



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

"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)  
- Nos 51,54,68 (inc. garage)

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)  
- Nos 46,52,62,66,67,70 (inc. garage)

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)

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

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. 317305

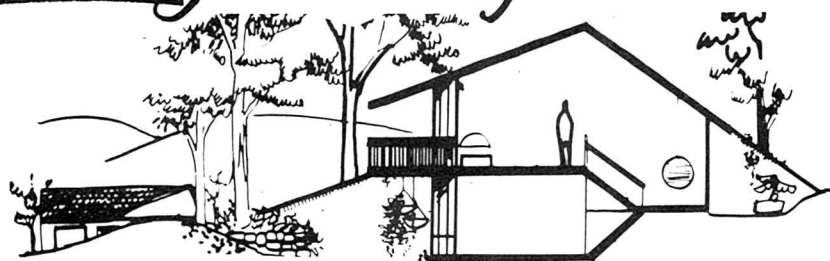
Ian Lowe

- Tel. 45.2274 B/H

Joan Maher

- Tel. 81.0433 Ext. 2455 A/H

# A town house in a country setting



## Urambi Village Crozier Circuit, Kambah

You are cordially invited to visit this highly imaginative 72-house village at the western extreme of Kambah. Each house has uninterrupted views of the Brindabellas and surrounding hills, and yet is only 5 minutes from Woden Town Centre, and is also handy to schools shops and bus services. Designed by architect Michael Dysart, the houses are grouped in clusters of 3 to 7, in a traffic-free environment landscaped with predominantly native plants.

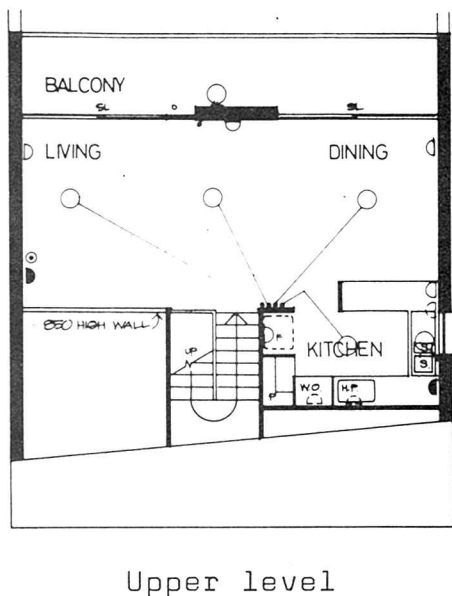
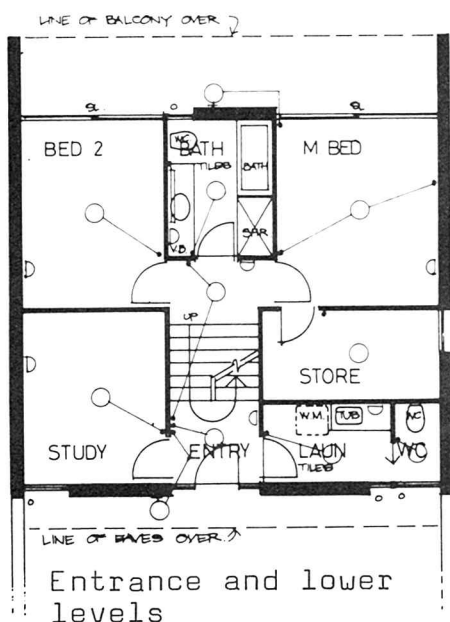
There are still a limited number of soon-to-be completed houses available. They are contemporary tri-levels with raked ceilings, natural timber finishes, private balconies and courtyards. The emphasis is upon personal privacy within a community setting.

Type U2 - Two bedroom and mezzanine study \$34,300

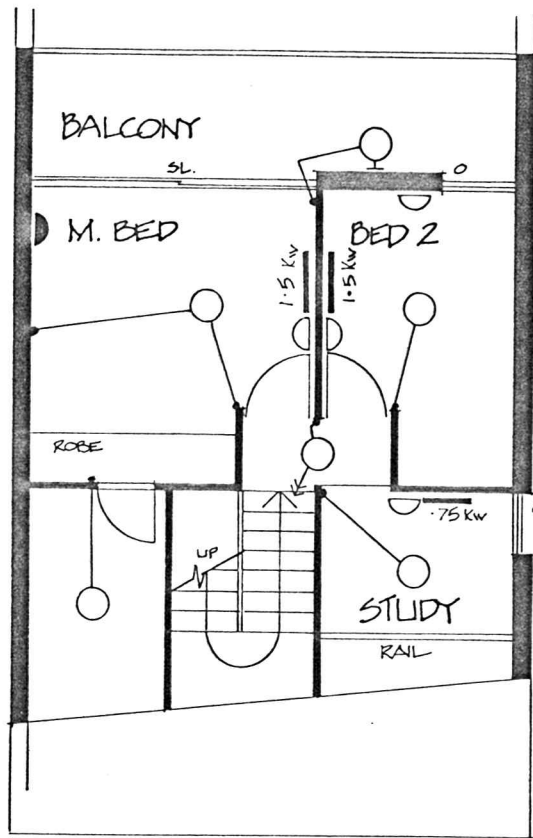
Type U3 - Three bedroom, with extra laundry \$43,000

Type U4 - Three bedroom plus study plus separate playroom \$51,000

### The 3 - Bedroomed House - U3



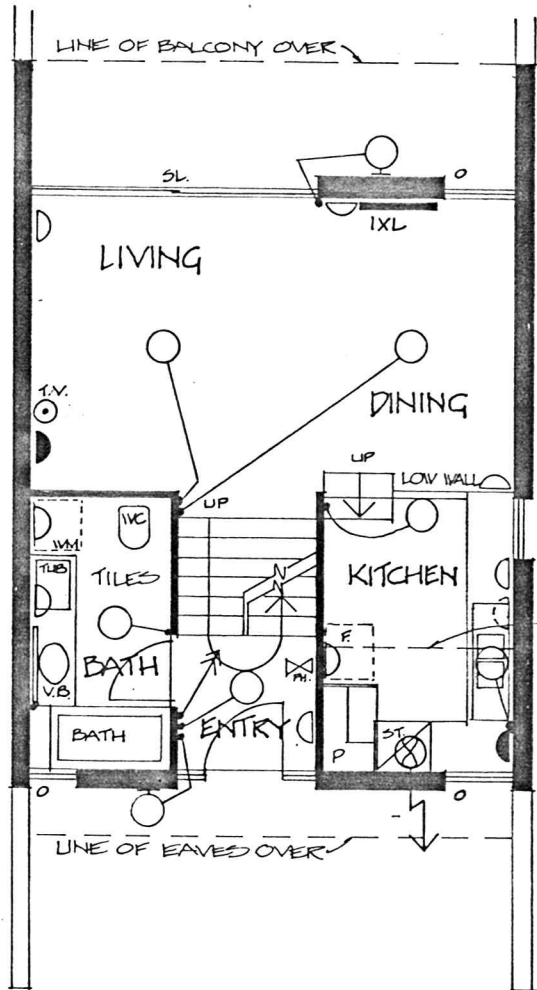
Inspect weekends 2-5 p.m., phone Alastair Christie 317585  
 or write to P.O. Box 666, Civic Square, A.C.T. 2608.  
 URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LTD



AREA : 84 SQ. M.  
+ 10 SQ. M. BAL

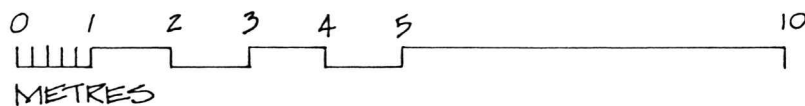
LIGHTS	12
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

