

c/- Department of Urban and Regional
Development,
Lombard House,
Allara Street,
CANBERRA CITY A.C.T. 2600
(ph. 452572)

18 February 1974

Dear *Michael & Jane*

I wish to inform you that the inaugural meeting of the partners of Urambi* Co-operative Housing will be held on Friday 22 February 1974 at 5.05 p.m. on the 5th Floor of Civic Permanent Centre. The agenda will include -

- . examination of the articles of association of the partnership; amendment and acceptance;
- . forming the partnership and payment of fees (\$40 per partner)
- . letter to M. Dysart, architect and builder, requesting formulation of a design brief to present our proposal to the Department of Capital Territory on 15 March 1974;
- . other business and adjourn to pub.

Yours sincerely,

James A. Batty

JAMES A. BATTY
SECRETARY

KAMBAH CO-OPERATIVE HOUSING ASSOCIATION

* Urambi is a local aboriginal name given to the line of hills delineating the southwest corner of the suburb of Kambah.

c/- Department of Urban and Regional
Development,
Lombard House,
Milara Street,
CANBERRA CITY A.C.T. 2600

22 February 1974

The Secretary,
Department of the Capital Territory,
CANBERRA A.C.T. 2600

CO-OPERATIVE HOUSING PILOT PROJECT

Following discussions with officers of your Department I understand the following proposal for a pilot project co-operative housing development will be acceptable.

To date my association, the Kambah Co-operative Housing Association, has reached agreement with the N.C.D.C. on a parcel of land in Kambah as described in my letter of 30 January, chosen and briefed an architect, and attracted approximately the appropriate number of persons willing to participate in the co-operative development (about 50). Tomorrow we are terminating the Association and forming the Urambi Co-operative Housing partnership, which is commissioning sketch plans from the architect. Partners are each contributing \$40.

As soon as a suitable layout is selected from those the architect presents to us we will submit it to you for preliminary approval. We will then commission the full development plans for a strata plan, and take deposits from partners for particular strata titles, when granted. Deposits will be approximately 5 per cent of final cost. When the development plans have specifications have been accepted, the building plans will be drawn up and submitted for approval.

At this point we may change our legal structure to a corporate firm which we would decide in conjunction with you.

Following sale of all, or substantially all, proposed strata titles from the plan, selected builders will be invited to tender for construction of the development. We will use normal developer finance sources to proceed with the construction. On completion, potential owners will rent the dwellings until the strata plan is registered. When the plan is registered, the developer partnership will pay the Department for the land, clear up its outstanding debts, and sell the lease titles to owners, turn over communal property to the strata plan corporate body, and wind itself up.

.../.2

The corporate body will, among other things, impose similar resale conditions on members as are currently imposed on other purchasers of new A.C.T. leases.

Buyers are responsible for finding their own mortgage finance. It is, however, expected that, for those who wish to participate, a single financier may be found.

The corporate body will present to the Department a written account of its co-operative development experience.

(JAMES A BATTY)

JAA

THIS AGREEMENT is made on the 22nd (twenty-second) day of February 1974 between the people whose names addresses and signatures are set out in the schedule. In this agreement they are referred to as the members. That phrase refers to people who become members at any time before the date of despatch of the letter of instructions or brief referred to below. Any act of a joint membership must be unanimous to be effective, and a joint membership shall be one membership for the purposes of this agreement.

PREAMBLE

- A. The members have decided (as is shown by their signature of this agreement) to contribute \$40.00 each to a fund to be applied as set out below.
- B. The Department of the Capital Territory and the National Capital Development Commission have indicated that certain land at Kambah in the Australian Capital Territory will be made available for a multi unit housing venture.
- C. The members have decided to apply the fund referred to in A above towards the cost of preparing preliminary design drawings for that multi unit housing venture.

IT IS AGREED that the fund will be applied towards the cost of having an architect prepare design drawings for the venture subject to the following conditions -

NOTE
1. 2.

