	44.00		25,077.62
21 C/Y	6,522.30		incl. in houses 19, 20, 21.		221.00		6,301.30
22	33,699.00	78.37	27,409.90	628.87	236.00		34,091.87
23	25,530.33	78.37	21,008.11	248.75		683.50	26,462.58
24	32,566.27	73.09	24,802.68	53.71		78.50	32,698.48
25	28,372.36	81.07	24,001.47	2.78		251.50	28,626.64
26	28,249.13	75.79	22,410.01	142.39		151.50	28,543.02
27	28,390.72	81.07	23,016.35	324.62		439.50	29,154.84
28	32,507.74	73.08	23,756.65	217.61		217.50	32,942.85
29	25,618.95	81.07	21,769.28	707.13		831.50	27,157.58
30	28,122.45	81.07	22,798.87	353.76		739.50	29,215.71
31	28,317.45	81.07	22,956.95	574.20		524.50	29,416.15
32	25,428.17	81.07	23,046.71	87.51		387.50	25,903.18
33	25,634.36	87.02	22,314.85	483.40	158.50		25,959.26
34	32,683.31	37.70	12,776.12	301.14		6,528.50	39,512.95
35	26,261.68	87.02	22,852.91	762.71		372.50	27,396.89
36	26,077.01	87.02	22,631.30	478.08		376.50	26,931.59
37	24,175.35	87.02	21,037.38	417.62		78.50	24,671.47
38	30,052.20	87.02	26,151.42	253.53		424.50	30,730.23
39	24,637.77	100.00	25,192.76	402.49		152.50	25,192.76
40	23,286.03	100.00	24,053.89	264.36		503.50	24,053.89
41	26,020.07	100.00	27,136.74	696.17		420.50	27,136.74
42	27,777.18	100.00	28,901.61	181.93		942.50	28,901.61
43	33,020.79	100.00	35,129.00	1,095.05		1,013.16	35,129.00
44	24,090.96	13.95	3,360.68	181.16		881.66	25,153.78
45	20,701.48	13.95	2,887.85	181.16		140.66	21,023.30
46	23,954.50	13.95	3,341.65	95.76	476.00		23,574.26
47	21,137.25	13.95	2,948.64	132.69	477.00		20,792.94
48	27,522.36	13.95	3,839.37	132.69	92.50		27,562.57
49	22,102.29	13.95	3,083.26	132.69		335.00	22,569.98
50	27,456.62	3.33	914.30	132.69		78.50	27,667.81

HOUSE NO.	MAY 76 BUDGET	% COMPLETE	EXPENDITURE TO 26.11.76	BUDGET OVERSPEND	VARIATION CREDIT	VARIATION DEBIT	FORCASTED TOTAL EXPENDITURE
51	20,607.67	3.33	686.23	132.69	124.00		20,616.36
52	23,155.82	3.33	771.08	132.69		60.00	23,348.51
53	23,429.07	8.20	2,115.30	855.31	100.00		24,184.38
54	20,506.67	8.20	1,681.54	572.54	124.00		20,955.21
55	28,087.42	6.00	2,126.49	317.04		78.50	28,482.96
56	27,932.06	13.95	3,896.52	343.43	210.50		28,064.99
57	27,784.31	13.95	3,875.91	647.05	92.50		28,338.86
58	20,528.62	13.95	2,863.74	281.66	124.00		20,686.28
59	21,249.89	13.95	2,964.35	827.60	477.00		21,600.49
60	20,843.72	30.11	6,276.04	792.81	124.00		21,512.53
61	27,828.62	27.33	7,920.75	745.28		78.50	28,652.40
62	23,196.11	27.33	7,575.89	262.05		60.00	23,518.16
63	27,923.42	27.33	8,844.44	666.22		128.50	28,718.14
64	23,379.13	29.11	9,384.23	358.15		72.00	23,809.28
65	20,599.96	27.33	6,999.64	576.80	124.00		21,052.76
66	23,727.87	31.55	8,486.14	162.31		60.00	23,950.18
67	23,510.84	27.33	7,425.51	162.31		60.00	23,733.15
68	20,781.70	27.33	6,679.63	162.31	124.00		20,820.01
69	20,746.39	3.33	1,054.67	95.76		160.33	21,002.48
70	22,859.66	3.33	1,054.67	95.76		165.33	23,120.75
71	20,800.92	3.33	1,054.67	95.76		160.33	21,057.01
72	23,266.16	31.55	8,340.47	969.07		60.00	24,295.23
	1,804,537.96		877,955.75	32,674.52	8,497.00	18,623.47	1,847,338.95

- 1,766.00  
 + 81.95  
 Efectivo:

~~1. Larry~~  
2. Mc Alpine  
3. Christie  
Hil

to see fls

5 November 1976.

The General Manager,  
Stocks and Holdings (Canb.) Pty. Ltd.,  
Una Porter Centre,  
CANBERRA CITY. A.C.T. 2601.

Dear Mr. Kriebig,

Re Sequence of Construction and Completion Dates

Sequence of Construction

As suggested at the meeting with Dr. Christie and Mr. McAlpine on 29 October, I am writing to confirm the sequence of construction which best suits the Society's requirements.

The present work should continue as fast as possible on courtyard houses, including group E (numbers 15-21). For the tri-level houses priority should continue in the present order to groups A, B and C (1-14), then numbers 69-71 (not yet started but two of which are sold) and then groups M, L and K. Houses 66-68 are not yet sold, and ought not to be given priority, but if your optimum building programming requires further work on these houses please suggest to the Society what work should proceed. Work to below floor level on groups L and K should continue as at present to enable all necessary connections to be made and to facilitate preparation of temporary paths from garage areas to courtyard houses.

Work should continue on the Community Centre to suit your building requirements at a rate sufficient to ensure its completion with the final houses and to enable the commissioning of public lighting at an early date. Work on carparks and garages should continue to enable garages to be handed over as houses are occupied (that is, in the order P3, P5, P6, P1, P4 and P2).

We would like to stress again that although rapid completions are essential to regain lost time and to maintain the project's financial viability, this should not be achieved at the expense of standards of finish commensurate with high quality houses.

If any of the above will result in additional costs to to Society above those given in your most recent cost estimates, you are requested to advise within 14 days.

Completion Dates.

Receipt is acknowledged of your letter dated 3 November confirming matters discussed at a meeting held on Friday, 29 October, 1976. The reality of the schedule of Certificates of Completion was discussed at the Society's Board Meeting on 4 November, and our architectural adviser, Mr. Bell, has indicated he will be writing to the Society on this matter. As you aware, the Society is concerned not only about real slippages in the building program, but also about the problems caused by unrealistic estimates of completion (e.g. budgetary, credibility of Society etc.).

The Society is likely to write in more specific terms following consideration of Mr. Bell's letter.

On behalf of the Society,



D. J. WATSON

*Copy to Dyson & Associates*

VARIATIONS TO CONTRACT. TO 26.11.76

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
1	Special splash back tiles kitchen.		22.00			
	Change colour bench top kitchen.		20.00			
	Bronze brown paint to internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fireplace.	532.00		435.00		
2	Bronze brown paint to internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fireplace.	532.00		477.00		
3	Bronze Brown to internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fire place	532.00		477.00		
4	Bronze brown to internal doors.		40.00			
	Strip light to bathroom		15.00			
	Delete fire place.	532.00		477.00		
5	Bronze brown paint to internal doors.		28.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00			
	Delete fire place.	532.00		476.00		
6	Bronze brown paint to internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fire place.	532.00		477.00		
7	Bronze brown paint to internal doors.		28.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00			
	Delete fire place.	532.00		476.00		
8	Bronze brown internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fire place.	532.00		477.00		
9	Bronze brown internal doors.		36.00			
	Strip light to bathroom.		15.00			
	Strip light to ensuite.		14.50			
	Alter timber panel to bathroom.		13.00		78.50	
10	Bronze brown internal doors.		48.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00		76.00	
11	Bronze brown internal doors.		44.00			
	Provide tiledome to bathroom.		263.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00		335.00	
12	Bronze brown internal doors.		60.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00			
	Delete firepiace.	532.00		444.00		

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
13	Bronze brown internal doors		32.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00		60.00	
14	Bronze brown internal doors.		40.00			
	Strip light to bathroom.		15.00			
	Delete fire place.	532.00		477.00		
15	Increase brick return,suit fan heater		23.00			
	Additional tiling to bathroom.		24.00			
	Bronze brown internal doors.		48.00			
	Timber panel to bathroom.		13.00			
	2 strip lights.		29.50		137.50	
16	Increase B/return to suit fan heater		23.00			
	Extra for tiles to splashback.		22.00			
	Bronze brown internal doors.		64.00			
	Additional tiling to bathroom.		24.00			
	Delete wall dining alcove A.I.No. 19		N/C			
	Timber panel to bathroom.		13.00			
	2 strip lights.		29.50		175.50	
17	Increase B/return to suit fan heater.		23.00			
	Extra for kitchen splashback		22.00			
	Bronze brown internal doors.		100.00			
	Extra to bathroom tiling.		24.00			
	Reposition study window		N/C			
	Timber panel to bathroom.		13.00			
	75 x 20 skirting.		84.50			
	2 strip lights		29.50	236.00		
	Delete fire place.	532.00				
18	Install 2 tiledomes.		536.00			
	Extra for bathroom tiling.		24.00			
	Increase B/return for fan heater.		23.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		76.00			
	75 x 20 skirting.		84.50			
	2 strip lights		29.50			
	Delete fireplace	432.00				
	Delete wall stove R & study.	81.00				
	Delete tiled hood Bedrm. 2.	206.00			67.00	
19	Increase B/return to suit heater		23.00			
	Extra bathroom tiling.		24.00			
	Provide window to bathroom.		76.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		76.00			
	Strip light bathroom.		15.00			
	Delete fire place.	432.00		205.00		



HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
20	Increase B/return to suit heater		23.00			
	Extra tiling to bathroom.		24.00			
	Provide tiledome to bathroom.		263.00			
	Timber panel bathroom.		13.00			
	Bronze brown internal doors.		60.00			
	Strip light to bathroom.		15.00			
	Delete fireplace.	432.00		34.00		
21	Increase B/return to suit heater		23.00			
	Extra tiling to bathroom		24.00			
	Provide tiledome to bathroom		263.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		80.00			
	Strip light to bathroom.		15.00	44.00		
	Delete fire place.	432.00				
	Garden Area.					
	Delete slab to courtyard area.	221.00		221.00		
22	Bronze brown internal doors.		92.00			
	Extra tiling to bathroom		24.00			
	Delete fire place	432.00				
	Timber panel to bathroom.		13.00			
	Strip light to bathroom.		15.00	236.00		
	Dearer tiles to kitchen splashback.		52.00			
23	Increase B/return for heater		23.00			
	Extra tiling to bathroom.		24.00			
	Instal 2 tiledomes		526.00			
	Timber panel to bathroom		13.00			
	Bronze brown internal doors.		56.00			
	Dearer tiles to splashback		12.00			
	2 strip lights.		29.50		683.50	
24	Alter loft		369.00			
	Extra tiles to bathroom		24.00			
	Increase return for heater		23.00			
	Timber panel to bathroom		13.00			
	Bronze brown doors.		100.00			
	Delete fireplace	532.00				
	Dearer tiles to splashback.		52.00			
	2 strip lights		29.50		78.50	
25	Increase B/return for heater		23.00			
	Extra tiles to bathroom.		24.00			
	Provide 2 extra tiledomes		526.00			
	Timber panel bathroom		13.00			
	Bronze brown internal doors		56.00			
	2 strip lights		29.50			
	Delate fireplaces	432.00				
	Dearer tiles to kitchen splashback.		12.00		251.50	

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS.
26	Increase B/return for heater		23.00			
	Provide 2 tiledomes.		526.00			
	Extra tiling to bathroom.		24.00			
	Bronze brown internal doors.		56.00			
	Alteration to timber panel bathrm.		13.00			
	Delete fireplace	532.00				
	2 strip lights		29.50			
	Dearer tiles to kitchen splashback		12.00		151.50	
27	Increase B/return to suit heater.		23.00			
	Provide 2 tiledomes.		526.00			
	Extra tiling to bathrm.		24.00			
	Bronze brown internal doors.		60.00			
	Mosaic tiles to walls ensuite & bathrm.		244.00			
	Alter to timber panel bathroom.		13.00			
	Delete fire place.	532.00				
	2 strip lights.		29.50			
	Dearer tiles to kitchen splashback		52.00		439.50	
28	Increase B/return for heater		23.00			
	Alter timber panel to bathrm.		13.00			
	Extra tiling to bathroom.		24.00			
	Bronze brown internal doors.		76.00			
	2 strip lights		29.50			
	Dearer tiles to kitchen splashback		52.00		217.50	
29	Increase B/return to suit heater		23.00			
	Extra tiling to bathroom.		24.00			
	Provide 2 tiledomes.		526.00			
	Alter timber panel to bathroom.		13.00			
	Bronze brown internal doors.		56.00			
	2 strip lights.		29.50			
	Dearer tiles & colour grout floor & wall		160.00		831.50	
30	Increase B/return for heater		23.00			
	Provide 2 tiledomes.		526.00			
	Alter timber panel to bathroom.		13.00			
	Bronze brown internal doors.		72.00			
	Extra tiling to bathroom		24.00			
	2 strip lights		29.50			
	Dearer tiles to kitchen splashback.		52.00		739.50	
31	Increase B/return for heater		23.00			
	Provide 2 tiledomes		526.00			
	Door kitchen to store room.		48.00			
	Timber panel to bathroom.		13.00			
	Extra tiling to bathroom.		24.00			
	Bronze brown internal doors.		84.00			
	2 strip lights		29.50			
	Delete fire place.	432.00				
	Dearer tiles & quarry tiles.		209.00		524.50	