UPPER



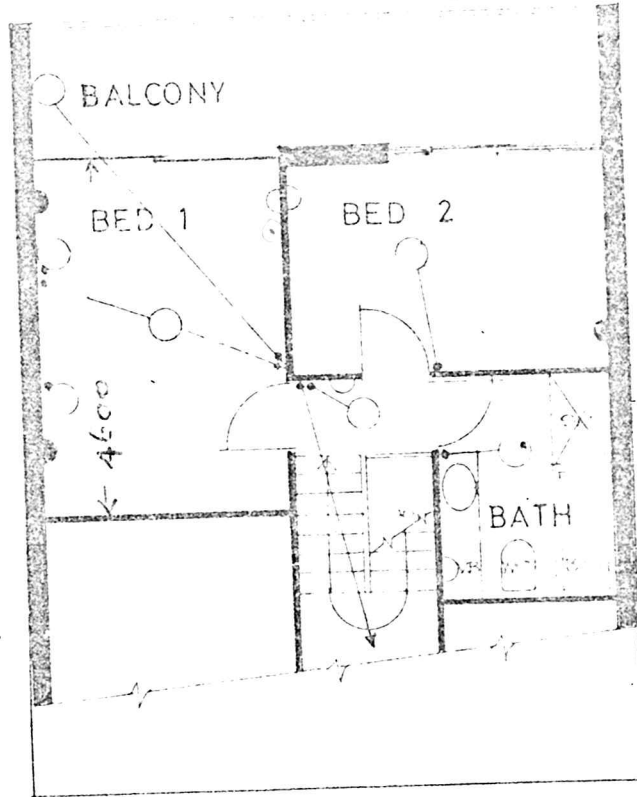
LOWER

U2



U2.065

U3b

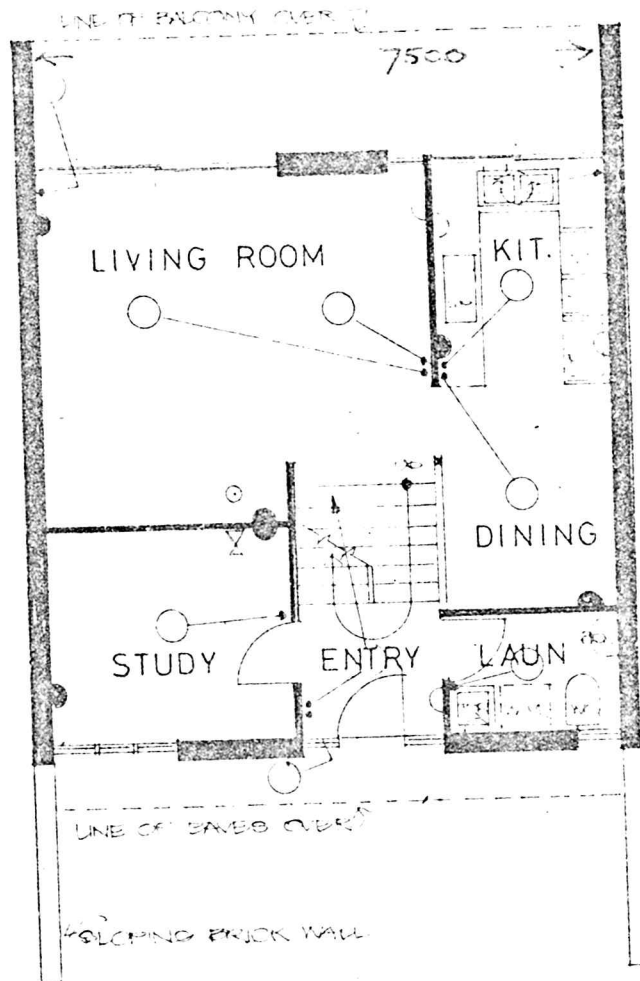


11.4 squares

108.5 sq m  
+ 12.4 sq m balcon

O' Dea  
25/3/77

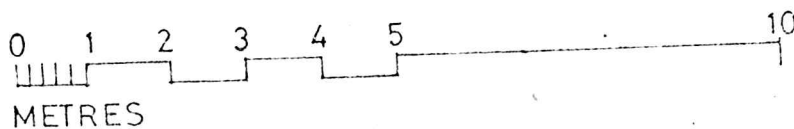
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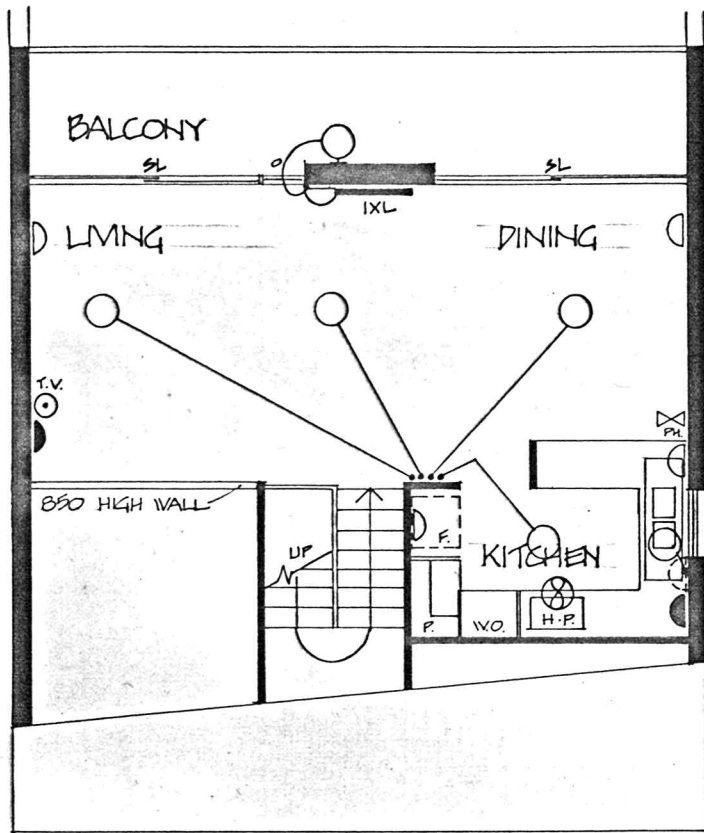


LOWER

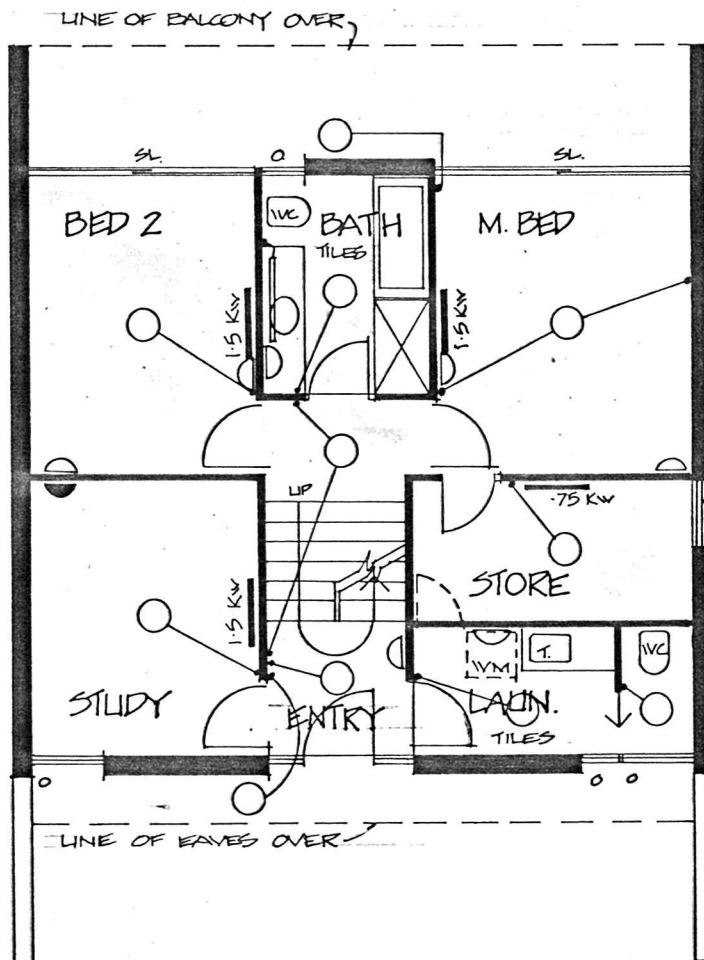
checking  
print

U3b





UPPER

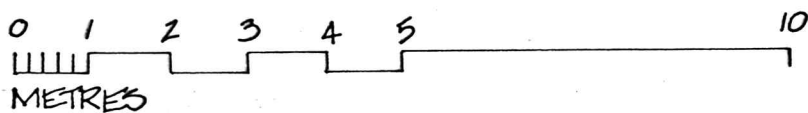


AREA : 113 SQ. M.  
+ BALC. 13.5 SQ.M

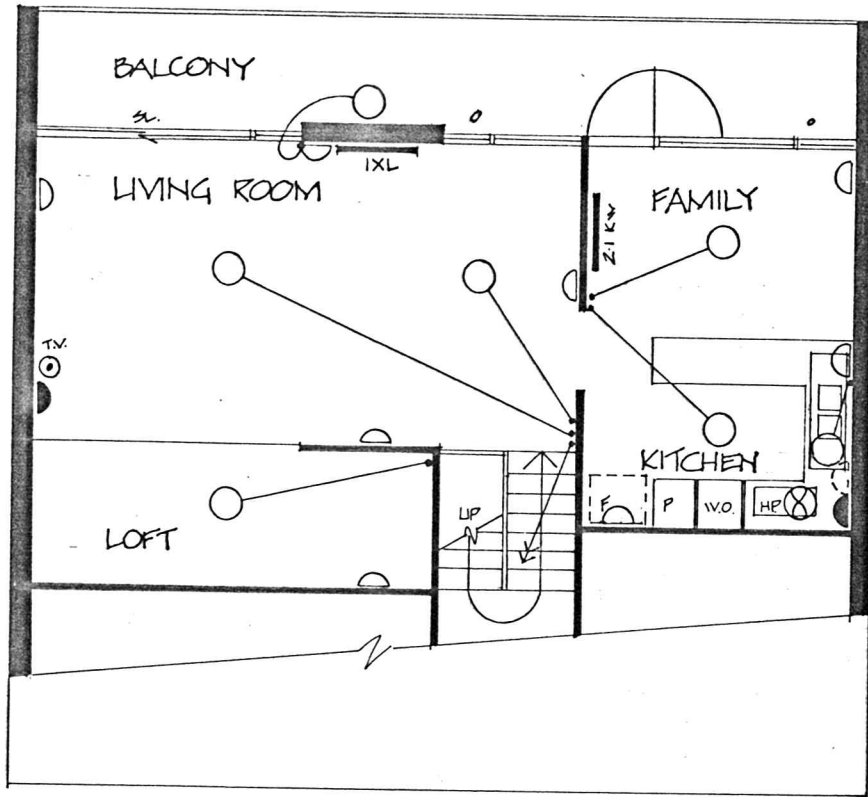
LIGHTS	15
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