- 1. ~~James Albert Barry~~ or in the case of his or her incapacity ~~Michael Ezerkovski~~ shall be trustee of the fund.
- 2. The trustee of the fund shall deposit the fund and any contributions to it in a bank account in his name as trustee for "~~Ornamental Association~~" and shall not draw on the fund save to pay the remuneration including expenses of the architect or otherwise at the direction of a majority of the members for the time being.
- 3. Before any instructions are given to the architect selected by the members a resolution referring to a specific letter of instructions or brief to the architect must be confirmed in writing by a majority of the members.
- 4. The letter of instructions or brief shall stipulate a maximum remuneration inclusive of expenses which shall not exceed the amount of the fund at the time of the despatch of the letter or brief.
- 5. Before the date of despatch of the letter of instructions or brief a person may become a member by subscribing his or her name address and signature to the schedule to this agreement as a contribution to the fund.

NOTE

Land going to the trustee \$40

6. Any design drawings or other material produced by the architect shall be the property of the members jointly. Any surplus of the fund remaining after payment of the remuneration and expenses of the architect shall be distributed equally among the members whatever the date of their contribution to the fund.

THE SCHEDULE

Name	Address	Signature
4 C N Hawker } Mr Hawker }	17 Eldershaw Pl, Garvan — " —	C N Hawker Mr Hawker
4 Ian Kortlang	17 Cynnet Crescent Red Hill	Ian Kortlang
4 M. CUSHING	41-53 Kings Cross Grande	M. Cushing
4 PETER ELLYARD	40 MACKELLAR CRES. COOK.	P. Elyard
4 PETER WALKER	14 WENHOLZ ST FARRER	P. Walker
4 Tony John & } Patricia Lorraine } DYSON	20 ULM ST, SCULLIN	T. & P. Dyson
4 DYBISI CASCONI } CHRIS CATON }	4 DURD ... 25 JINDHYNE ST., DUFFY	D. Casconi C. Caton
4 A.J. STRICKLAND	4 DURD, Lockwood House, Civic	A. Strickland
4 LYN SCOTT	4 DURD, Civic Park	L. Scott
4 F. E. SPEEN } M. McKENZIE }	4. HOTEL ACTON	F. E. Speen M. McKenzie
4 L. Schaubert	22 Woodie Str. Farrer	L. Schaubert
4 Mary Reid } R. J. Cooksey }	11/14 Northbourne Plats } Braddon } ditto	Mary Reid R. J. Cooksey
4 Pat Ryan	19/6 Heard St. Mawson.	P. Ryan
4 Annal Ryan	19/6 Heard St Mawson	Annal Ryan
4 Michael E. Robbins	20/6 Heard St Mawson	Michael E. Robbins
4 Michael E. Robbins	20/6 Heard St Mawson.	Michael E. Robbins.

Schedule continued/.....

Name	Address	Signature
Y I. G. SPEAKE	DENTITION SECTION, DEPARTMENT OF PUBLIC HEALTH, PHILIPS, H. CT	K. Donohue K. Donohue I.G. SPEAKE
Y ANDREW KAY	FLAT 28 / 6 HERARD ST. MAWSON	Andrew G. Kay
Y JOHN H. MAWNT	42 Macbeller Cres Gook	John H. Mawnt
Y NOEL L. PRATT	Flat 90 Block H Kananga Court Reid.	Noel L. Pratt
Y RICHARD JONE	8 MYNCH ST HUGHES	Richard Jones
X GREGG CARR	11 De Chair St Deakin	Gregg Carr
Y NORMAN JAN WALKER	109 Beaupaine Cres. Holt.	Norman Jan Walker
Y MICHAEL EVERS	24 Bailey Place Yarrabon.	Michael Evers
Y {Alona Hanna } Y {Buck Hanna }	DURD.	Alona Hanna Buck Hanna
N JIM MEIDRUM	51 GOLDEN CIRCLE RED HILL	Jim Meidrum
Y D. J. SEN	7 HOLDER ST, TURNER	D. J. Sen
Y Alan W. & Ida E. DYSON	9/0 20 OLM ST, SCULLIN	Alan W. & Ida E. Dyson
Y Alan K. FRASER	FLAT 13/C McPHERSON COURT O'CONNOR	Alan K. Fraser
Y David W. BRADY	33 ARABANA ST. ARANDA.	David W. Brady
Y James A. BATTY	25 Moodle St, Farrer	James A. Batty
Y (MAULDON) Y R. G. UMBROUN	66 Endeavour St. Red Hill	R. G. Umbroun
Y G. R. TOWERS	19 Conyers St, Hughes	G. R. Towers
Y M. A. BRUGGIER	21 BOOTHBY AVE, GARRAN	M. A. Bruggier
Y JEFF ARMOUR	10 KALBOORLIE CRES FISHER	Jeff Armour
Y L. W. PARISH	3 PATER ST Stullin	L. W. Parish
Y T. M. PARISH		T. M. Parish
Y J. EVERETT	HOTEL ALTON, ALTON	J. Everett