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS.
32	Increase B/return for heater		23.00			
	Provide 2 tiledomes		618.00			
	Extra tiling to bathroom.		24.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		60.00			
	Delete fire place.	432.00				
	2 strip lights.		29.50			
	Dearer tiling to kitchen splashback		52.00		387.50	
33	Increase brick return for heater.		23.00			
	Re wire heater.		37.00			
	Extra tiling to bathroom.		24.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		72.00			
	2 strip lights.		29.50			
	Delete fire place	432.00				
	Quarry tiles to bathroom & ensuite & dearer tiles to kitchen.		75.00	158.50		
34	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Alterations to detail.		5800.00			
	Additional tiledome.		263.00			
	Timber panel to bathroom.		13.00			
	Bronze brown internal doors.		76.00			
	Provide additional tiledome.		263.00			
	Extra tiling to bathroom.		24.00			
	2 strip lights.		29.50		6528.50	
35	Increase B/return for heater.		23.00			
	Re wiring heater		37.00			
	Additional 2 bedrooms.		618.00			
	Extra tiling to bathroom.		24.00			
	Alter timber panel to Bedrm.		13.00			
	Bronze brown internal doors.		60.00			
	2 strip lights.		29.50		372.50	
	Delete fire place.	432.00				
36	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Additional 2 tiledomes.		618.00			
	Extra tiling to bathroom.		24.00			
	Timber panel to bathroom		13.00			
	Bronze brown doors.		64.00			
	Delete fireplace.	432.00				
	2 strip lights.		29.50		376.50	
37	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Additional tiledome		309.00			
	Extra tiling to bedrm.		24.00			
	Alter timber panel to bathrm.		13.00			
	Bronze brown internal doors.		52.00			
	2 strip lights		29.50			
	Delete fire places.	432.00				
	Dearer tiles to kitchen.		23.00		79.50	

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
38	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Additional 2 tiledomes		618.00			
	Extra tiling to bathroom.		24.00			
	Alter timber panel to B/room		13.00			
	Bronze brown internal doors		60.00			
	2 strip lights		29.50			
	Delete fire place	432.00				
	Dearer tiles to kitchen		52.00		424.50	
39	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Extra tiling to bathroom		24.00			
	Alter timber panel to bathroom		13.00			
	Strip light to bathroom.		15.00			
	Strip light to ensuite.		14.50			
	Bronze brown internal doors.		56.00			
	Brick wing wall.		389.00			
	Delete fire place.	432.00				
	Dearer tiling to kitchen.		12.00		152.50	
40	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Additional tiledome		309.00			
	Extra tiling to bathroom.		24.00			
	Alter timber panel to bathroom.		13.00			
	Strip light to bathroom.		15.00			
	Strip light to ensuite.		14.50			
	Bronze brown internal doors.		56.00			
	Dearer tiles to kitchen.		12.00		503.50	
41	Increase brick return for heater		23.00			
	Re wire heater		37.00			
	Additional 2 tiledomes		618.00			
	Extra tiling to bathroom.		24.00			
	Alter timber panel to bathroom.		13.00			
	Strip light to bathroom.		15.00			
	Strip light to ensuite.		14.50			
	Bronze brown internal doors.		56.00			
	Delete fire place.	432.00				
	Dearer tiles to kitchen.		52.00		420.50	
42	Increase B/return for heater.		23.00			
	Re wire heater		37.00			
	Additional 2 tiledomes.		618.00			
	Increase depth of wardrobe nib.		114.00			
	Additional tiling to bathroom.		24.00			
	Alter timber panel to bathroom.		13.00			
	Strip light to Bathroom.		15.00			
	Strip light to ensuite.		14.50			
	Bronze brown internal doors.		72.00			
	Dearer tiles to kitchen.		12.00		942.50	

HOUSE. NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS.
43	Increase B/return for heater		23.00			
	Re wire heater		37.00			
	Additional 2 tiledomes.		618.00			
	Additional tiling to bathroom.		24.00			
	Alter panel to bathroom.		13.00			
	Strip light to bathroom.		15.00			
	Strip light to ensuite		14.50			
	Relocate ACTEA PMG/TV		156.66			
	Bronze brown internal doors		100.00			
	Dearer tiles to kitchen		12.00		1013.16	
44	Bronze brown internal doors		32.00			
	Brick wing wall to east side		647.00			
	Relocate ACTEA PMG/TV		156.66			
	Strip light to bathroom		15.00		881.66	
	Alter timber panel bathroom		13.00			
45	Bronze brown internal doors.		32.00			
	Gate to west wall.		108.00			
	Relocate ACTEA PMG/TV		156.66			
	Delete B.I.W. Bed. 2	171.00				
	Strip light to bathroom.		15.00		140.66	
46	Bronze brown internal doors.		28.00			
	Delete fire place	532.00				
	Strip light to bathroom		15.00			
	Alter timber panel to bathroom.		13.00	476.00		
47	Bronze brown internal doors.		40.00			
	Delete fireplace	532.00				
	Strip light to bathroom		15.00	477.00		
48	Bronze brown doors		36.00			
	Delete B.I.W. Bed. 3	171.00				
	Alter timber panel to bathroom		13.00			
	2 strip lights.		29.50	92.50		
49	Additional tiledome		263.00			
	Bronze brown doors.		44.00			
	Alter timber panel to bathroom.		13.00			
	Strip light to bathroom.		15.00		335.00	
50	Bronze brown doors.		36.00			
	2 strip lights.		29.50			
	Alter timber panel to bathroom.		13.00		78.50	
51	Bronze brown doors.		32.00			
	Delete B.I.W. Bed. 2.	171.00				
	Strip light to bathroom.		15.00	124.00		
52	Bronze brown doors.		32.00			
	Alter timber panel to bathroom.		13.00			
	Strip light to bathroom.		15.00		60.00	

HOUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
53	Bronze brown doors		32.00			
	Delete B.I.W. Bed. 2	160.00				
	Alter timber panel to bathroom		13.00			
	Strip light to bathroom		15.00	100.00		
54	Bronze brown doors		32.00			
	Delete B.I.W. Bed. 2	171.00				
	Strip light to bathroom.		15.00	124.00		
55	Bronze brown doors.		36.00			
	2 strip lights		29.50			
	Alter timber panel to bathroom		13.00		78.50	
56	Bronze brown to doors.		36.00			
	Delete B.I.W. Bed. 2 & 3	289.00				
	2 strip lights.		29.50			
	Alter timber panel to bathroom.		13.00	210.50		
57	Bronze brown doors.		36.00			
	Delete B.I.W. Bed. 2	171.00				
	2 strip lights		29.50			
	Alter timber panel to bathroom.		13.00	92.50		
58	Bronze brown doors		32.00			
	Delete B.I.W. Bed. 2	171.00				
	Strip light to bathroom		15.00	124.00		
59	Bronze brown to doors.		40.00			
	Delete fire place.	532.00				
	Strip light to bathroom.		15.00	477.00		
60	Bronze brown doors.		32.00			
	Delete B.I.W. Bed. 2.	171.00				
	Strip light to bathroom.		15.00	124.00		
61	Bronze brown doors.		36.00			
	2 strip lights		29.50			
	Alter timber panel to bathroom.		13.00		78.50	
62	Bronze brown doors.		32.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00		60.00	
63	Additional tiledome		263.00			
	Bronze brown doors		44.00			
	Delete B.I.W.	221.00				
	2 strip lights		29.50		128.50	
	Alter timber panel to bathroom.		13.00			
64	Bronze brown doors		44.00			
	Strip light to bathroom		15.00			
	Alter timber panel to bathroom.		13.00		72.00	
65	Bronze brown doors.		32.00			
	Delete B.I.W. Bed. 2	171.00				
	Strip light to bathroom.		15.00	124.00		

DUSE NO.	ITEM	VARIATION CREDIT	VARIATION DEBIT	TOTAL CREDIT	TOTAL DEBIT	REMARKS
66	Bronze brown doors		32.00			
	Strip light to bathroom		15.00			
	Alter timber panel to bathroom		13.00		60.00	
67	Bronze brown doors		32.00			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom		13.00		60.00	
68	Bronze brown doors		32.00			
	Delete B.I.W. Bed. 2	171.00				
	Strip light to bathroom		15.00	124.00		
69	Bronze brown doors		40.00			
	A.I No. 29		105.33			
	Strip light to bathroom.		15.00		160.33	
70	Bronze brown doors.		32.00			
	A.I. No. 29		105.33			
	Strip light to bathroom.		15.00			
	Alter timber panel to bathroom.		13.00		165.33	
71	Bronze brown doors		40.00			
	A.I. No. 29		105.33			
	Strip light to bathroom.		15.00		160.33	
72	Bronze brown doors		32.00			
	Strip light to bathroom		15.00			
	Alter timber panel to bathroom		13.00		60.00	

Budget & Prices  
File

Urambi Co-operative Advancement  
Society Ltd,  
P.O. Box 666,  
CIVIC SQUARE, A.C.T.

17th February, 1977

Dear Sir,

RE : PROJECT PROGRESS AND COMPLETIONS

We are writing in reply to your letter of 20th January and to take up other matters which we feel are relevant to your enquiries.

Completions - Blocks G & F

- We regret that houses 22, 23, 25, 27, 30, 31 and 32 were not handed to the Society prior to Christmas as indicated in our letter of the 14th December 1976. Stocks & Holdings made every effort to maintain a workflow on the site at that time sufficient to comply with the pre Christmas completion programme. Even though there were only 3 weeks work in that month you will be aware from the December claim (Claim no. 10) that that month experienced the highest dollar turnover yet.
- The flooding of the lower courtyard houses during December exacerbated the completion problems and delays caused, carried through to January.

Subsequent to your letter of 20th January, as you are aware, houses 23, 25 and 27 have been handed over. On the 1st February, 1977 Mr Johnson wrote to Dysart and Associates requesting their inspection of houses 22, 28, 29, 30, 31, 32. These were inspected on the following dates :

- |    |   |                   |                                           |
|----|---|-------------------|-------------------------------------------|
| 22 | - | 4/2/77            |                                           |
| 28 | - | not yet inspected | )                                         |
| 29 | - | not yet inspected | ) See our letter to Dysart and Associates |
| 30 | - | not yet inspected | ) dated 15/2/77 (Attachment A)            |
| 31 | - | 9/2/77            | ) See our letter to Dysart & Associates   |
| 32 | - | 9/2/77            | ) dated 15/2/77 (Attachment B)            |

As at this date final detail work on house 22 has been completed and Dysart and Associates have been advised that it is ready for handover.

On the 8th February 1977 Stocks & Holdings carried out an inspection of house no. 22 and found that the following items had not been attended to :

- buttons to be removed from back of island
- bench bracing to the shower screen required
- swivel spout to water over vanity outlet to be replaced

On Friday 11th February, Bill Lewis was asked to inspect house no.22 and he advised that this would not be done because the house was incomplete. That refusal prompted Mr Johnson's letter of 14th February, 1977 (marked Attachment C). You will note that the cracking in the ceiling had developed since our inspection of 8th February and we contend that because of the tightness of the joint between

1st Floor  
Una Porter Centre  
131 City Walk  
Canberra City 2601  
Tel:47 0233

7 houses in  
5 or 6 working  
days ?



the ceiling sheeting and internal brick work, as required by the architects, has caused the cracking. We also believe that this will continue to occur. I understand that there has been a design change to the future courtyard houses which will prevent this problem occurring after Block F.

There are further problems in regard to the ceilings and for your information I enclose a copy of our letter to Dysart and Associates dated 16th November 1976 marked Attachment D. Some of the items outlined in this letter have been attended to.

Although handover work has continued in all of the above mentioned houses, we understand for instance, house 28, has been refused a hand over inspection on the grounds that the floor tiling to the entry was incomplete. That is true, however the tiles are to be supplied by the owner; he has done so but there are insufficient to complete the work and we are endeavouring to locate additional tiles. We do not believe that this should prevent the hand over inspection.

The time lapse between advice to Dysart and Associates and the date of inspection is, in our opinion, unwarranted. It is also very costly. We have had some lengthy discussions with David Watson in regard to when inspection by the architect should be made. It is our view that we should call an inspection as soon as the building inspector has given a final certificate, as per the articles of agreement. I know that Dysart and Associates hold the view that our hand over foreman should move into the houses prior to the architects inspection and anticipate work that might have to be done. We disagree on the grounds that it may be unnecessary and therefore time consuming and costly. In some cases, items requiring attention are a matter of opinion.

We are aware that, in regard to houses 23, 25, 27 the architects were verbally requested to inspect these units (by the writer). It is not the case that they were inspected without request. We believe that it is your position to rationalise this area of completions and make a decision, in the case of each house if necessary as to, of the uncompleted items, which are essential prior to hand over and which can effectively be carried through the hand over process and possibly to the maintenance period. Your failure to do this may result in substantial and additional unnecessary expenditure. Both Mr Johnson and myself are happy to discuss this with you at your convenience.

#### Completions Generally

- We share the Society's concern regarding completions. We are aware that members of the Society continually criticise the Company both formally and informally, for the lack of completions. We admit that the forecasted completion times for the courtyard houses were optimistic; however the building contract allows for 12 months from the date of commencement plus approved extensions of time. We believe that ultimately this time programme will be fairly close provided there is greater cooperation between all concerned. We received a great deal of cooperation from Mr Bell earlier on in the project when Block J was being handed over. He gave us much assistance in getting these first units completed.

We bring to your attention examples of matters outstanding and requiring advice which have prevented us from giving firm completion dates as you have requested. Although you have already received copies of this correspondence we have put them together for your information. These

are marked Attachment E. The situation in regard to unanswered correspondence was so chronic that we were tempted to suggest that since you were in possession of this correspondence you either answered it yourself or authorised us to make the decision. We now advise the earliest building certificate inspection dates.

<u>BLOCK</u>	<u>UNIT NO.</u>	<u>EARLIEST BUILDING CERTIFICATE INSPECTION</u>
A	1, 2, 3, 4, & 5	14/3/77
B	6, 7, 8 & 9	21/3/77
E	19, 20 & 21	28/3/77
C	10, 11, 12, 13, & 14	28/3/77
E	15, 16, 17 & 18	28/3/77
M	60, 61, 62, 63, 64, 65 & 72	14/4/77
D	69, 70, 71, 66, 67 & 68	21/4/77
K	44, 45, 46, 47, 48, 50, 51 & 52	21/4/77
L	53, 54, 55, 56, 57, 58 & 59	←

Recommendations

34 ?