LOWER

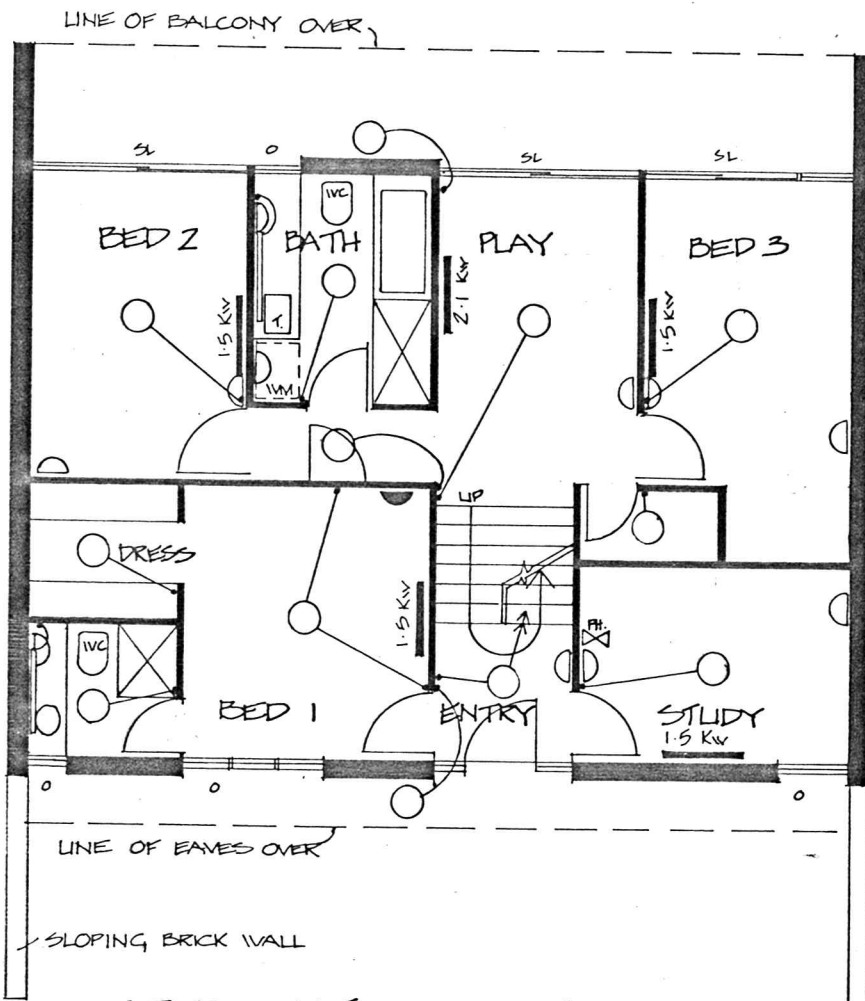
U3



U3-7C



UPPER

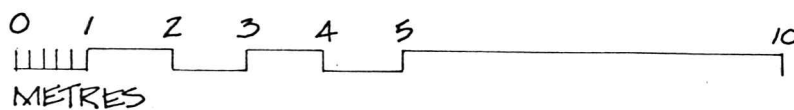


LOWER

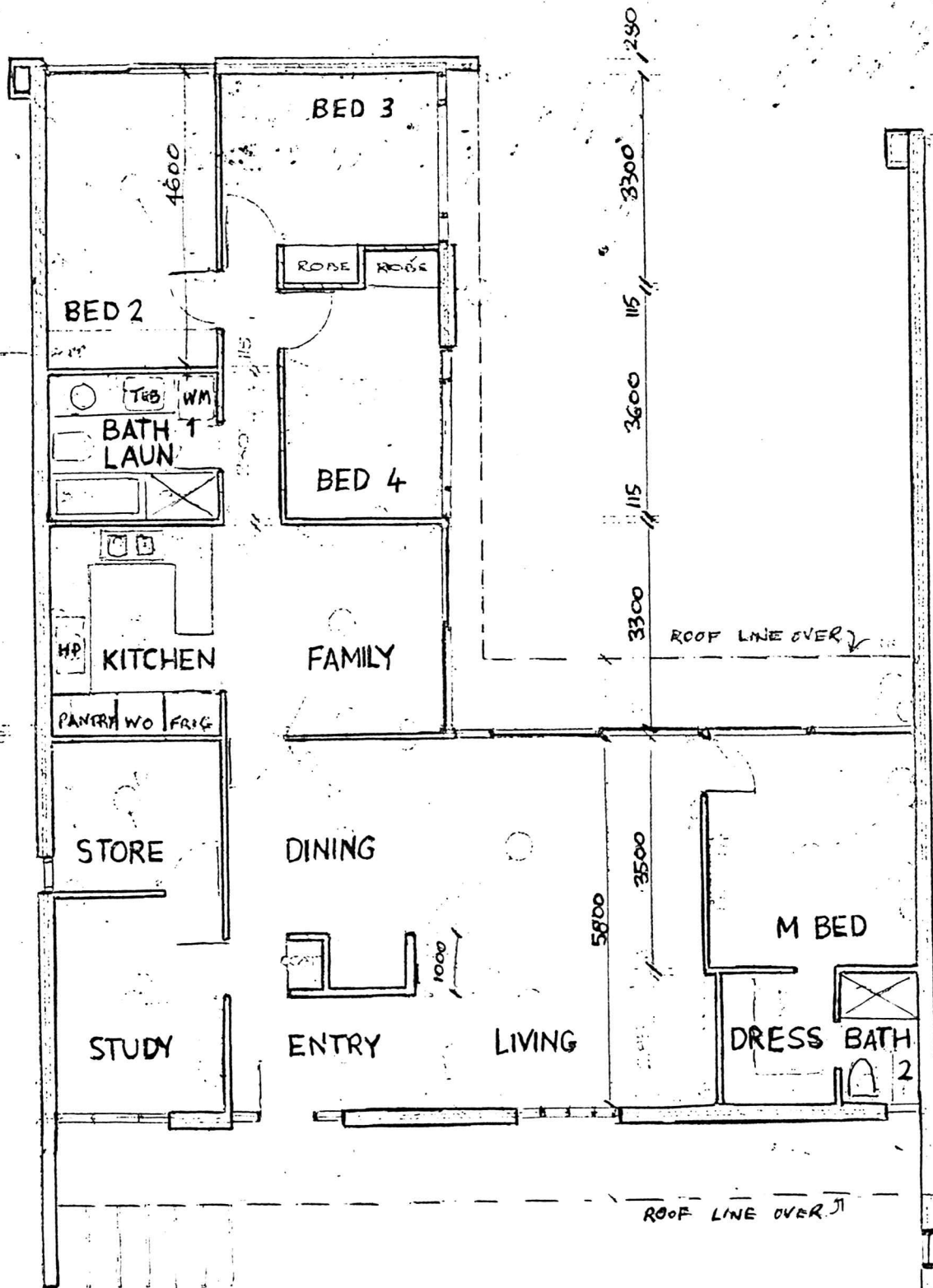
AREA : 145 SQ. M.  
+ BALC. 17 SQ. M.