Schedule continued/.....

v/

Name	Address	Signature
Graeme and Susan Bethune	7/41 David St. O'Connell	G. Beaton
EDDIE KUMOWICZ	50 DENNIS ST GARRAN	E. Kumowicz

URAMBI CO-OPERATIVE TRADERS LIMITED

RULES

ABBOTT TOUT CREER & WILKINSON
Solicitors,
92-96 Northbourne Avenue,
CANBERRA CITY, A.C.T.

49-7788

INDEX

Interpretation	Page 1.
Name	1.
Registered Office	1.
Objects	1.
Powers	2.
Seal	2.
Membership	3.
Ceasing Membership	4.
Expulsion of Members	4.
Death or Bankruptcy of Member	5.
Capital and Shares	5.
Repayment of Share Capital	6.
Calls on Shares	6.
Default in Payment of Calls	7.
Forfeited Shares	8.
Transfer and Transmission of Shares	8.
General Meeting	10.
Notice of General Meetings	11.
Proceedings at General Meetings	11.
Board of Directors	14.
Proceedings of the Board	16.
Duties and Powers of the Board	17.
Appointment and Removal of Officers	17.
Insurance	18.
Copy of Rules	18.
Banking	18.
Custody of Books and Documents	18.
Members' Account	18.
Audit	19.
Application of Funds	20.
Settlement of Disputes	20.
Notices	21.
Winding Up	22.
Charges Payable by Members	23.
Alteration of Rules	23.

RULES

Interpretation

1. (i) In these rules, unless the context otherwise requires:-
 - "Month" means calendar month;
 - "Prescribed" means prescribed by the Ordinance or any Regulation made under the Ordinance;
 - "The Board" means the board of the Society constituted in accordance with these Rules;
 - "The Ordinance" means the Co-operative Societies Ordinance 1939-1973 or any amendment thereof;
 - "The Registrar" means the Registrar of Co-operative Societies;
 - "The Society" means the Urambi Co-operative Traders Limited.
- (ii) Expressions used have the same meaning as those ascribed to them by the Ordinance, words in the singular include the plural and vice versa and words importing the masculine gender include females.
2. The liability of a member of the Society is limited to the amount, if any, unpaid on shares held by him together with any charges payable by him to the Society under these Rules.

Name

3. The name of the Society shall be Urambi Co-operative Traders Limited.

Registered Office

4. The registered office of the Society shall be at Canberra or at such other place in the Australian Capital Territory as the Board may determine from time to time.

Objects

5. The objects of the Society shall be:-
 - (a) To carry on in the Territory the business of

- purchasing sale and distribution of consumer goods.
- (b) to acquire and distribute information as to the markets of the world and as to co-operative trading in general.
 - (c) To establish agencies in the Territory and elsewhere for any object of the Society.
 - (d) To do all such other things calculated to promote the economic interest of its members in relation to the objects mentioned as are prescribed.

Powers.

6. The Society shall have the power to do all things authorised or permitted by or under the Ordinance as incidental to its objects and without limiting the generality of the foregoing it shall have the power to do the following:-
- (a) To make advances to its members against products delivered to the Society.
 - (b) Subject to Section 36 of the Ordinance to raise money on loan for any of the objects of the Society provided that at no time shall the amount owed by the Society exceed the sum of Five hundred thousand dollars (\$500,000.00).
 - (c) To receive money on deposit.
 - (d) To acquire shares in any other co-operative society.
 - ~~(e) To make advances to any other co-operative society.~~
 - (f) To enter into contracts for the purchase of wholesal or retail goods.
 - (g) To acquire by lease or purchase premises from which the business can be operated and to employ persons to operate the business.