We recommend the following procedures to be adopted to assure a more satisfactory completion process;

- as previously stated the architects to complete a hand over inspection immediately the building certificate has been issued, and *the Johnson has inspected the house and agreed it is ready for architectural completion.*
- the Society to appoint a specific member to monitor hand over items and rationalise where necessary those items which may be carried over after settlement. We do not mean that the hand over foreman will be removed from the house but if he has items of minor nature to attend to (e.g. house 22) settlement should be affected on the earliest possible date. *Architect to attempt to effect earlier completion*
- the Society to appoint a specific member to ensure that all correspondence to the architects, where it requires detailed advice to the building contractor, is answered promptly. *Johnson/Bell to meet regularly*
- On the remaining houses in the project the Society, in consultation with the architects and ourselves make a decision on extent of touch up work to internal brick work where found to be necessary. I stress that this item is one of the most expensive, time consuming and in our opinion, unnecessary exercises now being undertaken. You may or may not be aware that since Block J and in each of every unit every brick internally has been given a coat of linseed oil and stain mixture. We do not have written instructions from the architects to carry out this work, however we have been advised by both the architect and the Clerk of Works that no lesser standard of brick work finish would be acceptable. We have accepted verbal instructions from the architects in the past, on the understanding that they will be followed up with written instructions, that is, we have endeavoured to cooperate. We must, for our mutual protection, insist that all instructions are in writing.

We recognise that either yourselves and/or the architects may have some recommendations for us to consider. We would be pleased to receive these at your earliest convenience. Whilst making these recommendations I can assure that we are mindful of the volume of work that is required of the architect, particularly a project the nature of Urambi.

Progress Payments

The current situation with progress payments is as follows:

<u>CLAIM NO.</u>	<u>AMOUNT</u>	<u>CLAIM DUE</u>	<u>DATE PAID</u>	<u>AMOUNT PAID</u>	<u>AMOUNT OUTSTANDING</u>
1	4548.73	4/5/76	10/5/76	4548.73	-
2	16391.96	21/5/76	31/5/76	16391.96	-
3	31597.75	7/6/76	15/6/76	31597.75	-
4	124036.02	22/6/76	22/7/76	124036.02	-
5	137678.16	17/8/76	18/8/76	137678.16	-
6	260120.54	16/9/76	17/9/76	260120.54	-
7	271961.01	25/10/76	26/10/76	271961.01	-
8	256440.24	25/11/76	21/12/76	200000.00	56440.24
			7/2/77	45000.00	11440.24
9	195942.16	28/12/76	-	-	207382.40
10	341843.74	25/2/77	-	-	549226.14

MUST NOW  
PAID

Beyond the date of completion and hand over of houses 22, 28, 29, 30, 31 and 32 we will not be advancing any further bridging finance by way of deferred progress payments (we require that at the time claims are due they are to be fully paid), until such time as we feel we are getting a "fair go" and all the above mentioned issues are resolved. I am happy to discuss this matter further.

We will not be held to ransom for payments of our claims for completions that we cannot effect because either the Clerk of Works or the architects or both will not or do not have the time to cooperate.

In any event, my letter dated 25 November 1976 requires that deferral of progress payments are a matter of negotiation at the time. This company has only agreed to defer payments on progress claim No. 8 therefore as per the claim schedule listed above, the following amount is now due and payable.- \$207,382.40.

Variations - Additional Costs

We assume that the Board approves variations to the contract and monitors the cost increases as they are advised by the architects subsequent to its receipt of the variation price requests and/or architects instructions.

We will be forwarding to you, under separate cover, and subsequent to our letters dated 13/8/76 and 16/11/76 summaries of variation costs to date.

We apologise for the delay in replying to your letter of 20th January, however, you will appreciate that until this date we have been unable to supply you with the information requested. Other matters raised in this letter and not specifically requested in your letter of 20th January are intended to insist on a better working relationship between all parties concerned.

Yours faithfully,

STOCKS & HOLDINGS (CANBERRA) PTY LTD

L.M. Kreibig

GENERAL MANAGER



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

## "URAMBI VILLAGE" - A UNIQUE CLUSTER HOUSING DEVELOPMENT

### INFORMATION FOR PROSPECTIVE BUYERS

#### Background

The Urambi Co-operative Community Advancement Society Limited has been established to build 72 houses/townhouses for its members at Crozier Circuit, Kambah. Houses range in size from two to five bedrooms, and include some with design features as specified by individuals. The community centre which comprises a centrally located building and swimming pool will be a focal point.

This group housing development makes use of two basic house types. Houses are in small groups of 3 to 7 so that most of the site is left as common ground. Special care has been taken to harmonise the designs, and to take advantage of the many natural features of the site and surrounds, which include a proposed golf course. The site will be landscaped with predominantly native plants.

The development has been designed by architects Michael Dysart and Associates. The emphasis is on aesthetic appeal, high quality, and maximum opportunities for privacy while encouraging a distinctive community identity.

Members have formed the co-operative to buy land and build houses, in effect to take over the role of the developer. The savings achieved through bulk buying, standardisation of materials - and the developer's profit margin - are passed on to members. The board of seven elected from the membership provides the continuity and leadership necessary for a project of this magnitude, at no cost to the members.

#### House Features

Houses are contemporary in design, making efficient use of high quality materials, such as red cedar timber. Each house has a large private courtyard, and is carefully designed to be self-contained. The architect, Michael Dysart, has combined the basic need for complete personal indoor and outdoor privacy with the option of communal involvement. The two house types are -

Courtyard houses - L-shaped houses built on a concrete slab with internal face brick walls; mostly family sized.

Tri-level houses - contemporary designs with 2, 3 and 4 bedroom variations with attractive sloping ceilings and large upper level verandah.

All houses are insulated, and have electric heating in all rooms.

Other Features

Car parking is arranged to keep most of the site traffic free. Most houses are provided with a single garage, but some have only uncovered parking. There are some additional garages and parking spaces which may be leased.

The Community Centre will be the most important "common facility". Plans include a lounge area with fireplace, an activities room, a kitchen, laundromat, barbecue area and a swimming pool.

Information:

Initially, it is suggested you visit the development weekends when volunteer members will be present. Alternatively, contact one of the following to arrange an inspection.

David Watson	31 7305
Ian Lowe	45.2274
Joan Maher	81.0433 ext. 2455

To Buy a House

STEP 1 - RESERVE THE HOUSE

Once you have decided to go ahead, fill out the application and contact either the representative you have dealt with or one of the above. Initially, a holding deposit of \$400 reserves the house, and you become a member of the co-operative by purchasing shares to the value of \$40. Cheques should be made payable to the Society, and sent directly to the Secretary at P.O. Box 666, Civic Square, A.C.T. 2608.

STEP 2 - PREPARE FOR CONTRACT SIGNING

Within a couple of days, a copy of the contract will be available with assists you to seek mortgage finance from banks or financial institutions, and seek legal advice in the normal way (many members are dealing with Higgins, Faulks and Martin, Solicitors, who are now familiar with the project, but of course it is up to you). Normally you would collect the contract by hand from a Board Member who will explain it and any other matters you want clarified. Before signing the contract, be satisfied that you will be able to secure finance by the date of house completion.

STEP 3 - ENTERING INTO CONTRACT is the formal agreement between you and the co-operative. This is normally done between your solicitors and the co-operative's solicitors (Abbott, Tout, Creer and Wilkinson of NRMA House), and at that time the \$3,600 balance of the \$4,000 deposit must be paid. This process should be completed within 28 days of placing the holding deposit.

STEP 4 - FULL SETTLEMENT

The balance of the total price is paid on completion; there are no progress payments. (There is a rise and fall clause in the contracts of those houses with later completion dates to allow for the effects of inflation).



David Watson  
on behalf of the Society.

URAMBI CO-OPERATIVE C.A.S. LTD: BUDGET 28/4/77

Item	August 1976		Expenditure to 28/4/77	Expenditure and Bills to 28/4/77	Expected Total	Necessary Deficit
	Estim. Costs	Allowed Costs				
	\$	\$	\$	\$	\$	\$
<u>Stocks and Holdings</u>						
Houses	1,772,000	1,804,000	1,321,895	n/c	2,007,223	?
Preliminaries	155,000	167,000	173,071*	"	223,933	?
Fee	150,000	152,000	138,000*	"	148,500	123,000
Perbola	27,000	29,000	-	-	24,296	24,296
Community Centre	55,000	60,000	20,150*	"	62,000	22,000
Garages	65,000	67,000	50,678*	"	66,546	-
Guideline/Mogo	41,000	41,000	44,704*	"	51,195	-
Barker and Taylor/CPE	69,500	70,000	20,816*	"	71,277	15,000
<b>TOTAL STOCKS</b>	<b>2,326,500</b>	<b>2,382,000</b>	<b>1,769,314</b>	<b>2,246,847</b>	<b>2,654,970***</b>	<b>184,000</b>
<u>Other Contractors</u>						
Mogo Constructions	176,000	179,000	148,973	148,973	149,000	-
ACTEA	28,500	28,500	28,970	28,970	28,970	-
Telecom	-	5,550	5,550	5,550	5,550	-
Burning Log, etc.	-	-	4,131	4,131	13,000	-
<b>TOTAL OTHER CONTRACTORS</b>	<b>204,000</b>	<b>213,050</b>	<b>187,624</b>	<b>187,624</b>	<b>196,520</b>	<b>-</b>
<u>Architect/C of W</u>						
Engineers	132,000	132,000	108,862	118,814	132,000	-
Legal, Valuation, etc.	40,000	42,000	42,835	45,335	48,000	-
	20,000	22,000	13,814	13,814	30,000	-
<b>TOTAL FEES</b>	<b>192,000</b>	<b>196,000</b>	<b>165,511</b>	<b>177,963</b>	<b>210,000</b>	<b>-</b>
<u>Miscellaneous</u>						
Land	112,000	112,000	62,366	62,366	112,000	-
Landscaping	25,000	25,000	3,489	3,498	10,000	5,000
Interest	55,000	65,000	76,034	76,034	110,000	?
Mortgage Insurance	11,000	11,000	11,306	11,306	11,306	-
Rates	-	-	4,104	4,104	4,104	-
Admin. Etc.	5,000	5,000	8,180	8,180	10,000	1,500
Advertising	-	-	2,355	2,720	5,000	?
Swimming Pool, Etc.	20,000	20,000	-	-	-	-
<b>TOTAL MISCELLANEOUS</b>	<b>228,000</b>	<b>238,000</b>	<b>167,834</b>	<b>168,199</b>	<b>262,410</b>	<b>6,500</b>
<b>TOTAL PROJECT COSTS</b>	<b>2,959,000</b>	<b>3,037,000</b>	<b>2,290,283</b>	<b>2,780,633</b>	<b>3,323,900</b>	<b>190,000</b>
<u>Revenues</u>						
House Prices	n.a.	3,070,000			3,102,000	?
Penalties, shares		10,000			10,000	
Body Corp. Payments		-			2,000	
Garage Sale		-			20,000	
<b>TOTAL PROJECT REVENUES</b>	<b>n.a.</b>	<b>3,080,000</b>	<b>n.a.</b>	<b>n.a.</b>	<b>3,134,000</b>	<b>?</b>
<b>DEFICIT</b>					<b>190,000</b>	<b>-</b>

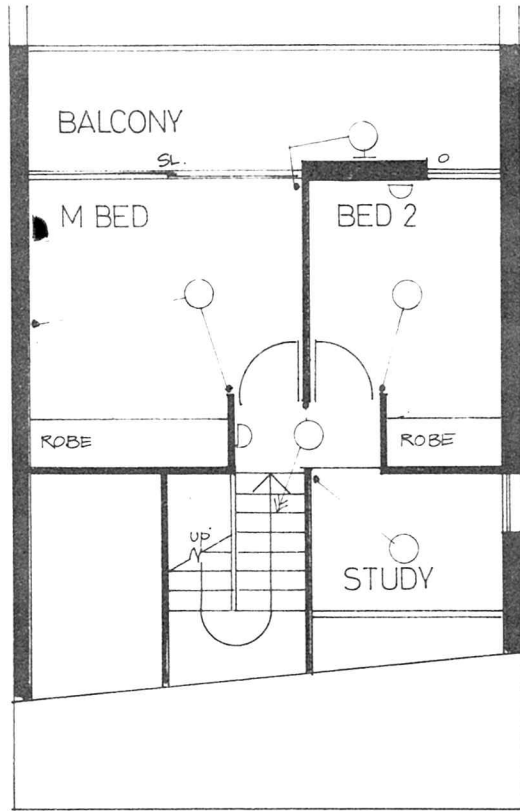
\* Expenditure to End March claim.

\*\* Dispute situation - highly unlikely Stocks and Holdings would accept a reduction in their building fee.

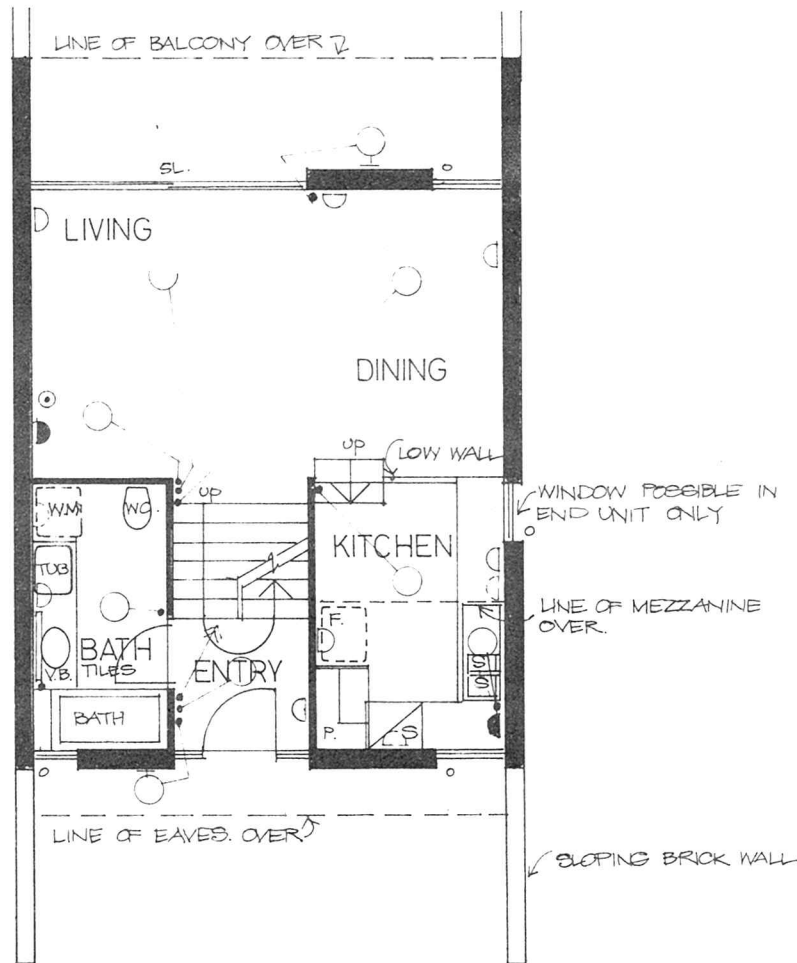
\*\*\* Stocks and Holdings "expected totals" derived from Project Cost Analysis Summary of 26 April 1977.