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

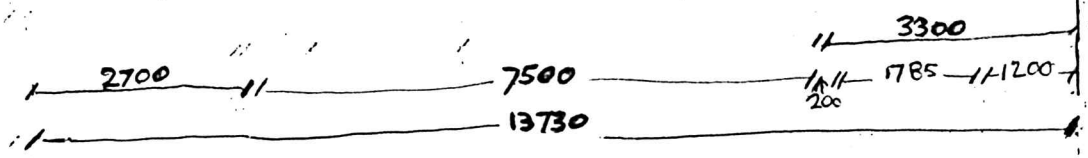
U4

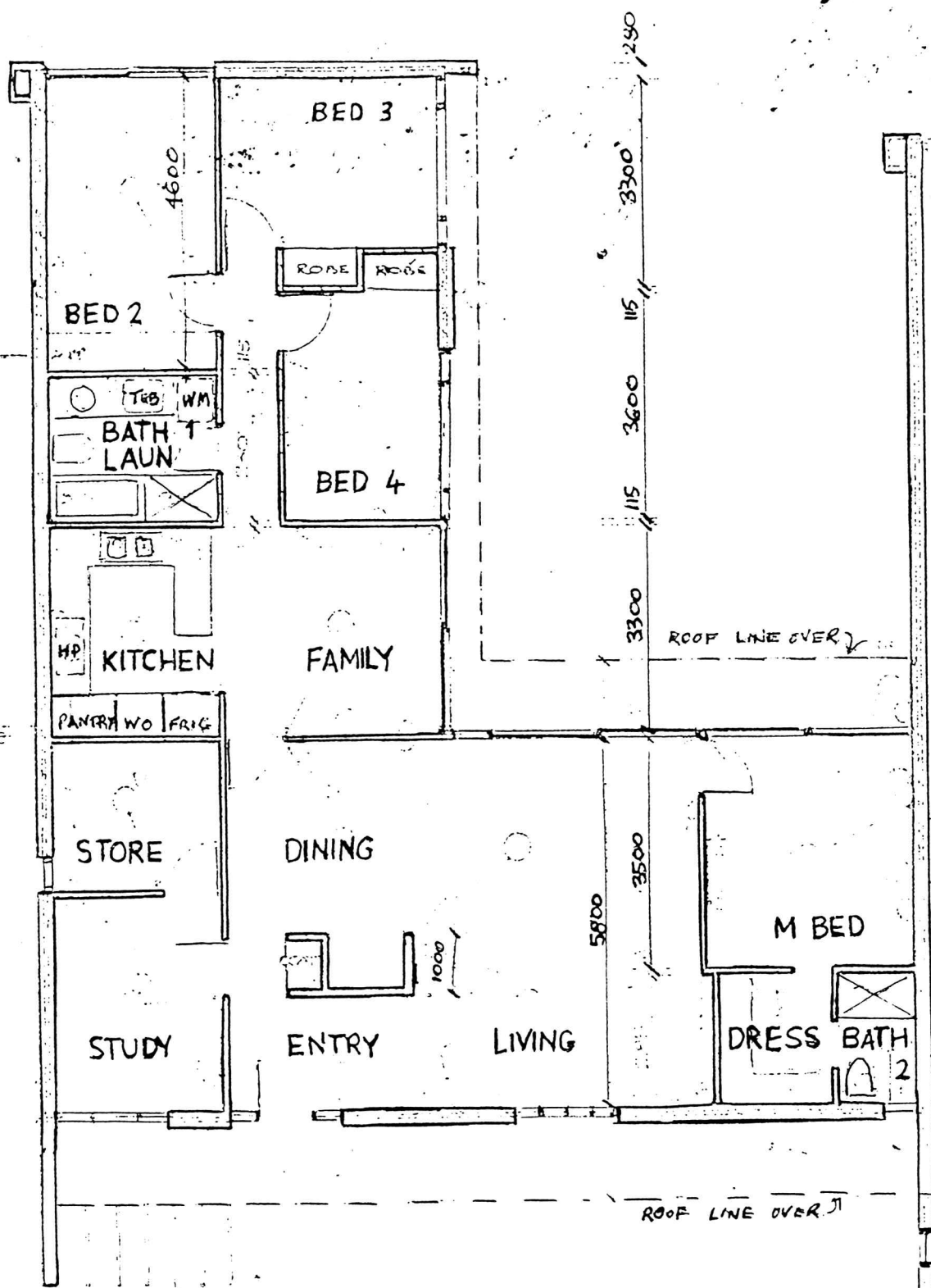


U4<sup>056</sup>

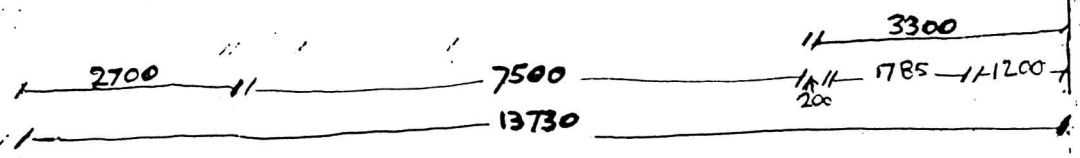


TYPE UC-5  
 162m<sup>2</sup> = 17.4 squares

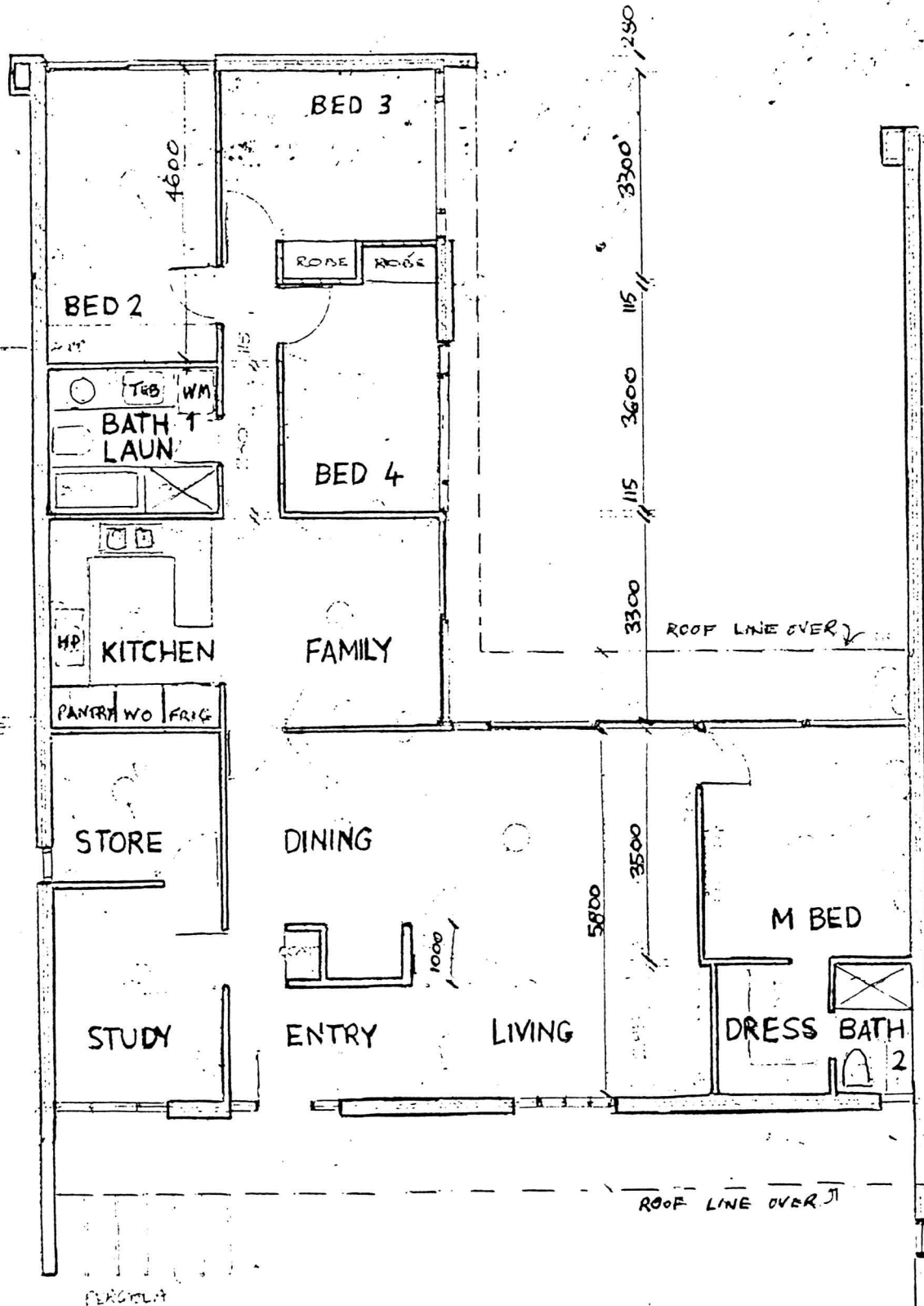




TYPE UC-5  
 162 m<sup>2</sup> = 17.4 squares

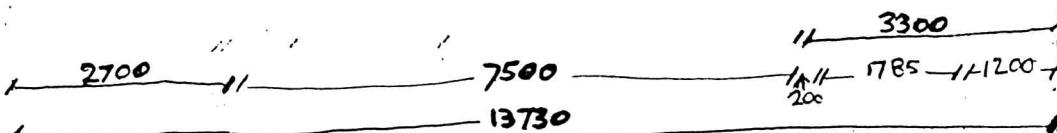






TYPE UC-5

162 m<sup>2</sup> = 17.4 squares



FOR BOARD CONSIDERATION AND DECISIONFinal Prices of Tri-levels - Advice to Members

With the expected completion of the first tri-levels only a month away, it becomes mandatory for members in houses 1 to 14 to be advised of their firm and final prices. This note reviews the price basis for all tri-level houses as directed at the Board Meeting of 10 March 1977.

2. Courtyard Houses

The price basis of the 29 court-yard houses for which final prices have been already advised was as follows:-

- (i) Members exchanging contracts with R & F dating 1.12.75  
Final price was contract price + 5.5%  
(24 houses)
- (ii) Fixed price contracts, calculated by adding 2½% to basic price + extras (Summary 25.11.75) and adding "certainty factor" of around 6%.  
(Houses 30, 36, 37, 42 and 43)

3. Tri-level Houses

The expected final prices of the 43 tri-levels as advised in September 1976 were derived as follows:-

- (i) Members exchanging contracts with R & F dating 1.12.75  
Basic prices as listed in price summary dated 25.11.75; the contract price is the basic price plus extras; members were advised in Sept. '76 that expected final prices would be the contract price + 5.5% - 15 houses: (Nos 1,2,3,5,6,7,9,10,14,47, 60,61,69,71,72).
- (ii) Members exchanging contracts with R & F dating 1.3.76  
Basic prices as for (i), but increased by 7.5% to obtain a contract price; members were advised in Sept. '76 that expected final prices would be the contract price + 5.5% - 10 houses (Nos 4,8,11,12,13,44,49,54,59,64).
- (iii) Unsold Houses - Have in recent months been priced as per (ii), with the exception that kitchen fans have been made "standard", and incorporated in the price, which will therefore be marginally above (ii).

4. Revenue Implications

Until the last week or so, our revenue in the budget has been based upon the above "expected final prices". With the recent estimates of cost over-runs by the builder, and additional interest charges resulting from the delays in the building program, the tri-level prices have been reviewed with a view to increasing revenue to achieve a balanced budget.

5. Valuations were requested from O'Dea valuations to obtain an up-to-date bench-mark against which the Board could compare prices of the market and

- (1) unsold houses (all of which are tri-levels)
- (2) houses where contracts were exchanged with the rise and fall clause dating from 1.12.75
- (3) houses where contracts were exchanged with the rise and fall clause dating from 1.3.76

This valuation was received verbally on 3rd March, and in writing on 11th March. Broadly, it showed that west-facing tri-levels (mostly sold) are priced below valuation, and that unsold north-facing U3's and U4's are priced around valuation, and that unsold U2's are price above valuation by around \$1300

6. Principles in Arriving at Final Prices are suggested as

- . to arrive at a balanced budget
- . to keep final prices of sold houses no higher than current selling prices, which are close to the valuations advised above.
- . to take account of the significant difference in valuations of the west facing tri-levels compared with other tri-levels
- . to maintain equity between house prices within the development to the greatest extent possible, given current restraints.

7. Recommendations are

- . to raise approximately \$25,000 in extra revenue over that tabulated in the price summary dated 7.12.76
- . this should be spread across 43 houses as follows
  - (1) Contracts with "Rise and Fall" dated from 1.12.75 (i.e. "old members") - final price is an 8.5% increase on the contract price. (House Nos 1,2,3,5,6,7,9,10,14,47,60,61,69,71,72 - fifteen)
  - (2) Contracts with "Rise and Fall" dated from 1.3.76, where there is a significant margin between previously advised price and valuation - final price is a 7.5% increase on the contract price (House Nos 4,8,11,12,13,49,64, - seven in all).
  - (3) Contracts with "Rise and Fall" dated from 1.3.76, where there is little margin between previously advised price and valuation - final price is a 6.5% increase on contract price. (House Nos 44,54,59 - three houses in all).

- (4) Unsold houses - to be advertised at fixed prices which are at the same level at (3) above, except that U4's will be priced at valuation, which is \$300 lower than 6.5% increase.

Price Derivation of Unsold Houses

	(1) 1.3.76 Contract Price	(2) 6.5%	(1)+(2)	Recom- mended Selling Price	Valuation 25.2.77
U2 - no garage	32,140	2,089	34,229	34,300	32,000
- garage	33,440	2,174	35,613	35,600	34,000
U3 - no garage	39,755	2,584	42,339	42,400	41,000
- garage	41,015	2,777	43,681	43,700	43,000
U4 - garage	48,205	3,133	51,338	51,000	51,000

(House 70 will be treated as above, although West facing).

8. Decisions required are:-

- (i) agreement to final prices on the basis above, and that advice should now be given to members with exchanged contracts, all their houses being due for completion by June (Attachment 1)
- (ii) agreement to new selling prices at or slightly above valuation, with a review in mid-April (Attachment 2).