Seal

7. The device of the Seal of the Society shall be the name of the Society within two concentric circles and encirclin the word "Seal".
- The Seal shall be kept at the registered office of the Society in such custody as the Board shall direct. The Seal of the Society shall not be affixed to any instrument

except by the authority of a resolution of the Board or of a general meeting and shall be attested by the signatures of two directors and of the secretary or such other person as the Board may appoint for the purpose.

Membership

8. Application for membership or for additional shares shall be made in writing in or to the effect of a form approved by the Board and shall state the number of shares applied for and shall be accompanied by a subscription of the nominal amount of each share as prescribed in Rule ~~19(a)~~^{22(a)}.
9. Upon approval of the application the shares applied for shall be allotted and the applicant's name shall be entered in the proper books of the Society. He shall be notified of such allotment upon which he shall be entitled to the privileges of membership.
10. Any balance unpaid in respect of shares at the time of allotment shall be paid by periodic subscriptions or by instalments or otherwise as authorised in any instance by the Board. Shares may be paid for in full on application or at any time subsequently.
11. The Board may in its discretion allow suspension of the periodic subscription by a member or make such other arrangements as it deems fit for the payment of any unpaid balance on the shares of a member.
12. Where shares are held on trust for any other body or any person the trustee or trustees jointly who are registered as members of the Society shall for all purposes of the Society be regarded as the members thereof.
13. If an application for membership or additional shares be not approved the amount lodged in respect thereof shall be returned to the applicant without interest.
14. The Board may accept or reject an application for membership or for additional shares and need not assign any reason for its action.
15. When a member changes his address he shall send notice

thereof in writing to the Society at the registered office within seven days and the new address shall be entered forthwith in the register. Any member who neglects to give such notice shall be liable to a fine of Ten cents (10¢).

16. Each member shall be entitled to one copy of the rules without charge and for any extra copy he shall be charged such amount as specified in Rule 110.

Ceasing Membership

17. A person shall cease to be a member in any of the circumstances set out in Section 21(4) of the Ordinance and, in addition, in the case of a corporate body, where the corporate body is dissolved.

Expulsion of Members

18. (i) A member may be expelled from the Society by special resolution to the effect:-
- (a) that he has failed to discharge his obligations to the Society, whether prescribed by these Rules or arising out of any contract;
 - (b) that he has been guilty of conduct detrimental to the Society.

In either case written notice of the proposed resolution shall be forwarded to the member fourteen days before the date of the meeting at which the special resolution is to be moved, and he shall be given an opportunity of being heard at the meeting.

- (ii) The shares of any member expelled shall be cancelled as at the date of expulsion and the cancellation shall be noted in the register of shares. The Society shall however pay to the expelled member the amount of capital paid up on his shares at the time of expulsion unless the accounts of the Society disclose a deficiency.

For the purpose of this rule "deficiency" shall mean the amount of loss or deficiency shown in the last preceding balance sheet of the Society. Where such a deficiency exists there shall be deducted from

the amount of capital paid up on the shares of the expelled member the proportion of the loss or deficiency appropriate having regard to the number of such shares in relation to the number of shares in the Society.

- (iii) Payment to such expelled member shall be made at such time as shall be determined by the Board in its discretion but not later than twelve months from the date of expulsion.
- (iv) Upon expulsion the relevant shares shall be cancelled
- (v) No expelled member shall be re-admitted except by special resolution.

A member so re-admitted shall not have restored to him any shares which were cancelled on his expulsion.

Death or Bankruptcy of Member

- 19. On the death of a member the Board shall deal with the share or interest of that member in the manner set forth in Section 29 of the Ordinance.
- 20. The value of the share or interest of a deceased member shall be determined by the Board, subject to the provisions of the Ordinance.
- 21. In the event of a member becoming bankrupt or assigning his estate for the benefit of his creditors, the Board may deal with the share or interest of that member in such manner as it shall think fit, subject to the provisions of the Ordinance and of any bankruptcy legislation which shall then be in force.