U2

9 Squares  
84 Sq Metres  
(plus balcony  
of 1.1 Squares)



UPPER



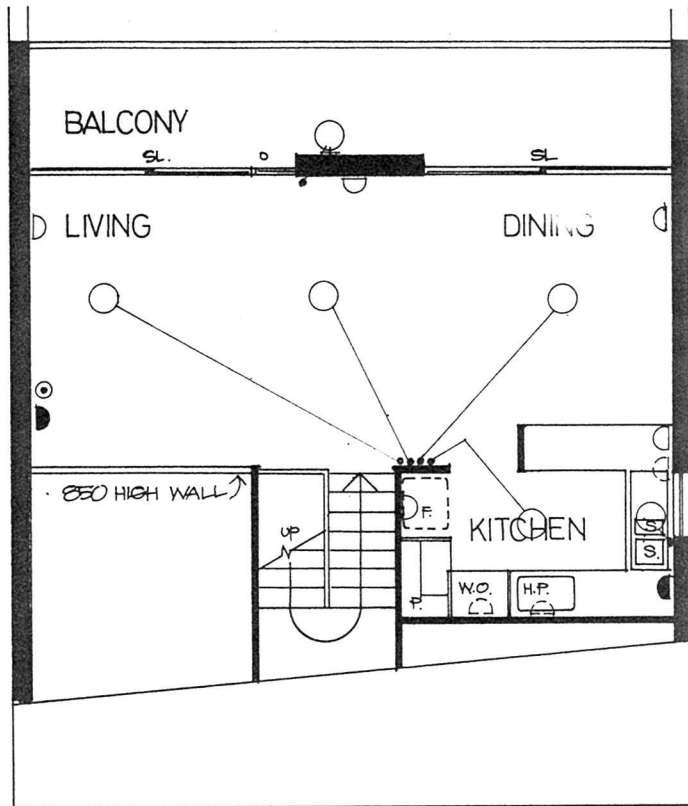
LOWER

U2

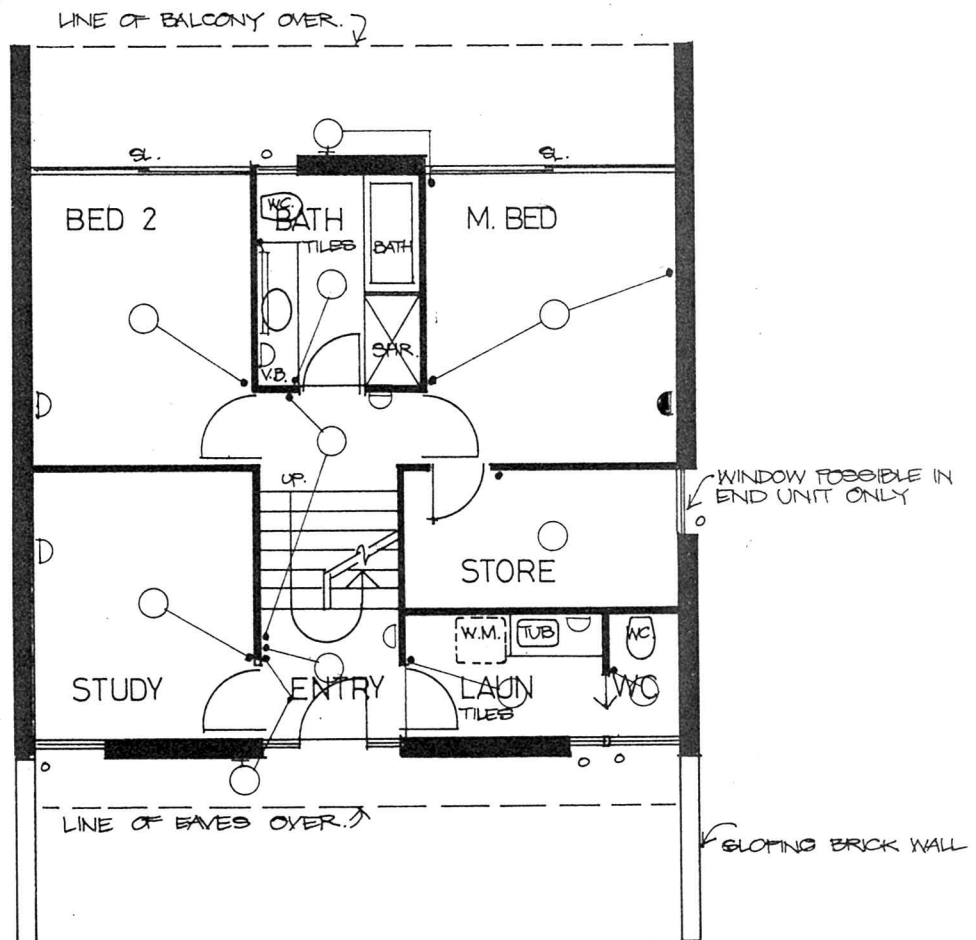


U3

12.7 Squares  
113 Sq Metres  
(plus balcony  
of 1.5 Squares)

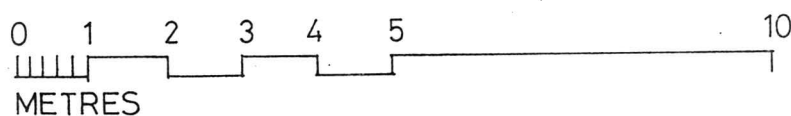


UPPER



LOWER

**U3**





Mr Watson - for yr records.

*A. R. O'Dea (Valuations) Pty. Ltd.*

CONSULTANT VALUERS

BOX 1217 P.O.

CANBERRA CITY A.C.T.

PHONE: 47 6922

Bus 47 6790

Private 86 2160

MEMBER OF THE  
COMMONWEALTH INSTITUTE  
OF VALUERS  
REGISTERED LOCAL GOVT.  
VALUER N.S.W.  
MEMBER OF THE REAL ESTATE  
INSTITUTE OF N.S.W.  
(Valuers' Division)  
REGISTERED BUILDING SOCIETY  
VALUER - A.C.T. & N.S.W.

VALUATION

OF THE HOUSES KNOWN AS

TYPE U2, U3(b), U3, U4,

URAMBI CO-OPERATIVE HOUSING SCHEME,

CROZIER CIRCUIT

KAMBAH, A.C.T.

BY ORDER OF

MR. D. WATSON

ACCOUNT OF

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY,

P.O. BOX 666,

CIVIC SQUARE.

11/3  
L

Date of  
Inspection

The twenty-fifth day of February, 1977.

Date of  
Assessment

The twenty-fifth day of February, 1977.

Underlying  
Assumptions

- (1) That the development will be completed in accordance with the plans and specifications provided.
- (2) That the improvements comply with all statutory requirements.
- (3) That Strata Title will issue on completion of each unit.
- (4) That the units are valued as complete on the date of inspection.

Title

Crown Lease Section 149, Division of Kambah, Canberra, A.C.T.

Location and Description

The subject land is prominently situated in the rapidly developing Tuggeranong suburb of Kambah. The site slopes gently from the road to the near boundary. Good views are enjoyed and a Golf Course is proposed to adjoin the near boundary.

Improvements

The development under construction comprises a Community Centre, 72 brick and tiled housing units of varying design and area, in groups A - M, covered car spaces, 58 open car parking spaces, roadways, access paths, drying facilities garbage bin storage areas and landscaping.

(a) Type U2

is a split level, two (2) bedroom town house having an area of 84.5m<sup>2</sup>, a little more or less.

Accommodation comprises: entry foyer, combined dining/living room (6.3 x 3.8) - sliding door to courtyard, modern kitchen, bathroom, laundry and WC, mezzanine 2.5 x 2, store 1.55 x 2.5, and two (2) bedrooms. ( 3.7 x 3.8 BIR, 2.5 x 3.8 BIR). Other improvements include a balcony (1.65 x 6.7), garage and the use of the Community Centre.

(b) Type 3(b)

is a split level, two (2) bedroom, plus study, Town house, having an area of 108.5m<sup>2</sup>, a little more or less.

Accommodation comprises: entry foyer, living room(5.1 x 4.6 + alcove), dining room (2.3 x 2.9) off modern kitchen, separate laundry, central bathroom & W.C. Two bedrooms (4.6 x 3.2 BIR, 4.2 x 2.8) and study (2.7 x 3.2). Other improvements include a balcony (1.65 x 7.5), garage and the use of the Community Centre.

(c) Type U3

is a two(2) bedroom, plus study, Town house having an area of 115.7m<sup>2</sup>, a little more or less.

Accommodation comprises: entry foyer, combined living/dining room (8.5 x 3.8), modern kitchen, separate laundry with second WC and hand basin off, central bathroom and WC, two bedrooms (3.8 x 2.9, 3.8 x 3.3) and study (3.5 x 2.9).

Other improvements include a balcony (1.65 x 8.5), garage and the use of the Community Centre.

(d) Type U4 is a split level three bedroom plus study, Town house having an area of 146.5m<sup>2</sup>, a little more or less.

Accommodation comprises: entry foyer combined living/dining room (7.1 x 3.8 + 1.75 x 5.2) modern kitchen, combined laundry, bathroom and WC, playroom (3.8 x 5.35) family (2.25 x 3.45), loft (2.75 x 5.2), store (0.9 x 3.45), three bedrooms (3.15 x 3.5 W.I.R., ensuite, 2.8 x 3.8 BIR, 2.65 x 3.8) and study 3.45 x 2.5).

Other improvements include a balcony (1.65 x 10.65) garage and the use of the Community Centre.

Comments

(1) "Urambi" is one of the first housing Co-operative Schemes to be developed in the A.C.T.

(2) The site has the attributes of aspect, vistas and location considered desirable in quality residential development.

(3) The siting, design and concept of the development is modern and aesthetically pleasing.

We Estimate

The value of:-

(a) Type U2

(i) in groups A, B & C, to be THIRTY-SIX THOUSAND DOLLARS (\$36,000.00).

(ii) in groups D,M,L,K, to be THIRTY-FOUR THOUSAND DOLLARS (\$34,000.00).

(b) Type U3(b) to be FOURTY-TWO THOUSAND DOLLARS (\$42,000.00).

(c) Type U3

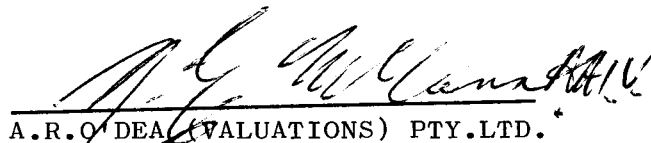
(i) in groups A,B,& C, to be FOURTY-FIVE THOUSAND DOLLARS. (\$45,000.00).

(ii) in groups D,K,L,M, to be FOURTY-THREE THOUSAND DOLLARS. (\$43,000.00).

(d) Type U4

(i) in group B, to be FIFTY-TWO THOUSAND, FIVE HUNDRED DOLLARS. (\$52,500.00).

(ii) in groups K,L,M, to be FIFTY-ONE THOUSAND DOLLARS. (\$51,000.00).

  
A.R. O'DEA (VALUATIONS) PTY. LTD.

Architects file.

~~March 1, 1977~~

2/3

L.

The Secretary,  
Urambi Cooperative  
Housing Society,  
P.O. Box 666,  
CIVIC SQUARE.....A.C.T...2608

Dear Sir,

RE: COMPLETION DATES FOR GROUPS  
'A', 'B', 'C', 'D' & 'E'

At a meeting on site this morning between M. Johnson, R. Lancaster, A. Smith, R. Banfield, W. Lewis and P. Bell, the following dates were proposed by Stocks & Holdings.

Group 'A' - first houses ready for final Building Inspection (D.C.T.) March 15th. Last house one week behind.

Group 'B' - first houses ready for final Building Inspection (D.C.T.) April 1st. Last house one week behind.

Group 'C' - first houses ready for final Building Inspection (D.C.T.) April 1st. Last house one week behind.

Completion dates for Groups 'D' and 'E' yet to be notified.

We expect that some three weeks would elapse from these dates to handover.

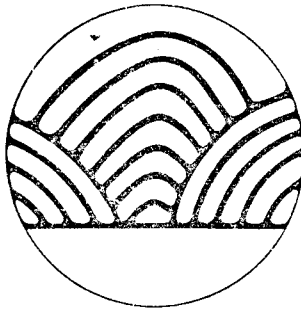
However, we feel that these dates are somewhat optimistic and suggest that you add one week to the dates mentioned for 'A' and 'B' and two weeks for Group 'C'.

This will mean that Easter will affect the latter houses and extra time will have to be added.

Yours faithfully,  
MICHAEL DYSART & ASSOCIATES PTY. LIMITED.



P. Bell



ATTACHMENT 2

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 VILLAGE" - Crozier Circuit, Kambah

TRI-LEVEL HOUSES STILL AVAILABLE

This exciting family of split level houses range from 2 to 4 bedrooms with separate studies. All have sloping ceilings, view-oriented balconies, and are of high quality finish throughout. Prices quoted are fixed.

U2 - Tri-level - Nos 45,58,65 (without garage) \$34,300  
- Nos 51,54,68 (inc. garage) \$35,600

Two bedroom and mezzanine study

Entrance level - hall bathroom

Lower level - living, dining, kitchen (2 steps)

Upper level - two bedrooms, mezzanine study, balcony

84 sq.m. (9 squares) - plus 1.1 squares of upstairs balcony

U3 - Tri-level - Nos 53 (without garage) \$42,400  
- Nos 46,52,62,66,67,70 (inc. garage) \$43,700

Three bedroom or Two bedroom plus study

Entrance level - bedroom/study, laundry/toilet

Lower level - two bedrooms, bathroom/toilet

Upper level - living, dining, kitchen, large balcony facing hills

113 sq.m. (12.7 squares) - plus 1.5 squares of upstairs balcony

U4 - Tri-level - Nos 48,50,55,56,57,63 (inc. garage) \$51,000

Three bedroom plus study plus separate playroom

Entrance level - Study and master bedroom and ensuite

Lower level - two bedrooms, playroom, bathroom/laundry

Upper level - living/dining room, kitchen/family, loft area

145 sq.m. (16 squares) - plus 2 squares of upstairs balcony

Completion Dates by builder, Stocks and Holdings (Canberra) P/L

May '77 - Nos 62,63,65

June '77 - Nos 45,46,48,50,51,52,70

July '77 - Nos 53,54,55,56,57,58,66,67,68

Mortgage Finance - The Society may be able to help individuals arrange finance.

