

Each member of Urambi will, when the building is complete, be a member of three different organisations:

1. URAMBI ASSOCIATION

(A voluntary, non-profit association)

Functions

1. To hold initial planning meetings
2. Initial employment of architect
3. Discussions with
 - a. NCDC - to get land
 - b. Dept. of Capital Territory
 - c. Finance Organisations, eg Civic Permanent.
4. Formation of Cooperative to carry out planning and building
5. (Possible) formation of terminating building society

2. URAMBI COOPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED.

(Incorporated under the Cooperative Society Ordinance)

Functions

1. To obtain Crown Lease of Land
2. To employ architect, engineers, landscape planners, surveyors, etc.
3. To contract with builder for construction of houses, community centre and landscaping
4. To register plan under Unit Titles Ordinance
5. To sell houses etc. to members.

3. THE PROPRIETORS, UNIT PLAN No —

(Formed under the Unit Titles Ordinance when the Unit plan is registered.)

Functions (as specified in the Unit Titles Ordinance)

1. To manage the common property
2. To maintain buildings and grounds
3. To pay rates and taxes
4. To collect maintenance charges (in respect of the common property only: individual unit owners must pay all rates and taxes in respect of their own units)

At present, you are a member of the Urambi Association and the Cooperative. As soon as building approval is given by the Dept. of the Capital Territory for the project (early in May - all plans have now been submitted), the

Cooperative will invite a builder selected from a number investigated by the board of the Cooperative, to sign a contract for the work. Then, and not before, a contract price for each house will be known, though this will be subject to a 'rise and fall' clause, universal in building contracts, to provide for variations in labour costs, etc.

You will then sign a contract for the purchase of your house. A draft contract is on display. You may employ your own solicitor, though Abbott, Tout, Creer & Wilkinson, who have been the solicitors for the Association and the Cooperative, but who will not be acting on the sales of the houses, have suggested that if groups of members employ them, the numbers will enable them to reduce charges. Ring Pam Coward: if you are interested. The Cooperative's Board includes two solicitors, and the Board has agreed that the overall cost of the house to each member will be reduced if it does not employ outside solicitors for this work.

You are responsible for finding your own finance.

Before the houses are completed, you, or your solicitors, will make certain enquiries and will prepare transfer documents. If you are borrowing money, the lender will require you to sign application forms and mortgage documents. You will have a clear title to your own house, car space, and a share in the common property.

You are responsible for:

- a. Obtaining a telephone service
 - b. Insuring the CONTENTS of your house, including all fittings.
- Under the Unit Title Ordinance, the Corporation is required to insure the buildings.

OBJECTIVES OF THE URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT
SOCIETY

- . To provide housing for Society members at reasonable prices.
- . To sell housing to members at prices which cover the costs incurred by the Society.
- . To provide a range of housing in the low to medium price range.
- . To foster a sense of community within the developments undertaken by the Society.
- . To encourage good architecture and civic design.
- . To foster the efficient utilisation of facilities which can be provided on a group basis rather than, as is now the case, by individual homeowners.
- . To encourage potential homeowners to participate in the design of their own community.

23 October 1973.

Mr. P. O'Clery,
Assistant Secretary,
Department of the
Capital Territory,
North Building,
Civic Square,
London Circuit,
CANBERRA CITY, A.C.T. 2601.

Dear Peter,

CO-OPERATIVE HOUSING SCHEME

It is essential that all parties involved in developing a co-operative have a clear understanding of the aims and expectations involved. Therefore, I set out below some ideas on what building co-operatives can offer, and what the particular group which I represent expect by adopting this building arrangement.

The modern suburb is very much a product of the industrial society, catering for small, nuclear family units. As it is currently built, a premium is placed on motor vehicle access, separateness from neighbours, and nuclear family accommodation. As a result, residential areas appear as wide black roads lined with similarly sized, carefully (and wastefully) separated houses of clashing architectural styles. Any sense of local community is completely accidental.

The great advantage of building co-operatives is that the total landscape within the area allocated is designed to suit the final consumer. Diversity is encouraged within an organised framework.

To outline the particular common interests of my group, the factors important to us are as noted below.

First, motor cars are generally to be excluded from living areas, while at the same time housing units must be accessible by vehicles when necessary.

Second, the area is to be designed so as to achieve a maximum of usable space for leisure purposes, readily available to all households.

Third, a sense of community is to be fostered, so that families can enjoy belonging to the wider community group.

Fourth, architectural harmony must be achieved, while allowing flexibility in catering for each household's individual needs.

Fifth, a bushland setting is to be created.

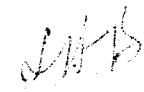
These aims could be brought to fruition by the following means. The Department would sell the co-operative an agreed parcel of five acres of residential land set around a proposed, but unbuilt, cul-de-sac, or similar, in Kambah. It is intended to spend an average of \$30,000 per housing unit, including land, and the group welcomes your suggestions and possible assistance regarding financing arrangements.

The development would have peripheral carparking facilities with wide pathways leading to four or five "clusters" of dwelling units, a total of twenty houses all told. Each house would have a private courtyard area. A continuing association would own common areas and probably some common facilities such as a playground or swimming pool, and perhaps one or two single person units for old people. Title might be similar to those issued for town houses.