Capital and Shares

- 22. (a) The capital of the Society shall be raised by the issue of shares which shall be of one class, all ranking equally, and be of the nominal value of Two (\$2.00) dollars each.

The capital shall vary in amount according to the

nominal value of shares from time to time subscribed. Every member shall hold at least five shares, but no member shall hold more than one-fifth of the shares of the Society.

- (b) The shares of the Society shall not be quoted for sale or purchase at any stock exchange or in any other public manner whatever within the meaning of the Income Tax Assessment Act 1936-1974 of the Commonwealth of Australia or any amendment thereof.

Repayment of Share Capital

23. (a) The Society may in accordance with Section 27 of the Ordinance repay to a member, with his consent, the whole or any part of the amount paid up on any share held by him at any time when the money is not required for the purposes of the Society.
- (b) The Society may not, except with the consent of the Registrar, make any such repayment, if it has received from any person who is not a member any money on loan or deposit, which is not secured by mortgage and is still unpaid.
- (c) All such repayments shall be made on resolution of the Board, which shall be noted in the register of shares and thereupon the shares, in respect of which such payments are made, shall be cancelled.
- (d) The value for repayment of shares shall be the amount paid or credited on such shares without interest.

Calls on Shares

24. (a) The Board may from time to time make calls upon the members in respect of any moneys unpaid on their shares, provided that no call shall exceed one-fourth of the nominal amount of the share, or be payable at less than one month from the last call; and each member shall (subject to receiving at least fourteen days' notice specifying the time or times of payment) pay to the Society at the time or times so specified the amount called on his shares.
- (b) The joint holders of a share shall be jointly and

- severally liable to pay all calls in respect thereof.
- (c) If a sum called in respect of a share is not paid before or on the day appointed for payment thereof, the person from whom the sum is due shall pay interest upon the sum at the rate of six per cent per annum from the day appointed for the payment thereof to the time of the actual payment, but the Board shall be at liberty to waive payment of that interest wholly or in part.
 - (d) The Board may make arrangements on the issue of shares for a difference between the holders in the amount of calls to be made and times of payment.
 - (e) The Board may, if it thinks fit, receive from any member willing to advance moneys to the Society all or any part of the moneys uncalled and unpaid upon any shares held by such member; and upon all or any of the moneys so advanced may (until such moneys would, but for such advance become presently payable) pay interest at such rate (not exceeding, without the sanction of the Society in general meeting, six per cent as may be agreed upon between the member paying the sum in advance and the Board.

Default in Payment of Calls

- 25. (a) If a member fails to pay any call or instalment of a call on the day appointed for payment thereof, the Board may, at any time thereafter during such time as any part of such call or instalment remains unpaid, serve a notice on him requiring payment of so much of the call or instalment as is unpaid, together with any interest which may have accrued.
- (b) The notice shall name a further day (not earlier than the expiration of fourteen days from the date of the notice) on or before such payment is required by the notice is to be made, and shall state that in the event of non-payment at or before the time appointed the shares in respect of which the call was made will be liable to be forfeited.
- (c) If the requirements of any such notice as aforesaid are not complied with by the member, any share in

respect of which the notice has been given may at any time thereafter before the payment required by the notice has been made be forfeited by a resolution of the Board to that effect.

Forfeited Shares

26. A person whose shares have been forfeited for a default in payment of calls shall cease to be a member in respect of the forfeited shares but shall, notwithstanding, remain liable to pay to the Society all moneys which, at the date of forfeiture, were presently payable by him to the Society in respect of the shares.

A statutory declaration in writing that the declarant is a director of the Society, and that a share in the Society has been duly forfeited on a date stated in the declaration, shall be conclusive evidence of the facts therein stated as against all persons claiming to be entitled to the share.

Shares forfeited for default in payment of calls shall be cancelled and a notation of the cancellation entered in the share register.