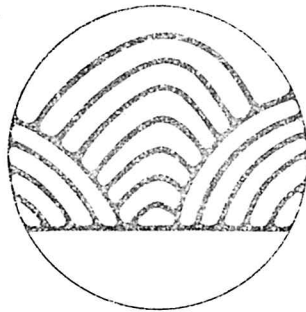
Further Information

Inspect on Saturday or Sunday afternoons 2 to 5 p.m.,

or call - David Watson - Tel. 45.2126 B/H

Ian Lowe - Tel. 45.2274 B/H

Joan Maher - Tel. 81.0433 Ext. 2455 A/H



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

16 March 1977

TO "URAMBI VILLAGE" SALES TEAM

Sales Roster and Activities - March to June 1977

It has been necessary to advertise and request voluntary effort to assist with sales effort since July of last year. The Board has asked me to thank everyone who has given their time in various ways, most commonly by giving up Saturday or Sunday afternoons.

Our efforts may not always seem spectacular, but it is worth noting that the twelve houses sold since then would have attracted about \$20,000 in agents fees and commissions had we chosen that option.

That's the sweetener. The bitter pill is that there are still 18 unsold houses, and the sales effort will have to continue for a few more months. A new roster is attached which I hope will share the load in an acceptable way; I have not been able to contact everyone personally before drawing it up, and any re-arrangements which are necessary should be done through Joan Maher (ph. 81-0433 ext 2455).

Some sellers attended a couple of training sessions with Stocks and Holdings Sales Manager in September and October last year. It proved to be useful to pool experiences and ideas on how to make best use of our time, and of course the Society's sales budget.

So to get things underway for this year, I would be very pleased if you could come to 25 URAMBI VILLAGE on Monday 28th March at 8p.m. to discuss

- . the houses we are selling
- . the building program for unsold houses
- . the current approach to selling
- . your ideas on improving the effectiveness of such things as press advertising, other publicity, the setting-up of a display house, hand-out material, etc. etc.

If you can't make it, could you please let Joan Maher know, and pass on any ideas to her.

Yours Urambily,

David Watson

"URAMBI VILLAGE" SALES ROSTER

Saturday  
2pm - 5pm

Sunday  
2pm - 5pm

19th March  
Richard Dowe ✓  
Ian Batty - Hacy Tobias ✓

20th March  
Jenny Everett ✓  
Charles Ironside ✓

26th March  
Angus Houstone ✓  
Matt Stewart ✓

27th March  
Tony Pratt ✗  
Bob Hodge ✓  
Mary Murray ✓ Alastair Christie ✓

4th April  
Pat Binnie ✓  
Ian Lowe ✓

5th April  
John Kanard ✗  
Bill Cushing ✓

9th April (Easter)  
Nil John Kanard ✓  
Ian Kestling ✗

10th April (Easter)  
Nil Tony Pratt ✓  
Elizabeth Sharpe ✓

16th April  
~~Elizabeth Sharpe~~ Joan Maher  
~~Vince Blackburn~~ Eddie Klimo

17th April  
Alastair Hay ✓  
Jude Murphy ✓  
Andrew Hay ✓

*Angus*  
23rd April  
Joan Maher Vince Blackburn  
Geoff Hawker ✗

24th April  
Stephen Shann ✓  
Noel Pratt ✗

30th April  
Richard Dowe ✓  
Ian Batty ✓

1st May  
Jenny Everett ✓  
Charles Ironside ✓

7th May  
Angus Houstone  
Matt Stewart

8th May  
Tony Pratt  
Bob Hodge

14th May  
Pat Binnie  
Ian Lowe

15th May  
John Kanard  
Bill Cushing

21st May  
Vince Blackburn  
Elizabeth Sharpe

22nd May  
Alastair Hay  
Jude Murphy

28th May  
Joan Maher  
Geoff Hawker

29th May  
Stephen Shann  
Noel Pratt

4th June  
Richard Dowe  
Ian Batty

5th June  
Jenny Everett  
Charles Ironside

11th June  
Angus Houstone  
Matt Stewart

12th June  
Tony Pratt  
Bob Hodge

18th June  
Ian Lowe  
Pat Binnie

19th June  
John Kanard  
Bill Cushing

25th June  
Vince Blackburn  
Elizabeth Sharpe

26th June  
Alastair Hay  
Jude Murphy

*D.J.W  
away*

Reserves:-

Eddie Klimowicz  
Warren Hickson  
David Watson  
Guy Probert  
Geoff McAlpine  
*Ian Kortlang*

NOTES:

1. The first-named person to collect sales material and key to houses from David Watson at House 25 at around  $\frac{1}{4}$  to 2; same to be returned after 5 p.m.
2. Second-named person to ensure signs are at
  - (1) Drakeford Drive
  - (2) Boddington Circuit and
  - (3) Urambi Notice Board.
3. Signs are to be returned next to Clerk-of-Works hut on Sunday evening.
4. Onus is on individual to swap with someone else, or advise Joan Maher by Wednesday before the rostered weekend.
5. All houses to be left locked up at the end of each afternoon.



SELLING TEAM - PHONE NUMBERS

	<u>Work</u>	<u>Home</u>
Ian Batty	72.2947	No. 32
Pat Binnie		82.1538
Vince Blackburn	45.2137	-
Bill Cushing	45.2133	51.3780
Richard Dowe	72.3129	No. 35
Jenny Everett	88.4444	
Alastair Hay	46.2504	
Geoff Hawker	49.2119	No. 38
Warren Hickson	<del>45.2163</del>	48.7859
Bob Hodge	89.8802	No. 42
Angus Houstone	51.1063	86.3883
Charles Ironside	73.3616	
John Kanard	<sup>7297</sup> 89.2792	<del>No. 23</del>
<sup>Eddie Klemm</sup> Ian Lowe	<del>897137</del> 897850	No. 31
Joan Maher	-	81.0433 ext. 2455
Jude Murphy	95.6503	
Geoff McAlpine	46.9917	No. 41
Noel Pratt	70.0384	480016
Tony Pratt	65.4497	No. 28
Guy Probert	49.7788	
Stephen Shann	88.5070	No. 40
Elizabeth Sharpe	89.7552	
Matt Stewart	73 2581 66 2390 (Matt)	49.6326
David Watson	45.2126	No. 25

Unit 134,  
Cotton St,  
Folkestone

Flat 12,  
Staff Res F.

*Jan Hartley*  
*Genevieve Edwards*

613553



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE ACT. 2508

"URAMBI VILLAGE" - Crozier Circuit, Kambah

TRI-LEVEL HOUSES STILL AVAILABLE

This exciting family of split level houses range from 2 to 4 bedrooms with separate studies. All have sloping ceilings, view-oriented balconies, and are of high quality finish throughout. Prices quoted are fixed.

U2 - Tri-level - Nos 45, 58, 65 (without garage) \$36,300  
- Nos 51, 54, 68 (inc. garage) \$37,600

Two bedroom and mezzanine study  
Entrance level - hall bathroom  
Lower level - living, dining, kitchen (2 steps)  
Upper level - two bedrooms, mezzanine study, balcony  
84 sq.m. (9 squares) - plus 1.1 squares of upstairs balcony

U3 - Tri-level - Nos 53 (without garage) \$44,400  
- Nos 46, 52, 62, 66, 67, 70 (inc. garage) \$45,700

Three bedroom or Two bedroom plus study  
Entrance level - bedroom/study, laundry/toilet  
Lower level - two bedrooms, bathroom/toilet  
Upper level - living, dining, kitchen, large balcony facing hills  
113 sq.m. (12.7 squares) - plus 1.5 squares of upstairs balcony

U4 - Tri-level - Nos 48, 50, 55, 56, 57, 63 (inc. garage) \$53,000

Three bedroom plus study and separate playroom  
Entrance level - Study and master bedroom and ensuite  
Lower level - two bedrooms, playroom, bathroom/laundry  
Upper level - living/dining room, kitchen/family, loft area  
145 sq.m. (16 squares) - plus 2 squares of upstairs balcony

Completion Dates

Houses will be completed from 2 to 3 months after exchange of contracts (depending on the stage of construction).

Mortgage Finance - The Society may be able to help individuals arrange finance.

Further Information

Inspect on Saturday or Sunday afternoons 2 to 5 p.m.,  
or call - David Watson - Tel. 45.2126 B/H  
Ian Love - Tel. 45.2274 B/H  
Joan Maher - Tel. 81.0433 Ext. 2455 A/H

The final price for your House No. ... is derived as follows -

Contract price (including listed extras)	\$
plus "Rise and Fall" variation ( %)	\$
plus Miscellaneous items (as agreed)	\$
Total Price	<hr/> \$ <hr/>
less Deposit paid	\$
less Miscellaneous advances paid	\$
Amount to be paid at settlement	<hr/> \$ <hr/>

The figures above are final, and reflect the limit of your liability to the Society. The expected completion date is

You should arrange your finances so that settlement can take place as soon as possible after your house is completed. You will appreciate that this is extremely important to the Society's finances. Settlement is normally arranged through your solicitor by the Society's solicitor, Abbott, Tout, Creer and Wilkinson, of NRMA House. (It may assist if you provide a copy of this letter to your solicitor - any further queries contact Chris Lang on 45.2127(Wk).)