9. Consequential follow-up is:-

- (i) Other assumptions in the budget which underpins the latest cash flow submitted to financial institutions must be thoroughly checked out, and followed up.
- (ii) Letters to 25 sold tri-level houses should be sent as soon as possible to allow maximum time for members to find finance.
- (iii) Through the general meeting scheduled for next Wednesday 23rd March, the above decisions should be explained.
- (iv) Sales activities can now be geared to fixed priced contracts.
- (v) Action to have these sales prices approved by DCT is necessary now, so that there are no delays in settlements.
- (vi) Stocks and Holdings Project Cost Analysis must from now on be subjected to comprehensive analysis to ensure that over-charging is avoided, and that over-runs do not continue unabated

## Final Prices for Tri-levels Sold at 16.3.77

(Advices dated 17.3.77)

House No.	Contract Price	%	Rise Variation	Miscell. Items	Total Price	Increase over 13.9.76 Advice (excl. miscell. items)
1	30,347.50	8.5	2,579.50	-	32,927	910
2	29,979	8.5	2,548	-	32,527	899
3	29,810	8.5	2,534	-	32,344	894
4	32,040	7.5	2,403	130	34,573	641
5	37,872.50	8.5	3,219.50	700	41,792	1,137
6	31,334	8.5	2663	NOTE 1	33,997	913
7	36,718.50	8.5	3,121.50	-	39,840	1,102
8	32,130	7.5	2,410	-	34,540	643
9	45,394	8.5	3,858	-	49,252	1,361
10	39,326) +606)	8.5	3,394	175	43,501	1,372
11	37,474	7.5	2,811	-	40,285	750
12	39,630	7.5	2,972	800	43,402	792
13	40,980	7.5	3,074	740	44,794	820
14	31,142	8.5	2,647	-	33,789	934
44	41,580	6.5	2,703	-	44,283	516
47	30,666.50	8.5	2,606.50	-	33,273	919
49	37,440	7.5	2,808	-	40,248	749
54	33,440	6.5	2,174	NOTE 2	35,614	335
59	33,470	6.5	2,176	-	35,646	335
60	31,292.50	8.5	2,659.50	-	33,952	n/a
61	45,324.50	8.5	3,852.50	NOTE 1	49,177	1,334
64	37,580	7.5	2,818	-	40,398	751
69	29,981.50	8.5	2,548.50	-	32,530	899
71	31,750.50	3.5	2,698.50	-	34,449	882
72	37,799.50	8.5	3,213.50	-	41,013	1,134

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\$21,022

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NOTE 1: Contract price adjusted by \$468 credit for deleted fireplaces.

NOTE 2: House 54 not an exchanged contract yet.

NOTE 3: Possible revenue increases from unsold houses

5 off U2 @ \$335 each	\$1,675
7 off U3 @ \$400 each	\$2,800
6 off U4 @ \$100 each	\$ 600
	<hr/>
	\$5,075
	<hr/>

NOTE 4: House <sup>with</sup> no formal contract - informal advice only.

D.J. W.  
22/3/77

LMK:NS

U/2A-G

7th April, 1977.

Urambi Co-operative Advancement  
Society Ltd.,  
P.O. Box 666,  
CIVIC SQUARE. A.C.T. 2608

Attention Mr. A. Christie,

Dear Sir,

Ref: Urambi Co-operative Advancement Society Ltd.,

Re: Expenditure on Community Centre.

I refer to the last paragraph of your letter dated 21.3.77, and advise that expenditure on the Community Centre is as follows:

<u>Expenditure to the 6.4.77</u>	\$20,149.95
(Roof trusses on site incl. in above figure)	
<u>Expenditure to complete to lock up stage</u>	
*Roof framing (on site & not paid for)	\$ 2,176.22
Complete brickwork - material	\$ 1,160.00
Complete brickwork - labour	\$ 1,785.75
Metal worker for trusses etc.,	\$ 167.61
Completion of roof framing eaves and fascias - material.	\$ 628.50
Completion of roof framing eaves and fascias - labour	\$ 1,749.72
Supply and fix roof tiles.	\$ 2,735.65
Electrical rough in - approx.	\$ 1,500.00
Plumbing rough in - approx.	\$ 1,000.00
Material and labour to completion laundry area.	\$ 1,705.85
	<u>\$34,759.25</u>

TOTAL TO NEAREST DOLLAR \$34,759.00

The above estimates are decided on current rates.

Should you have any queries please do not hesitate to contact the  
Writer.

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

L. M. Kreibig,  
GENERAL MANAGER,

att.

1st Floor  
Una Porter Centre  
131 City Walk  
Canberra City 2600  
Tel: 47 0233

URAMBI CO-OPERATIVE ADVANCEMENT SOCIETY - TOWN HOUSE DEVELOPMENT  
PROJECT COST ANALYSIS SUMMARY - JANUARY '77

ITEM	NOV. 75	TOTAL	BUDGET MAY 76	TOTAL	FORCASTED AUG 76	TOTAL	FORCASTED NOV 76	TOTAL	FORCASTED JAN 77	TOTAL	INCREASE	TOTAL
Total Cost Houses												
1 - 72	1,397,719		1,478,856		1,820,575		1,847,339		1,939,246			
Less Deletions Nov. '75	32,916			1,478,856							114,053	114,053
		1,364,803										
<u>Pre-Contract Extras</u>												
Flashings	4,100		4,460		Included		Included		Included			360
Timber Patio & Deck 17 & 18	2,344		2,550		Included		Included		Included			206
Pergolas to units 1-72	9,934		10,806		Included		Deleted		Deleted			000
Timber Hoods Cottages 17,18,22,28,33,39	1,824		1,984		Included		Included		Included			160
Courtyard 19,20,21	943		6,522		Included		Included		Included			5,579
Brick Screen Walls 1-72	58,687		64,500		Included		Included		Included			5,813
Kitchen Cupboards P.C. Amount	55,000		55,000		Included		Included		Included			000
Door Locks and Furniture P.C. Amt.	18,000		18,000		Included		Included		Included			000
Stoves P.C. Amount	18,000		18,000		Included		See Schedule		See Schedule			13,913
Pre-Contract Ext Total:		<u>168,832</u>		<u>181,822</u>								<u>26,03</u>
		1,533,635		1,660,678		1,820,575		1,847,339		1,939,246		140,00
<u>Post-Contract Extras</u>												
White Cement Sand			7,598		Included		Included		Included			7,598
Built-in Wardrobes			17,810		Included		Included		Included			17,810
Timber Panels to Bathroom			3,017		Included		Included		Included			3,017
Protection of P.C. Items			2,520		Included		Included		Included			2,520
Heaters			35,391		Included		Included		Included			35,391
Exhaust Fans			1,882		Included		Included		Included			1,882
Sloping Ceilings			13,157		Included		Included		Included			13,157
Skylights			2,336		"		"		"			2,336
Fireplaces			16,488		Var.Credit		Var.Credit		Var.Credit			000
Misc. Backfill & Preliminaries			5,217		Included		Included		Included			5,217
Extra P.C. Items			344		"		"		"			344
Post Contract Ext. Total				105,416								89,2
<u>Variations &amp; Arch. Instructions</u>	Nil		Nil		Nil		Nil		Nil			<u>16.0</u>
		1,533,635		1,766,094		1,820,575		1,847,339		1,939,246		245.3
<u>Joint Costs</u>												
Preliminaries	124,654		155,000		155,000		170,000		223,933			99,279
Drying Areas	8,341		9,073		9,073		Deleted		Deleted			000
Garages 1,3,4,5,6	59,320		64,528		64,528		65,546		66,546			7,226
Bin Areas 1-5	2,645		2,877		2,877		Deleted		Deleted			000
Pergola to Walkway	48,952		53,249		53,249		24,296		24,296			(28,953)
Underground Power PC	54,000		61,311		61,311		61,311		62,277			2,277
Underground PMG PC	6,000											
Central T.V. Tower & Cable	9,000		9,000		9,000		9,000		9,000			000
Community Centre	50,000		55,000		55,000		55,000		62,000			12,000
Civil Works Carpark Areas	Nil		Nil		Nil		)		)		)	
Civil Works Pre L/S Grading	Nil		Nil		Nil		) 48,833		) 51,195		)	2,362
Civil Works Pathways	Nil		Nil		Nil		)		)		)	
Building Fee	148,500		148,500		148,500		) 148,500		) 148,500		)	
Total Joint Costs:		<u>511,412</u>		<u>558,538</u>		<u>558,538</u>		<u>582,486</u>		<u>591,947</u>		<u>94,191</u>
Total Project Building Costs		<u>2,045,047</u>		<u>2,324,632</u>		<u>2,370,113</u>		<u>2,429,825</u>		<u>2,531,193</u>		<u>319,564</u>



SCHEDULE OF HOUSING COSTS

HOUSE NO.	MAY 1976 BUDGET	EXPENDITURE TO 26/1/1977	BUDGET OVER SPEND	VARIATION CREDIT	VARIATION DEBIT	FORCASTED TOTAL EXPENDITURE
1	21,366.01	17,839.20	2,535.98	435.00		23,466.99
2	21,220.65	16,889.97	2,554.54	360.00		23,415.19
3	21,178.38	17,449.47	2,341.41	360.00		23,159.79
4	20,572.88	16,242.58	2,707.58	360.00		22,920.46
5	23,525.16	17,388.32	2,478.28	476.00		25,527.44
6	21,308.11	16,667.74	2,355.10	360.00		23,303.21
7	23,205.44	17,759.61	2,768.96	476.00		25,498.40
8	21,110.98	15,592.73	2,607.15	360.00		23,385.13
9	27,383.04	19,805.32	1,743.44		78.50	29,159.98
10	23,388.09	18,525.63	1,671.78		76.00	25,135.87
11	22,157.49	16,895.62	1,438.11		290.00	23,885.60
12	23,732.73	16,890.35	1,527.61	162.00		25,096.34
13	23,008.47	17,433.53	1,079.16		700.00	24,787.63
14	21,550.62	13,590.89	1,169.48	308.00		22,412.10
15	26,356.77	18,622.72	1,263.74		107.50	27,728.01
16	26,800.10	18,999.51	1,562.25		208.50	28,570.85
17	31,772.85	23,940.88	4,549.18	145.00		36,177.03
18	32,911.36	23,649.52	3,502.95		100.00	36,514.31
19	23,886.46	18,727.70	2,860.75	183.00		26,564.21
20	21,409.45	17,800.27	3,395.37	12.00		24,792.82
21	24,030.79	19,167.62	2,767.02		8.00	26,805.32
C/Yard	6,522.30	Incl. in Houses 19, 20 & 21 <i>why?</i>			127.00	6,649.30
22	33,699.00	34,779.93	2,401.46	126.00		35,974.46
23	25,530.33	27,465.83	1,134.00		801.50	27,465.83
24	32,566.27	33,747.53	2,758.73		1347.50	36,472.50
25	28,372.36	30,769.62	2,101.76		295.50	30,769.62
26	28,249.13	29,412.32	2,325.51		199.50	30,774.14
27	28,390.72	31,505.84	2,316.62		798.50	31,505.84
28	32,507.74	34,256.71	2,638.91		217.50	35,364.15
29	25,618.95	29,235.50	2,690.05		926.50	29,235.50
30	28,122.45	30,664.45	2,542.00		772.50	30,664.45
31	28,317.45	31,325.91	2,406.96		601.50	31,325.91
32	25,428.17	28,621.24	2,741.57		442.50	28,621.24
33	25,634.36	27,706.96	2,176.10	103.50		27,706.96
34	32,683.31	34,638.14	1,445.99		6620.50	39,749.80
35	26,261.68	28,712.67	2,023.49		427.50	28,712.67
36	26,077.01	28,647.19	2,193.68		376.50	28,647.19
37	24,175.35	27,033.08	2,724.23		133.50	27,033.08
38	30,052.20	33,314.11	2,815.14		446.50	33,314.11