Areas between the housing clusters would be extensively planted with native plants to ultimately develop a bushland setting. The architecture would be in a modern style with complementary exterior finish.

There are eight principals representing household units at present interested in proceeding approximately in the above manner. Interest is enormous, and I anticipate no difficulty in getting the desired number of people.

Yours sincerely,


(JIM BATTY)

29 October 1973

The Commissioner,
The National Capital Development
Commission,
Northbourne Avenue,
CANBERRA, A.C.T. 2601.

Dear Mr Andrews,

I recently learned of official interest in fostering co-operative house-building schemes in Canberra to more fully serve the accommodation needs of diverse community groups. Subsequently, I have formed a group interested in building in this manner, and have communicated an outline of our common aims in a letter (copy attached) to Mr Peter O'Clery of the Department of the Capital Territory.

At a meeting last Friday (26th October), Mr O'Clery informed my group that the Department wished to proceed with three "pilot-project" co-operative schemes, including the scheme proposed by us. He indicated that we should, amongst other things, discuss with the Commission the question of land location.

As you will note from the attached letter, we envisage obtaining a parcel of land of about twenty contiguous detached dwelling sites in Kambah. However the internal road plan and house layout will be somewhat unconventional compared with current suburban development in Canberra. A site somewhere in the area circled in the attached map would be suitable for our purposes.

I, therefore, seek discussions with officers of the Commission to determine the location of a suitable parcel of land. Further, the group seeks your support and assistance to ensure that this pilot project can adequately demonstrate the value of the co-operative development process.


James A. Ditty.

c.c. Mr Peter O'Clery.
Mr John Hunt.



COMMISSIONER

19 November 1973.

Dear Mr. Batty,

CO-OPERATIVE HOUSING SCHEMES

I refer to your letter of 29 October, to which you attached a copy of a letter you had written to Mr. P. O'Clery at the Department of the Capital Territory, and to your recent meeting with officers of the Commission.

It is noted with interest that the Department is considering proceeding with three pilot co-operative schemes, including the one proposed by your group, and in this context you are seeking the nomination of a site.

You will be aware that the allocation of land, and the terms under which it is offered, are responsibilities of the Department. A formal application for a grant of a site should therefore be directed to the Department. Once this has been done the Department will no doubt seek the Commission's views on possible alternative sites. At this stage my officers would be happy to continue discussions on the suitability of various locations.

Yours sincerely,

(W.C. ANDREWS)

Mr. J.A. Batty,
Department of Urban and Regional Development,
M.T.I.A. House,
BRADDON. A.C.T.

C/- Department of Urban and Regional
Development,
Civic Permanent Centre,
Rabaul Place,
CANBERRA CITY, A.C.T. 2601

22nd November, 1973

The Secretary,
Department of the Capital
Territory,
North Building,
Civic Square,
London Circuit,
CANBERRA CITY, A.C.T. 2601

ATTENTION: MR. P. O'CLERY
Assistant Secretary,
Akuna House.

Dear Sir:

On behalf of the Kambah Housing Co-operative Association and its successors, I hereby apply for the grant of a site in Kambah, or perhaps Waniassa, suitable for a co-operative housing project.

The association envisages building "cluster" housing, containing between twenty and sixty dwelling units and with an overall density of four to six dwellings per acre. The site would be developed at a high architectural standard with harmonious civic design, and extensive plantings of indigenous trees and shrubs between the clusters. Motor cars would normally be excluded from housing areas.

Members are prepared to spend between \$25,000 and \$40,000 with an average of around \$35,000.

I am attaching a copy of a reply to my approach to the National Capital Development Commission and minutes of a meeting held on 21st November, the main purpose of which was the formation of an association as an interim body to participate in various negotiations.

Yours faithfully,

James A. Batty

James A. Batty,
Secretary,

Kambah Housing Co-operative Association

DEPARTMENT
OF THE
CAPITAL TERRITORY



POST OFFICE BOX 158
CANBERRA CITY A.C.T. 2601
TELEPHONE 455211

In reply please quote
Your reference no.

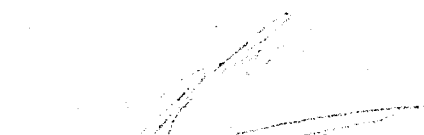
29 NOV 1973

Dear Mr Batty,

Thank you for your letter of 22 November 1973 in which you advised the Department of the intention to establish the Kambah Housing Co-operative Association and sought allocation of a site to undertake a co-operative housing project.

Your application will be discussed with the National Capital Development Commission and the Department should be in a position to discuss the project with you in the near future. It would be appreciated if you would keep us informed of progress in relation to the establishment of the Association.

Yours sincerely,


(P. C. O'Clery)
Assistant Secretary
(Land Policy)

Mr J.A. Batty,
Secretary,
Kambah Housing Co-operative Association,
C/- Department of Urban and Regional
Development,
Civic Permanent Centre,
Rabaul Place,
CANBERRA CITY. A.C.T. 2601