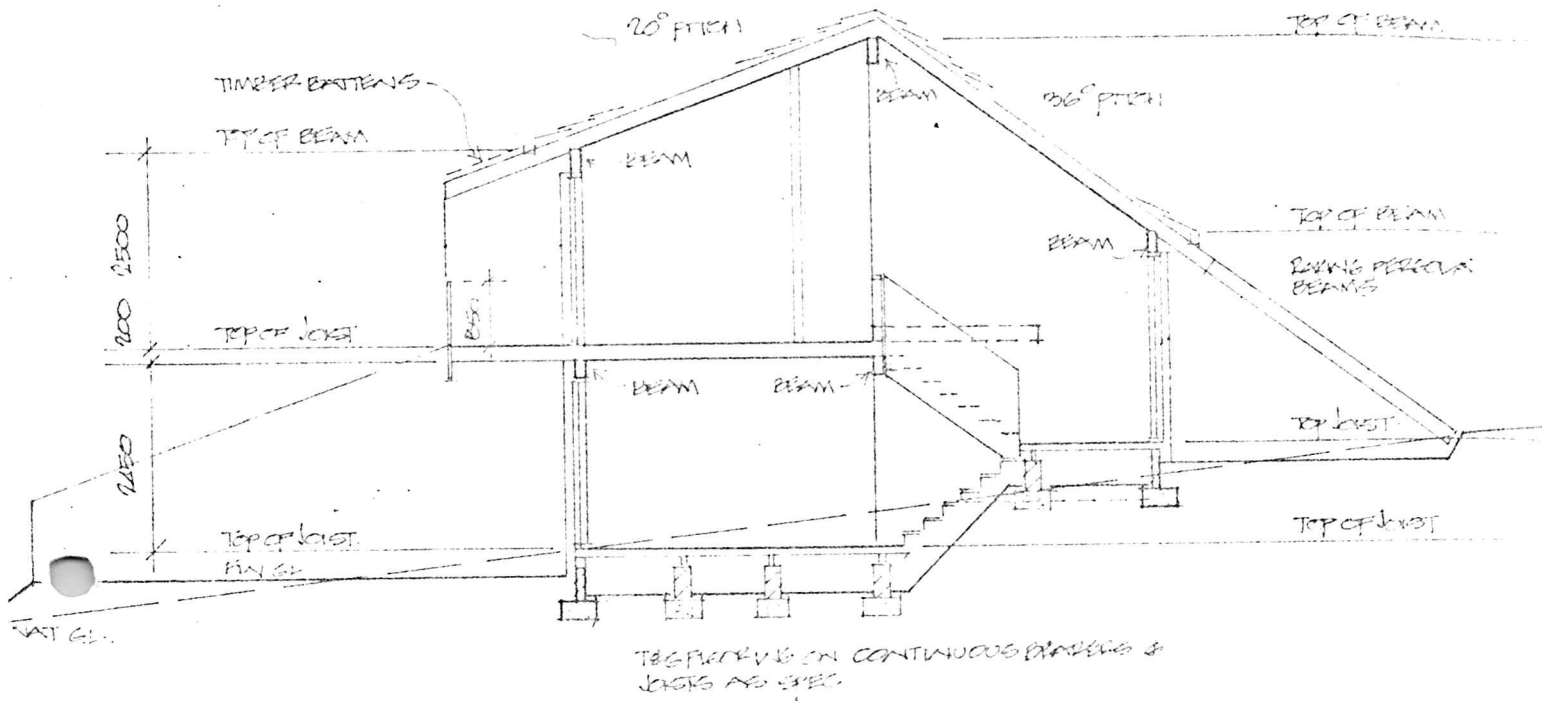
On behalf of the Society,

A.G. Christie,  
Chairman

# U2 - TRI-LEVEL

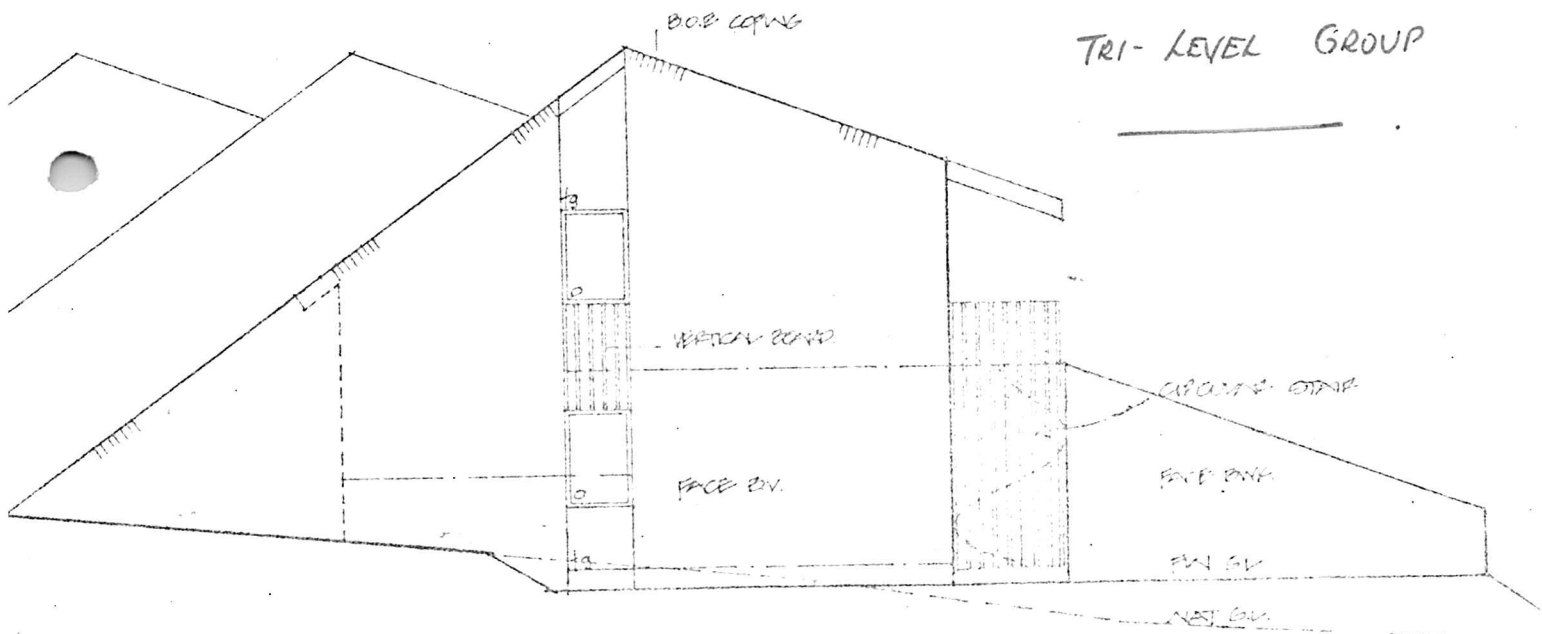
## CROSS SECTION

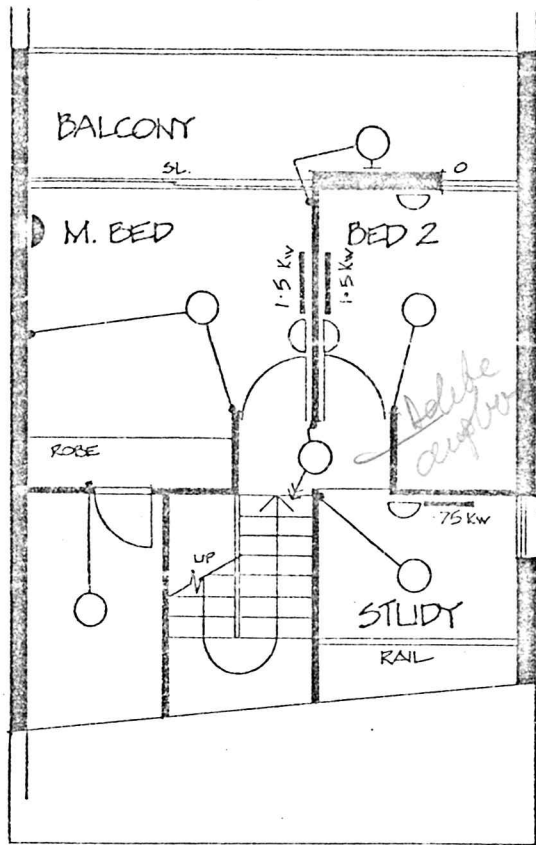
CYCLIC TILES AS SPEC.  
ON BOXED RAFTERS AT 600 C/S



NOTE - REFER TO SECTION FOR DETAILS OF  
CONCRETE FOOTING.

## PERSPECTIVE OF TRI-LEVEL GROUP

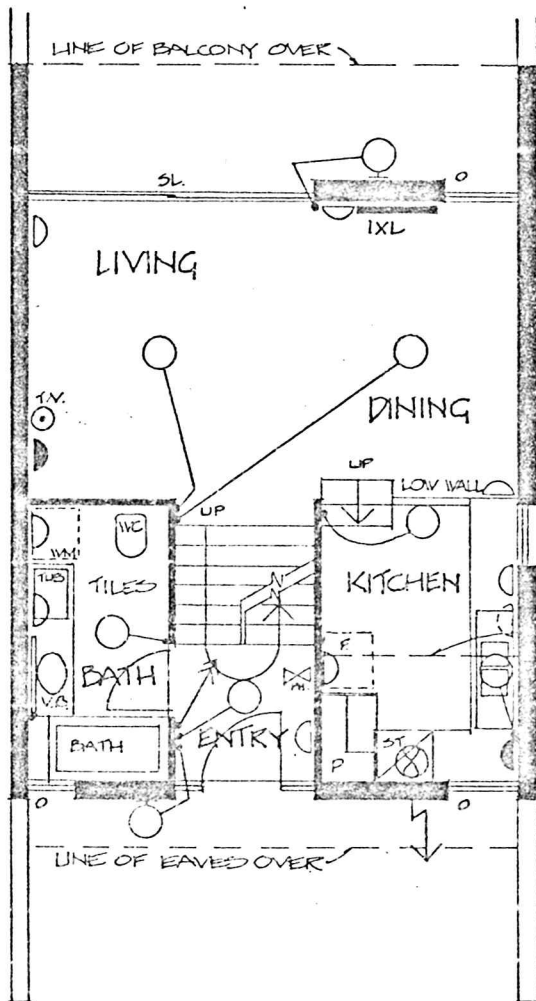




AREA : 84 SQ. M.  
 + 10 SQ. M. BA  
 (9 SQ + 1.1 SQ BALC)

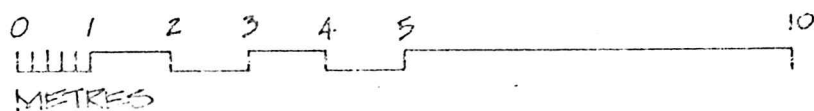
LIGHTS	12
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

UPPER



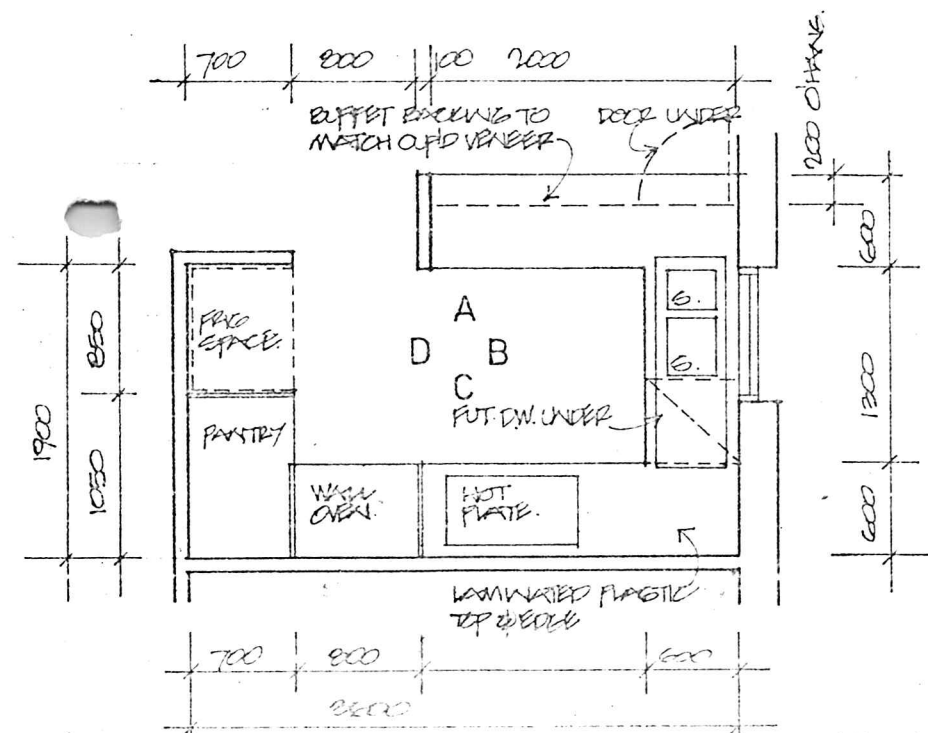
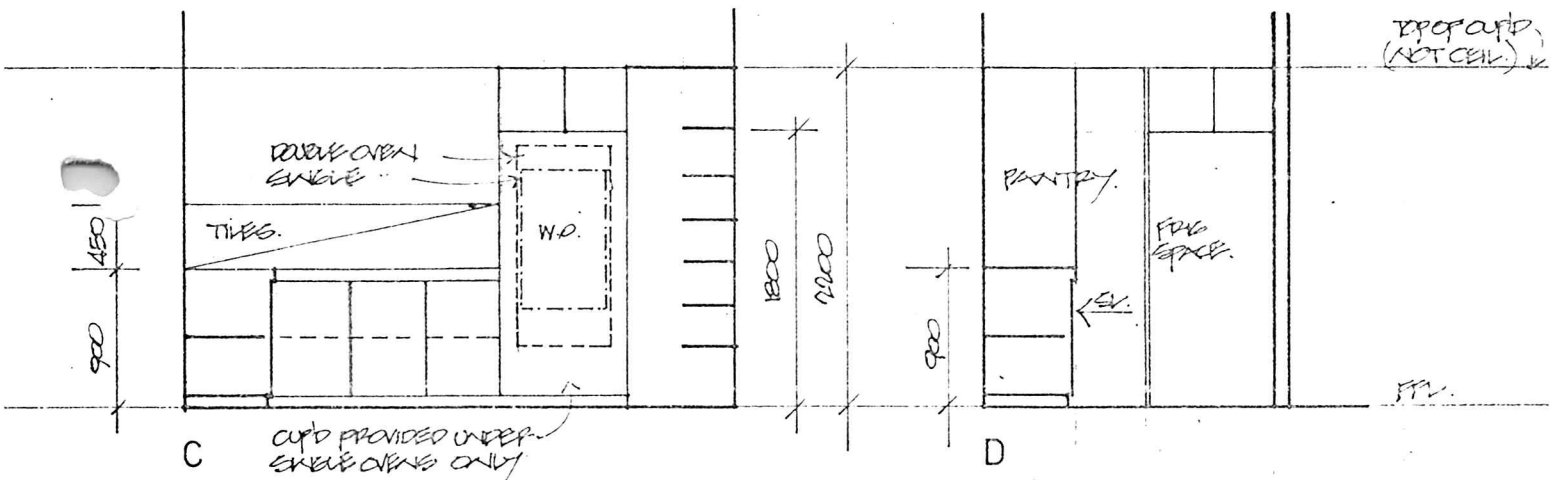
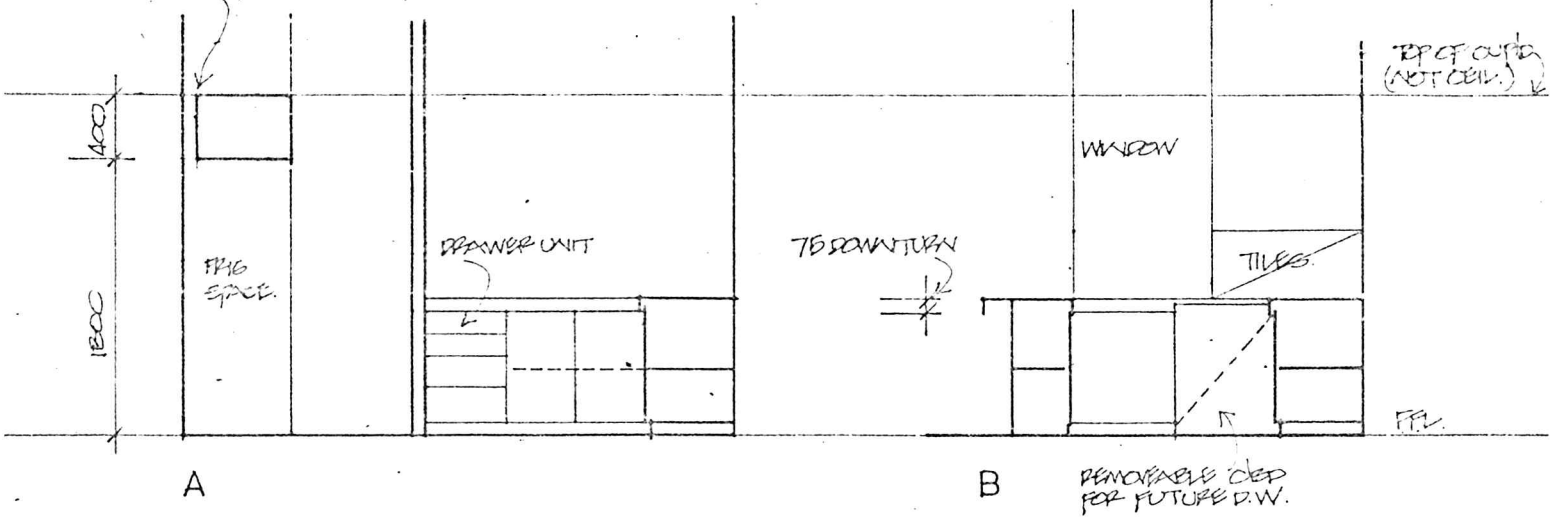
LOWER

U2



U2 0.45

REDUCE DEPTH OF OHEAD CUPB TO ALLOW FRIG. VENT.



NOTE 1.

ALL P.C. ITEMS TO BE SUPPLIED & FIXED BY CONTRACTOR.

ALL DIMENSIONS TO BE VERIFIED ON SITE.

NOTE 2.

THIS PLAN USED IN HANDED FORM WHERE APPLICABLE. REFER 1:100 PLANS FOR LOCATION.