CASE NO.	MAY 1976 BUDGET	EXPENDITURE TO 26/1/1977	BUDGET OVER SPEND	VARIATION CREDIT	VARIATION DEBIT	FORCASTED TOTAL EXPENDITURE
39	24,637.77	27,817.85	2,995.58		184.50	27,817.85
40	23,286.03	25,856.28	2,089.75		480.50	25,856.28
41	26,020.07	29,308.56	2,890.99		397.50	29,308.56
42	27,777.18	30,918.74	2,238.06		903.50	30,918.74
43	33,020.79	36,767.92	2,789.97		957.16	36,767.92
44	24,090.96	11,705.40	324.36		874.66	25,289.98
45	20,701.48	8,392.87	355.06		158.66	21,215.20
46	23,954.50	6,856.38	595.44	695.00		23,854.94
47	21,137.25	6,477.73	355.87	459.00		21,034.12
48	27,522.38	8,291.77	325.52	85.50		27,762.40
49	22,102.29	8,468.85	279.88		340.00	22,722.17
50	27,456.62	7,635.15	310.87		85.50	27,852.99
51	20,607.57	6,011.65	299.44		261.00	21,168.11
52	23,155.82	8,138.10	295.04		483.00	23,933.86
53	23,429.07	4,649.03	1,042.43		277.00	24,748.50
54	20,506.67	4,853.41	862.02	106.00		21,262.69
55	28,087.42	6,114.01	501.34		107.50	28,696.26
56	27,932.06	5,873.75	543.12	181.50		28,293.68
57	27,784.21	6,576.80	945.19		123.50	28,853.00
58	20,528.62	4,491.56	310.19	106.00		20,912.43
59	21,249.89	5,183.00	977.73	459.00		21,768.62
60	20,843.72	12,758.03	922.31	106.00		21,660.03
61	27,828.62	14,748.01	1,053.87		78.50	28,960.99
62	23,196.11	11,456.86	576.19		60.00	23,823.30
63	27,923.42	13,035.95	909.99		4.50	28,837.91
64	23,379.13	15,436.45	699.81		72.00	24,150.94
65	20,599.96	11,684.98	1,560.00	106.00		22,053.96
66	23,727.87	12,844.88	702.39		60.00	24,490.26
67	23,510.84	13,538.80	843.58		60.00	24,414.42
68	20,781.70	12,406.00	1,106.66	106.00		21,782.36
69	20,746.39	6,934.05	475.96		178.33	21,400.67
70	22,859.66	7,485.36	427.89		165.33	23,452.88
71	20,800.92	7,015.50	477.54		178.33	21,456.79
72	23,266.16	13,249.12	1,101.68		60.00	24,427.84
	1,804,537.96	1,314,699.01	120,501.76	6,636.50	22,653.97	1,939,246.08

LMK:AS

Urambi Co-Operative Advancement Society Ltd.,  
Level 6,  
Lombard House,  
Allara St.,  
CANBERRA CITY. ACT. 2601.

13th April, 1977

Attention Mr. A.G. Christie,

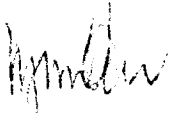
Dear Sir,

RE: Urambi Co-operative Advancement Society Ltd.,

We enclose herewith Project Cost Analysis up to and including  
the month of January, 1977.

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

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

  
L. M. Kreibig,  
GENERAL MANAGER,

encls.

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

*Legal*

# 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.M. (ASSOCIATE)

ROBERT JOHN McCOURT, B.A., LL.B.  
(ASSOCIATE)

TELEPHONE: 49-7788

SYDNEY:  
JAMES NEILL CREER

AND AT 60 MARTIN PLACE SYDNEY

CANBERRA DOCUMENT EXCHANGE 22

PETER MARSHALL WILKINSON, LL.B.

KENNETH LEA ADDISON

VICTOR FRANCIS KELLY LL.B.

KENNETH JOHN PALMER, B.A., LL.B.

ROBERT WILLIAM MCCORMACK

WILLIAM JAMES HENTY, LL.B.

MICHAEL LANCASTER OATES

JOHN DAVID EDELMAN

YOUR REF.
OUR REF. RM.10046

PLEASE ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 828  
CANBERRA CITY, A.C.T. 2601

20th June 1977

The Secretary,  
Urambi Co-operative Community  
Advancement Society Limited,  
P.O. Box 666,  
CIVIC SQUARE A.C.T.

*20/6*  
*L*

*Authorities signed as attached on*  
*20/6*  
*L*

Dear Sir,

re: AUTHORITIES TO GIVE EFFECT  
TO AGREEMENT OF 16th JUNE 1977

Further to our telephone conversation of today's date, we enclose the three authorities necessary to give effect to the agreement formed between the Society and Stocks & Holdings (Canberra) Pty. Limited for execution by the Society. We also enclose a copy of each for your records.

We feel that the wording of the authorities is self-explanatory, and if satisfactory would you please arrange for execution by the Society and the return of the authorities to us as soon as possible.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*R. T. Moloney*

*P.S. - Please execute three (of the general authority - one for civic, one for us + one for anyone else it may concern)*

*Legal*

To:

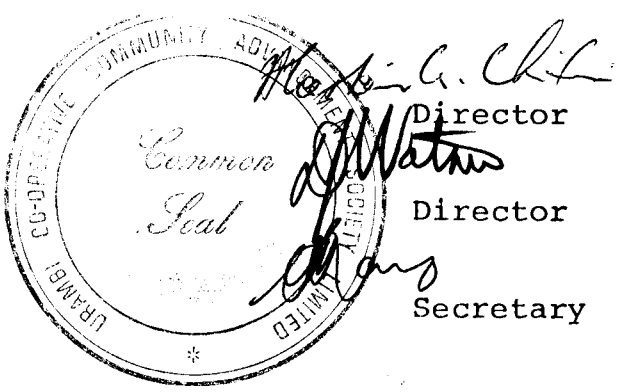
Civic Co-operative Permanent Building Society Limited,  
Messrs. Abbott Tout Creer & Wilkinson  
and whomever else it may concern

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED  
you  
hereby authorises and instructs/to account for or pay to  
the Builder the balance (if any) of all settlement moneys  
hereafter received by you from the sale of any residential  
unit presently owned by the Society (including deposits  
whether forfeited or otherwise) after the payment of all  
moneys properly due and payable by the Society in respect  
of each such unit in accordance with the agreement entered  
into between the Society and Stocks & Holdings (Canberra)  
Pty. Limited on the 16th June 1977 to Stocks & Holdings  
(Canberra) Pty. Limited.

This authority and direction to pay is given for valuable  
consideration, and is irrevocable without the written consent  
of Stocks & Holdings (Canberra) Pty. Limited.

DATED this Twentieth (20th) day of June 1977

THE COMMON SEAL OF URAMBI )  
CO-OPERATIVE COMMUNITY )  
ADVANCEMENT SOCIETY LIMITED )  
was hereto affixed in )  
accordance with the rules )  
of the Society in the )  
presence of: )

  
Director  
Director  
Secretary

To:

Civic Co-operative Permanent Building Society Limited,  
Civic Permanent Building,  
The Boulevarde,  
CANBERRA CITY A.C.T. 2601

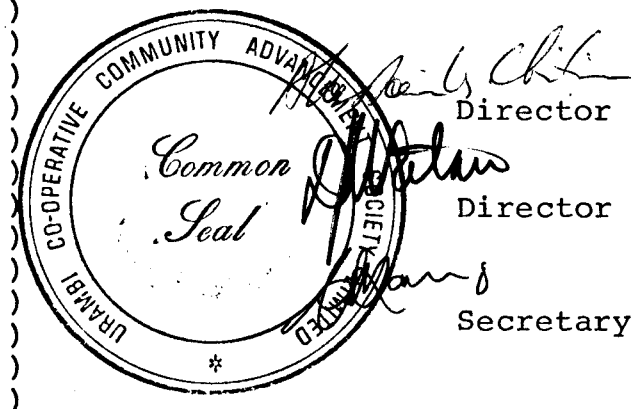
URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

hereby authorises you to pay any moneys which you may from time to time advance it pursuant to the mortgage given by it to you over Block 1 Section 149 Kambah (Units 1 to 72, Units Plan No.119) to Stocks & Holdings (Canberra) Pty. Limited.

This direction to pay is given for valuable consideration, and is irrevocable without the written consent of Stocks & Holdings (Canberra) Pty. Limited.

DATED this Twentieth (20th) day of June 1977

THE COMMON SEAL of URAMBI  
CO-OPERATIVE COMMUNITY  
ADVANCEMENT SOCIETY LIMITED  
was hereto affixed in  
accordance with the rules  
of the Society in the  
presence of:



To:

The Bank of New South Wales,  
Head Office,  
CANBERRA CITY A.C.T. 2601

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

hereby authorises you to pay any moneys which you may from time to time advance it pursuant to the mortgage given by it to you over Block 1 Section 149 Kambah (Units 1 to 72, Units Plan No.119) to Stocks & Holdings (Canberra) Pty. Limited.

This direction to pay is given for valuable consideration, and is irrevocable without the written consent of Stocks & Holdings (Canberra) Pty. Limited.

DATED this Twentieth (20th) day of June 1977

THE COMMON SEAL of URAMBI  
CO-OPERATIVE COMMUNITY  
ADVANCEMENT SOCIETY LIMITED  
was hereto affixed in  
accordance with the rules  
of the Society in the  
presence of:



*copy*

4/8/77

27 July 1977

General Manager,  
Stocks and Holdings (Canberra) Pty Ltd,  
1st Floor, Una Porter Centre,  
134 City Walk,  
CANBERRA CITY A.C.T. 2601

Attention: Mr E.M. Johnson

Dear Sir,

CONFIRMATION OF DISCUSSION RE OUTSTANDING PAYMENTS AND  
LIABILITIES

The Urambi Society would like to confirm the arrangements for maintenance, fireplaces and down-lights agreed following your letter of 4 July.

- Maintenance: this will be scheduled to fit in with the building program. I must emphasise that maintenance on houses in Blocks J and H is now urgent as it is over six months since these were handed over.
- Fireplaces: Stocks and Holdings to install the brick hearths and to refund to the Society the amount of \$550 per fireplace to cover the provision and installation of the fireplace by Burning Log. The confirmed list of houses still requiring fireplaces is attached.
- Downlights: Stocks and Holdings to refund to the Society \$1,440.00 for return to purchasers or for purchase and installation of downlights on behalf of purchasers.
- Refund: to Mr I. Kortland (\$532). No monies have been retained by the Society's Solicitors for this purpose.

Yours faithfully,

*AGC*

A.G. Christie  
(Chairman)

*Barby - 6590 34, 17, 18*

*Hurst-Lens*



Fireplaces

Action by Stocks and Holdings is requested in respect of the following houses at Urambi:

1. Stocks and Holdings to install hearths in the following houses:  
1, 5, 7, 9, 14, 17, 18, 22, 34, 47, 71, 72 (Total = 12)
2. Stocks and Holdings to refund Urambi Co-op CAS Ltd \$550 per house to pay for installation by Burning Log of hoods in the following houses:  
1, 5, 7, 9, 14, 16, 17, 19, 20, 21, 22, ~~47~~, 72 (Total houses = 12;  
total refund = \$6,600)

- NOTES:
1. Owners of houses 18, 34 and 71 have money in trust to pay for installation of Burning Log hoods
  2. House 16 has hearth already installed.
  3. House 47: \$550 will be held in trust at settlement.

2 August 1977

*MH*

*[Handwritten signature]*  
20/9

Stocks' office - 12 noon, 12/9/77

Johnson, Lancaster, Douglas - Stocks  
Watson, Lang - Urambi

D. Watson introduced the agenda. It was foreshadowed that this type of meeting should probably be a regular feature of the concluding stages of the building works.

Item 1

2. Building program: 9 houses to be completed. All construction anticipated to be practically completed by end-September. Houses completed, yet to be inspected, 44, 45, 46, 47, 49, 54, 49, 62, 63, 66, 68 and 70. To be completed, and dates

48	12.9.77
50	n/a
51	n/a
52	last to be completed
53	n/a
55	n/a
56	last to be completed
57	" " " "
58	" " " "
67	n/a

n/a by end September

3. External works: Community Centre - completed by mid-October, or earlier. Public lighting - discussions with B & T have revealed problems; to be completed end-October. Landscaping - Stocks' will do basic l.s. on Groups M, L and K by 7 October. Units 66, 67, 68, 70 will have unit l.s. Paving installed in front of Group M and K; also to be installed in front of Group L. D. Watson raised the inter-dependence of Stocks' paving and B.C. paving. Agreed that R. Lancaster would discuss the paving with Society representative tomorrow morning.

4. Move-off - by end-October.

5. Some landscaping in front of M, L, K. Grass strip adjacent to paving, then chips, and super-advanced trees. Agreed mound needed for L. 16 unsold courtyards being landscaped. Back of K, L, M will be grassed using sprayed lawn seed (mulch grass), going right into courtyards of all houses unless owners advised otherwise. Douglas commented that prospective buyers viewed the landscaping as fragmented and lacking harmony.

ITEM 2

6. Architectural inspections: 3 verbal approaches by S&H to Dysart to inspect; Dysart agreed in principle. Dysart originally coming; P. Bell now to do it. P. Bell meeting R. Lancaster at site office at 9.30 a.m. Wednesday 14/9/77. Houses 69, 71, 17, 18, 72, 65, 64, 63, 62, 59, 54, 49, 47, 46, 45, and 44 should be inspected. The Society

may have to arrange for keys of settled houses to be available. Bell to play no further role on Community Centre: loft and fireplace deleted. Amended plan to go to DCT. DCT have been inspecting work as it has been progressing.

ITEM 3

7. Moneys retained at settlement: Johnson requested that no moneys are to be retained without first discussing it with Stocks.

ITEM 4

8. Maintenance: Watson and Lang sighted a letter of 8/9/77 re maintenance. This is Stocks' policy. Stocks recognises that there are priority maintenance items and R. Lancaster has discretion to judge what should be done. Urambi would need to consider Stocks policy.

9. M. Johnson left at 1.35 p.m.

ITEM 5

10. Temporary electricity poles: Electricians have disconnected poles in A, B, C. Stocks intend to use poles at Cook. In view of plan by Corporate Body to use poles for landscaping, this intention will be passed onto Corporate Body.

ITEM 6

11. Stop-valves and fire-plugs: D. Watson noted concern re lack of information on stop-valves and fireplaces: these need to be located and marked. Regulations cover this: Stocks to abide by legal responsibilities. Plumbing contractor has responsibilities.

ITEM 7

12. Drainage: There has been correspondence on this. There has been a recent letter from the Society to Stocks. This correspondence could not be located by Stocks. Society to provide copy. Also mentioned was the trench behind 71 and in front of 16. Stocks will attend to this: to be done in conjunction with work by B & T.

ITEM 8

13. Under floor ventilation for tri-levels: Stocks has implemented a solution on Groups K, L, M. Stocks at this stage do not intend to go back to houses in A, B, C, and D. Society's view is that Architect issued an instruction which was not carried out by builder. Requires further correspondence from the Society to the Builder.

ITEM 9

14. House 10: Member has settled in full on understanding that staircase is to be supplied. Stocks to follow up.

15. House 1: Re teak veneer cupboards and undertaking to purchaser made by Urambi Board. Urambi to supply details in writing to Stocks.
16. House 24: The source of the water ingress problem has now been attended to.
17. House 72: There has been a water run off problem. Resident has been instructed by Lancaster on a course of action. Bathroom drain plug to be rectified by sub-contractor.

ITEM 10

18. Sales: Douglas reported. Lack of water taps and linen cupboards; lack of corporate landscaping engendering buyer resistance; Stocks has written to Body Corporate re proposal for brush fencing (\$9/metre) to enhance privacy in tri-level courtyards. Can be inspected at Caranda Park. House 46 has contract-exchange pending.

ITEM 11

19. Also mentioned power, lighting in garages - completed end-October. Also drainage behind garages in car parks 3, 5 and 6.
20. Rate of levy on U2, U3, U4. Society to advise Stocks.
21. Insulation in Tri-levels - Watson asked whether ceiling insulation was being put into tri-level houses. Lancaster said it was not in specification. Society to check, and possibly raise again.
22. Next meeting: Tentatively Monday 26th September - 12.00 noon to be confirmed with Mr Johnson.
23. Meeting closed 2.30 p.m.

C.M. Lang

20/9/77

MEETING WITH STOCKS AND HOLDINGS (CANBERRA) P/L

A. Christie's office - 12 noon 26/9/77

Johnson, Lancaster - Stocks  
Watson, Lang - Urambi

M. Johnson confirmed that he has resigned as from 19/9/76; he has 3 weeks to run with Stocks; will be available in advisory capacity for Urambi. Lancaster has taken over the daily administration of Stocks; he is now acting in the role of Construction Manager. Advice in writing was impractical at the moment, as the situation was uncertain.

2. Record of 12/9/77; Para 13: vents are being installed in A,B,C and D. Rates data would be provided by Urambi.

ITEM 1

3. Only 3 houses to be practically completed. CC virtually complete; work to be done on drawing for certificate; mains distribution board in C.C. completed when public lighting done. B & T to advise contract variation on public lighting; letter coming from B & T. Paving: completed. Discussion between McAlpine and Lancaster had agreed on grass, mounds, plants. Planting to be done on Thursday. Landscaper is Mr Steve Simpson from Sydney; works with Austin's nursery. Simpson has done Caranda Park. D. Watson raised the possibility of liaison between B.C. landscaping committee and Stocks re landscaping. Stocks agreed to ask Simpson to contact McAlpine. Lang gave Stocks McAlpine's phone at work. Landscaping, excluding paths and grass mulching, is estimated at \$10,000. Holding charge, mainly interest charges, is \$5,000 a month. Confirmed timing as advised in record of 12/9/77.

ITEM 2

4. Urambi has inspection lists for 44,47 and 69. Stocks advised that the lists have been acted on. Three other houses have been inspected. Architect's availability is not holding up Stocks' progress.

ITEM 3

5. Letter handed to Stocks. M. Johnson advised that Stocks would consider the letter. D. Watson advised A. Christie had phoned Trend re doors; Trend advised that it had sold the doors to Stocks, and Stocks had installed them, and it would not consider requests from households. Johnson assured us that Bennett would respond. Christie had not spoken to Bennett.

ITEM 4

6. Lancaster awaiting from instructions from Bill Gordon. Stocks would act promptly on advice from Gordon.

ITEM 5

7. D. Watson handed Stocks a letter from Urambi on drainage. Johnson advised that the necessary work would be done as the job is being completed. D. Watson also raised the open drains at back of Group E. Lancaster would inspect on site. M. Johnson referred to A.I. on pipe laying for these drains. Jim Voysey to advise. Stocks have quote from Guideline for \$1500-1600, but no contractual obligation to do anything further. Initially Mogo's responsibility Johnson suggested Urambi contact Gordon.

ITEM 6

8. Architect is monitoring the installation of vents. All tri-levels are being vented.

ITEM 7

9. Lancaster advised that Urambi-number houses are insulated. Stocks to advise on insulation in other houses. D. Watson requested that Stocks advise on any changes.

ITEM 8

10. Lancaster would refer matters to Simpson for discussion with McAlpine. Taps are being put in under U-houses. No taps to be put in car parking areas.

ITEM 9

11. House 1: letter handed to Johnson. D. Watson referred to schedule of September 1976.  
House 10: spiral staircase - Johnson to advise.  
House 37: Lancaster to report on progress.