URAMBI

CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

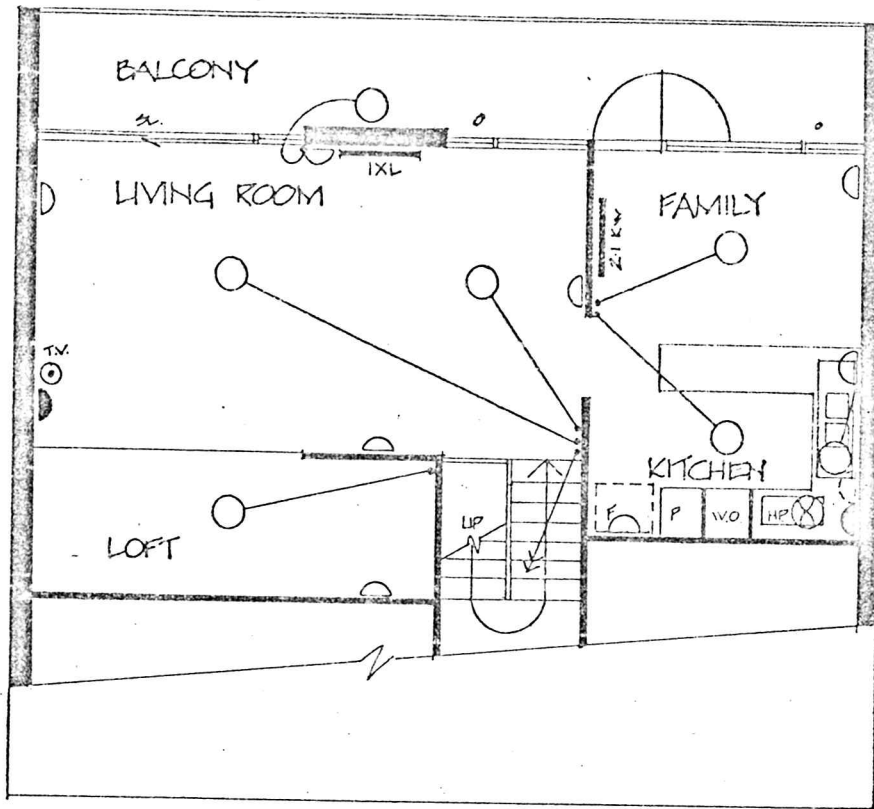
ARCHITECTS MICHAEL DYSART & ASSOCIATES P/L 105 GEORGE ST. SYDNEY 241-2157

SCALE 1:50

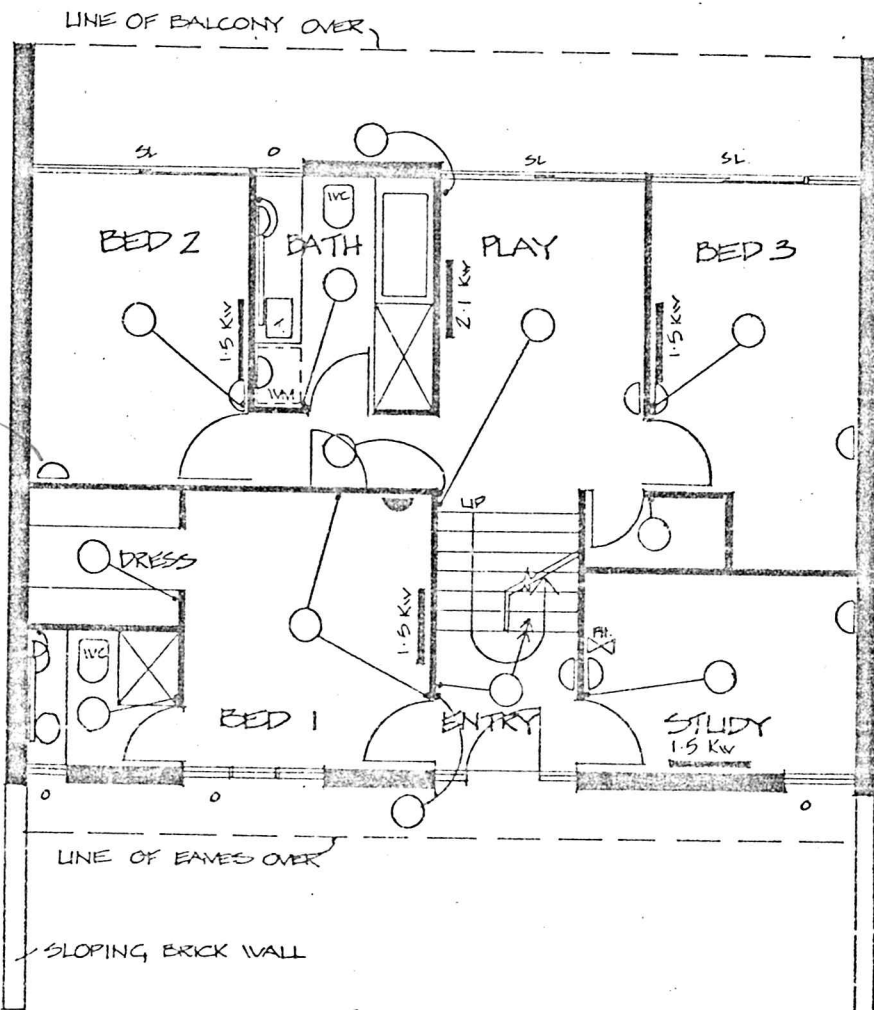
DATE DEC 78

KITCHEN DETAILS

U3 STD.



UPPER



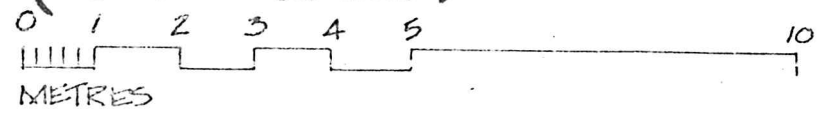
LOWER

Nos 48, 50  
and 63  
have  
full width  
stove  
P Bell 3/3/71

AREA : 145 sq. m.  
+ BALC. 17 sq. m.  
**(16 sq. + 2 sq BALC)**

LIGHTS 19  
EXTERIOR LIGHTS 3  
G.P.O. 20  
DOUBLE G.P.O. 3

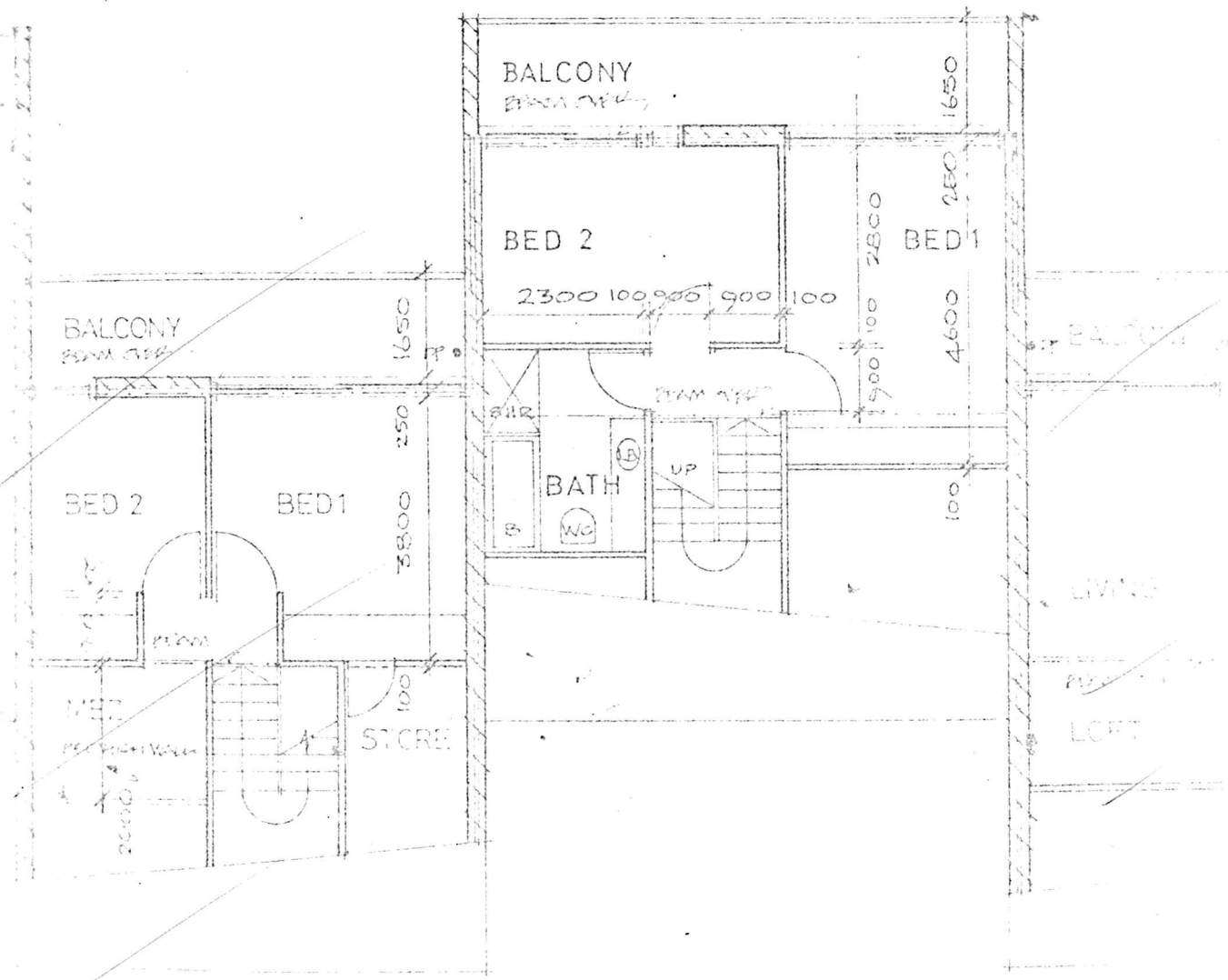
U4



U4-48

280 7500 280 U3B.64  
 230 2300 500 1200 3200 230  
 Upper level

2800 280  
 1700 500  
 2300 100 2700



UPPER LEVEL

Edwards  
 \$38500

indicative price

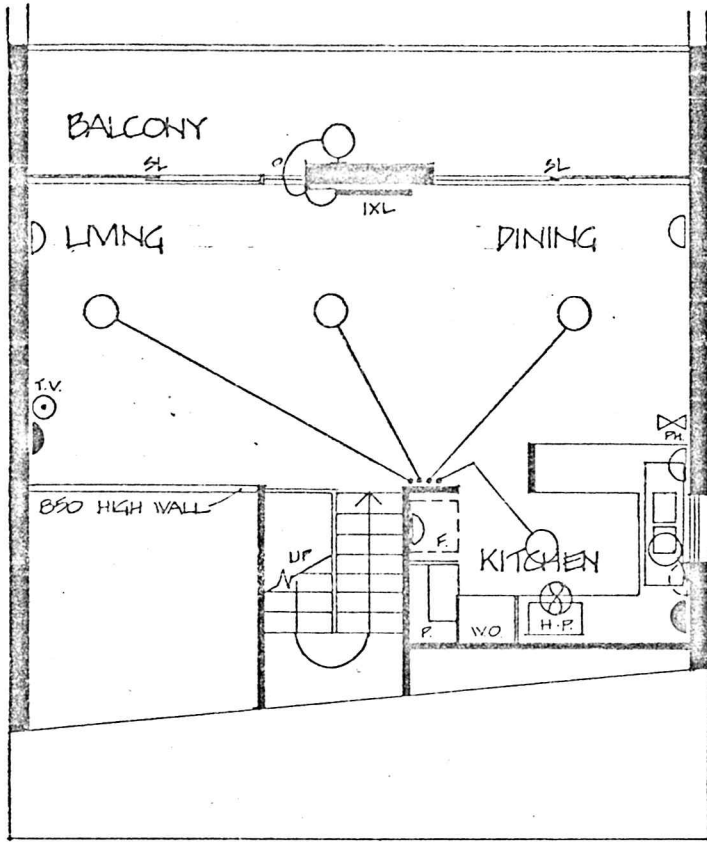
~~U2-65~~

U3B-64

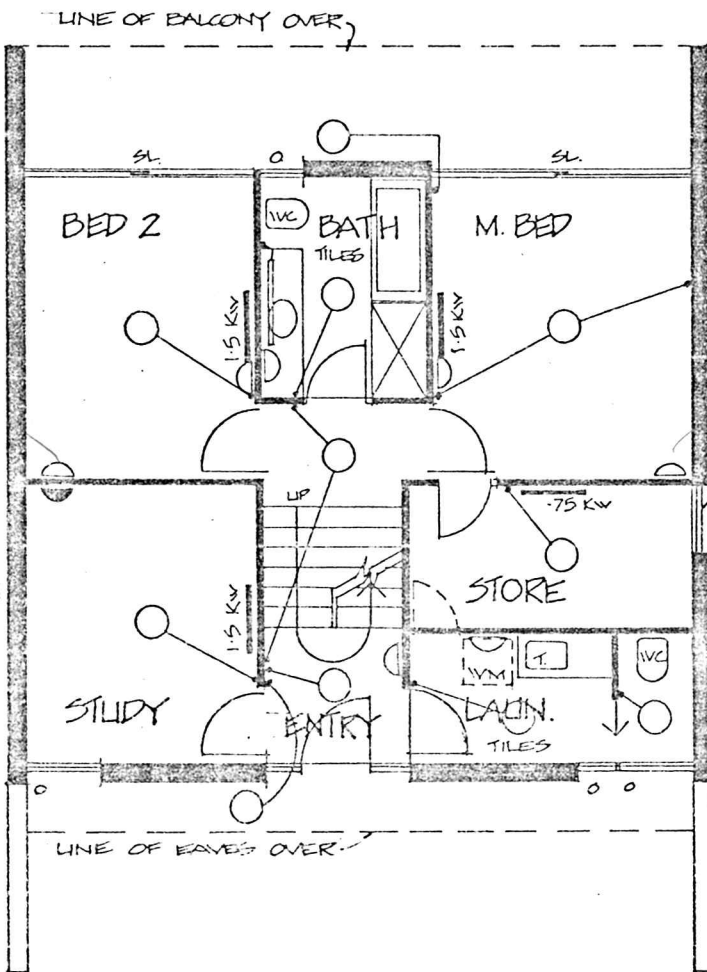
~~U4-63~~

TOTAL FLOOR AREA  
 10.5 squares  
 100 square metres





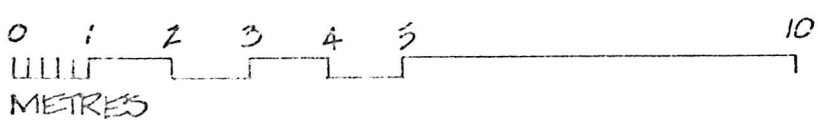
UPPER.