ITEM 10

12. Lancaster requested that Urambi ask members to approach the Society first on matters which could be attended to by Stocks. This would result in a more satisfactory result for all. Stocks are confident of sales in 3-4 weeks. Watson mentioned that the Society may be able to assist. Lancaster would ask Douglas to contact Watson.

ITEM 11

13. Letter handed to Lancaster on drying areas in front of House No. 9. Lancaster will come back to us on this. Lang raised the issue of rates for fuller discussion at the next meeting, to be held on 10 October 1977.



C.M. Lang  
Secretary

Meeting with Stocks and Holdings (Canberra) P/L

A. Christie's office 12.30 p.m. 10/10/77

Johnson, Lancaster - Stocks  
Christie, Watson, Lang - Urambi

Record of 26/9/77 meeting. This was an agreed record.

2. Progress report: Houses: only House 52 to have building final. By mid next week the area north of tri-levels to be grassed. Future work on the main drain was also discussed; the main drain would be grassed on both sides. CC virtually complete: drawings are being completed; plans could be inspected in Stocks' office. It was agreed that Christie and Watson would inspect CC <sup>plans</sup> at noon 11/10. Handover was anticipated by end next week; formal use would be delayed until DCT had approved the building. Public lighting: continuing, and to be completed by end-November. Morgan Holly, ACT Manager of B & T, has yet to provide proposals to Stocks. It was agreed that P. Bell should be involved in commenting on proposals. No electrical connections in CC for some 4 weeks.

3. Architectural inspections: these are continuing; 4 houses have been inspected. Only one house was done last Tuesday, as opposed to the 3 houses per week he anticipated. It was agreed that rate of inspection should be speeded-up.

4. Maintenance: correspondence was referred to. Stocks' view was that outlined in letter of 8 September 1977. There was discussion on the background to Stocks' policy. It was agreed that the Society would provide more documentation on this.

5. Stop valves and fire-plugs: These were required to be finished to a required standard, as legal obligations of the Society. As the Society lacks finance, it can only meet its contractual obligations by requesting Stocks to undertake the work.

6. Under-floor ventilation: continuing

7. Landscaping: certain issues were raised: access to letter boxes could be handled by a letter to the DCT. It was agreed that Geoff McAlpine to liaise with R. Lancaster on several matters.

8. Drying areas: this would be done consequent to B & T work.

9. House 1: Stocks provided letter. Society to consider.

House 10: staircast is going in. Quarry tiles also to be provided.

Other house problems to be outlined in a letter to Abbott, Tout for notification to Stocks.

10. Sales: none in recent fortnight.
11. Rates: a briefing note prepared by Lang was given to Stocks. Fred Douglas would be handling rates.
12. Telephones: a briefing note prepared by Lang was given to Stocks.
13. Telephone bill on 318276 was given to Stocks.
14. It was agreed to meet again in a fortnight's time.



C.M. Lang  
Secretary - Urambi Board

10.10.77



SEMINAR ON THE FUTURE DEVELOPMENT OF URAMBI -  
SOME QUESTIONS

Origins of the Idea

- . AGM resolved that a seminar should be organised on the future development of Urambi. This is the only formal decision taken to date.
  
- . Main points made seem to have been:
  - should be a significant event (perhaps lasting a whole weekend)
  - need for careful planning and structuring
  - need for detailed papers to be prepared in advance.

Purpose of this Meeting

- . Called primarily to:
  - define more clearly the objectives and scope of the seminar
  - identify the major issues
  - decide the duration and perhaps the date of the seminar
  - hopefully, form a small committee to organise the seminar.
  
- . If time and patience permit might also discuss, for example:
  - ideas on a suitable format
  - whether someone like Dysart should be invited
  - desirability of an associated social function.

Objectives and Scope

- A. Is the seminar meant to be, for example:
- a rethinking of Urambi's broad objectives as a community, i.e. "development" in its broadest sense.
- or
- an assessment of physical development objectives and priorities, particularly for the short-term (say 12-18 months).
- or
- a combination of both with one or the other dominating.

- B. What do we see as the end-result of the seminar, for example:
- a series of resolutions as statements of long-term objectives for Urambi as a community?
  - or - a series of resolutions setting out specific statements of short-term development priorities for the guidance of the Body Corporate Committee?
  - or - a series of such resolutions containing formal directions to the Body Corporate Committee (if so, legal implications would need to be considered)?
  - or - one or more formal reports on the major issues for the guidance of the Body Corporate Committee and for the information of residents generally?
  - or - no resolutions or report at all?

#### Issues

- . What are the major issues? In particular what would be the 3 or 4 major, relatively self-contained issues, i.e. issues which could usefully be discussed separately?
- . One suggestion:
  - rate of development (implication for levies, working bees etc.)
  - desirable forms of development and assessment of development priorities, especially for the short-term (i.e. 12 to 18 months)
  - major specific developments, notably the swimming pool - any others?  
(Development of the community centre would be an integral part of each of the above.)
- . The above groupings would not preclude discussion of broad objectives for Urambi as a whole, in fact serious discussion of these topics would demand it.

Duration and Date of Seminar

- . For example: whole weekend, single day, one or more evenings, one day with a follow-up evening.
  
- . Note: - working bees planned for 17 September, 15 October and 12 November.  
- Urambi Art and Craft Fair to be held on 19 November.
  
- . Need to give people adequate notice and allow time to prepare useful papers.

A Committee?

- . Any volunteers to assist in organisation of seminar, particularly preparation of papers?
  
- . Would an individual or small group of people be interested in offering now to prepare a paper on any of the major issues to be discussed?

Other Matters

- . Suitable format?
  
- . Might Dysart, Bell or others be invited to attend and perhaps even address the seminar?
  
- . Would it be worthwhile organising a social function (e.g. B-B-Q or party) in association with the seminar?

Bill Mutton

13 September 1978

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA PARTNERS:  
DAVID CLEMENT DAROLD HARPER, B.A., LL.B.  
ROBERT JOHN MCCOURT, B.A., LL.B.

ASSOCIATES:  
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.  
LAURENCE GUY PROBERT, B.Ec., LL.B.

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VICTOR FRANCIS KELLY, LL.B.  
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ROBERT JOHN GEORGE MILES, LL.B.  
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TELEGRAPHIC & CABLE ADDRESS  
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YOUR REF.

OUR REF. RM.10046A

PLEASE ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 828  
CANBERRA CITY, A.C.T. 2601

13th October, 1978.

The Secretary,  
Urambi Co-operative Community Advancement Society,  
P.O. Box 666,  
CIVIC SQUARE, A.C.T. 2608

Dear Sir,

Re: URAMBI SALES PARTICULARS

You asked us some time ago to provide you with details of the settlements that have taken place of sales of Urambi units since June of this year. We are having some difficulty in tracking down exactly which sales you do not have the details of, and accordingly we would appreciate your checking through the details set out below and letting us know which sales you do not have details of.

The following units were those which were handed over to Stocks & Holdings (Canberra) for sale by them on the 16th June 1977:-

45, 46, 48, 50, 52, 53, 55, 56, 57, 58, 62,  
63, 66, 67, 68, 70.

That list altered slightly, because Mr. and Mrs. J. A. Batty decided to purchase Unit 68 rather than Unit 61, and Unit 61 thus joined that list.

The position with each of the units is as follows:-

<u>Unit No.</u>	<u>Purchaser</u>	<u>Date of Settlement</u>
45	HOPKINS	11th August, 1978.
46	KENT	late 1977.
48	Not sold.	
50	CARTLAND	19th July, 1978.
52	CLARKE & DOAK	6th October, 1978.
53	SPRING	8th August, 1978.
55	Not sold.	
56	ARMSTRONG, SMITH & ELIAS	25th August, 1978.

*RM*

<u>Unit No.</u>	<u>Purchaser</u>	<u>Date of Settlement</u>
57	Not sold.	
58	Not sold.	
62	BOWLER	25th August, 1978.
63	FOX	31st August, 1978.
66	BROOKER	Not yet settled.
67	KEMP & PEICH	22nd August, 1978.
61	Not yet sold.	
70	WENDLANDT	Not yet settled.

Please let us know the sales of which you do not have details and we will then proceed to obtain the appropriate information from the files and forward it to you.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*Richard  
Nielsen*

## URAMBI'S DEVELOPMENT

### Body Corporate Seeks Residents' Views

At the last Body Corporate meeting, Bob Hodge (the new Chairman after Ian Low's move to Darwin) suggested that we canvas residents' views on how they would like to see Urambi developed.

This came as a result of reaction from some residents to a decision made at the previous Body Corporate meeting. It had been decided then that a vegetable garden planted on communal land should be removed after the present growing season, partly because permission for it was not gained from the Body Corporate, and partly because it did not fit in with established policy that planting in communal areas should be predominantly native.

But it was suggested to the Body Corporate that perhaps this "predominantly native" policy may no longer be what the majority of residents want. Are the principles that have been guiding the Body Corporate in its decisions about development out of date?

We - both the Body Corporate and Urambi News - would like to hear from you on this. How would you like to see Urambi developed from here on? Should planting in communal areas be 'predominantly native'? Could some of communal land be used for vegetables? Should we be spending more money on development? Are working bees the best way to get things done?

Please let us have your views this week, so they can be published in the next issue of Urambi News. (Give them to Steve or Mg't Shann in House 40). Or, if you'd rather, talk them over with one of the B.C. members - Bod Hodge, Jan Robins, Keith McIntyre, Glenda Johnson, Arminel Ryan, Mat Stewart, Charles Ironside, Margaret or Stephen Shann.

### DRAINAGE -

### BODY CORPORATE/INDIVIDUAL RESPONSIBILITY

A recent decision of interest which resulted in costs for some drainage being shared by some individual householders and by the Body Corporate led to general agreement on the principles which should be applied to any similar cases.

MEETINGS

Body Corporate Meeting  
Community Centre  
Wednesday, February 6th,  
8:15 pm.

*Based on calendar and days  
of the week this is most  
likely 1980*

Community Centre Sub-Committee  
Community Centre  
Monday, February 4th,  
8 pm

Agenda

Information in Fire Places  
Security  
Shopping List  
Landscaping  
Hire of Community Centre  
Social Programme