AREA : 113 SQ. M.  
 + BALC. 13.5 SQ.M.  
**(12.7 + 1.5 squares)**  
 LIGHTS 15  
 EXTERIOR LIGHTS 3  
 G.P.O. 13  
 DOUBLE G.P.O. 3

LOWER

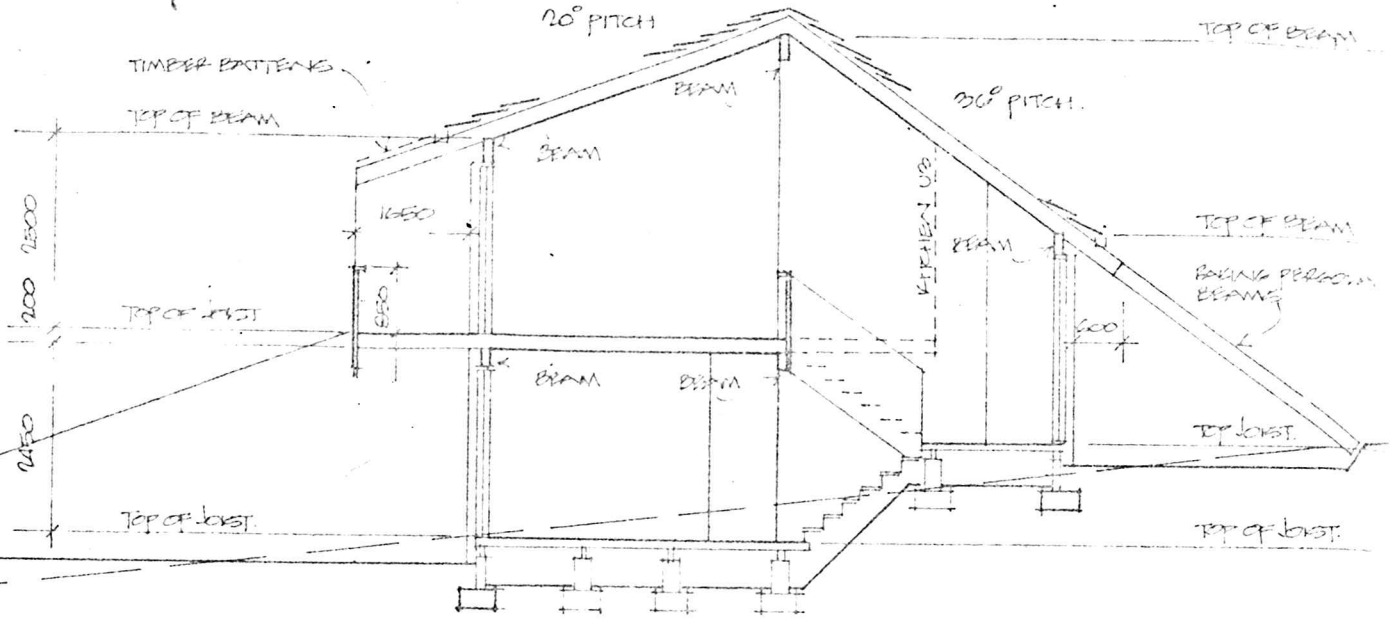
U3



U3 40

# U3 TRI-LEVEL CROSS SECTION

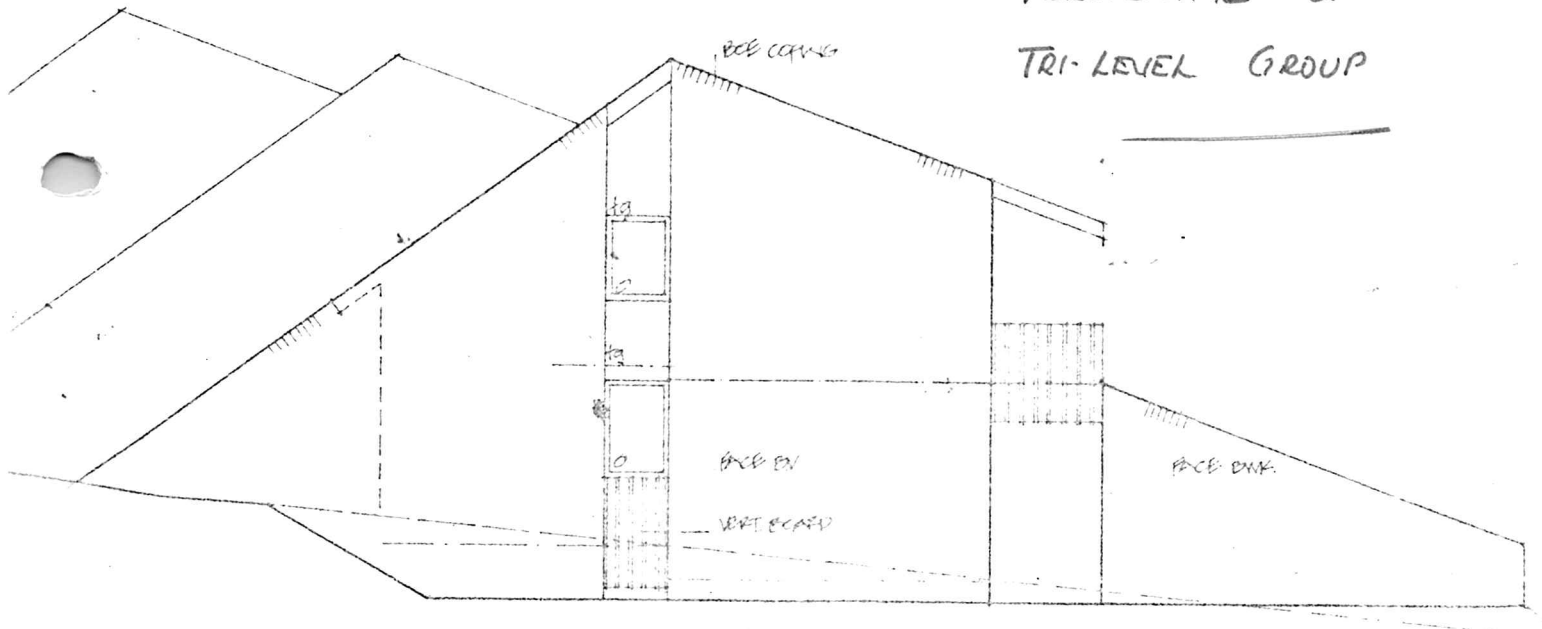
COND. TILES AS SPEC.  
ON 200x50 RAFTERS AT 600 CLS.



TILE FLOORING ON CONTINUOUS BEAMS AT JOISTS AS SPEC.

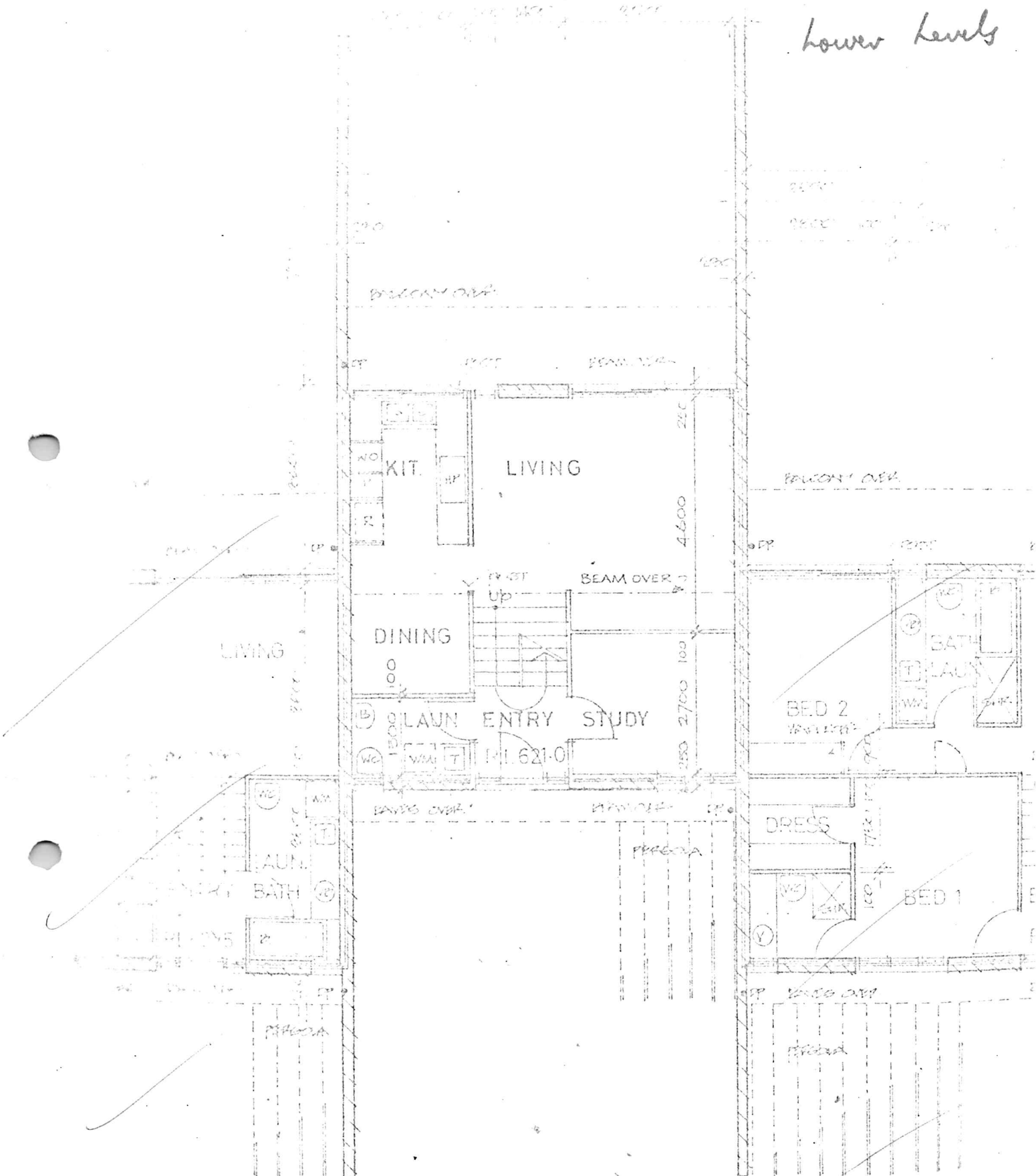
NOTE: REFER 1-20 SECTION FOR DETAILS OF STRUCTURAL SIZES.

## PERSPECTIVE OF TRI-LEVEL GROUP

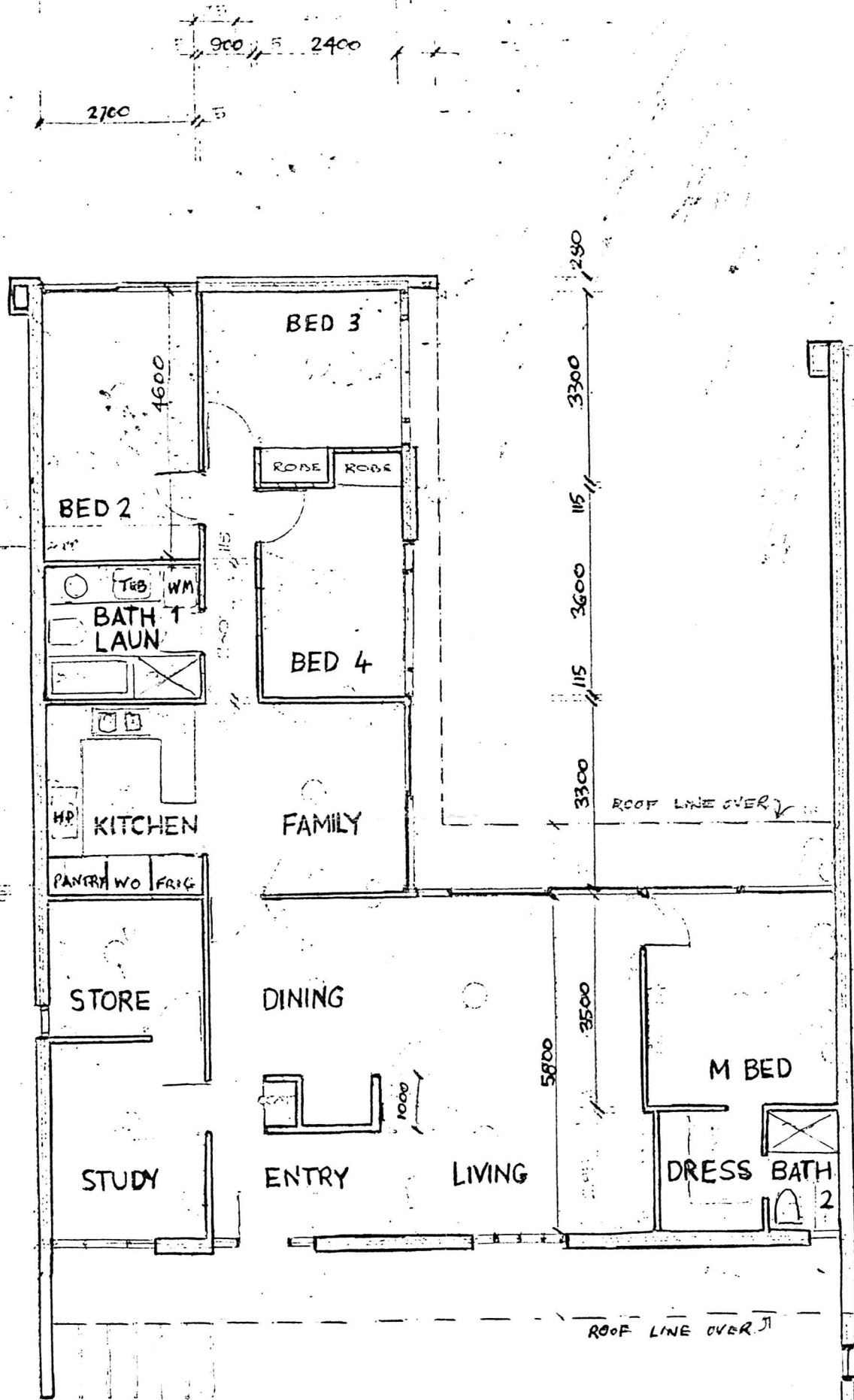


U3B - 64

Lower Levels



1200  
2300 1000 1000 1100 3000  
1250



TYPE UC-5  
 162m<sup>2</sup> = 17.4 squares