Transfer and Transmission of Shares

27. The instrument of transfer of any share shall be executed both by the transferor and the transferee and the transferor shall be deemed to remain the holder of the share until the name of the transferee is entered in the register of the members in respect thereof.
28. The shares in the Society shall be transferred in the following form or in any usual or common form which the Board shall approve:-

I, _____ of _____
in consideration of the sum of \$ _____ paid to me by _____
of _____
(hereinafter called "the said transferee") do hereby transfer to the said transferee the share (or shares) under number _____ in the _____ to hold unto the said transferee his executors administrator and assigns subject to the several conditions on which I

held the same at the time of the execution hereof and I the said transferee do hereby agree to take the said share (or shares) subject to the conditions aforesaid.

Signed by the transferor
in the presence of:

Signed by the transferee
in the presence of:

Dated this day of 19

29. The Board may decline to register any transfer of shares to a person not qualified to be a member or of whom they do not approve and may also decline to register any transfer of shares during the fourteen days immediately preceding the annual general meeting in each year. The Board may decline to recognise any instrument of transfer unless:-
- (a) A fee of such sum per share as is specified in Rule 114(b) is paid to the Society in respect thereof; and
 - (b) The instrument of transfer is accompanied by such evidence as the Board may reasonably require to show the right of the transferor to make the transfer of the shares to which it relates.
30. The Board shall cause a record of all transfers to be made in the proper books of the Society.
31. Any person becoming entitled to a share in consequence of the bankruptcy of a member shall upon such evidence being produced as may from time to time be required by the Board if qualified be registered as a member in respect of the share or instead of being registered himself may make such transfer of the share as the bankrupt could have made but the Board shall in either case have the same right to decline or suspend registration as they would have had in the case of a transfer of the share by the bankrupt before bankruptcy.
32. The Board may decline to register any transfer of shares on which the Society has a lien or charge.

General Meeting

33. A general meeting of the Society to be known as the Annual General Meeting shall as provided in Section 52 of the Ordinance be held each year at such time being within three months after the close of the financial year or within such further time as may be allowed by the Registrar or prescribed by regulation and at such place as the Board shall appoint. If the Board neglects or fails to appoint the time and place of the annual general meeting required to be held within the period hereinbefore prescribed any five members of the Society may without prejudice to the power of the Board to convene the meeting convene the annual general meeting to be held within such time as the Registrar may allow.
34. The ordinary business of the annual general meeting shall be -
- (a) to confirm minutes of the last preceding annual general meeting and of any general meetings held since that meeting;
 - (b) to receive from the Board auditors or any officers of the Society reports upon the transactions of the Society during the financial year;
 - (c) to elect Directors;
 - (d) to elect and determine the remuneration of auditors.
35. The annual general meeting may transact special business of which notice is given in accordance with these rules.
36. The Board shall on the requisition of not less than twelve members forthwith proceed to convene a special general meeting of the Society.
37. The Board may whenever it thinks fit convene a special general meeting of the Society.
38. A requisition for a special general meeting shall state the objects of the meeting and must be signed by the requisitionists and deposited at the registered office of the Society and may consist of several documents in the like form each signed by one or more of the requisitionists.

39. If the Board does not proceed to cause a special general meeting to be held within twenty-one days from the date on which a requisition therefore was deposited at the registered office the requisitionists or any of them may convene the meeting but any meeting so convened shall not be held after three months from the date of the deposit of the requisition.
40. Any special general meeting convened by requisitionists in pursuance of these rules shall be convened in the same manner as nearly as possible as that in which such meetings are convened by the Board and all reasonable expenses incurred in so convening the meeting shall be refunded by the Society to the persons incurring same.

Notice of General Meetings

41. Seven days' notice at the least (exclusive of the day on which the notice is served or deemed to be served but inclusive of the day for which notice is given) specifying the place the day and the hour of meeting and in case of special business the general nature of that business shall be given of any general meeting in manner hereinafter mentioned to such persons as are under these rules entitled to receive such notices from the Society; but the non-receipt of the notice by any member shall not invalidate the proceedings at such general meeting; provided that a special general meeting may be called at a shorter notice at the discretion of the Board.
42. The Board shall cause to be inserted in any notice convening a general meeting any business of which notice of his intention to move has been given by a member provided the notice from the member is received not less than three days before the notice of the meeting is issued.

Proceedings at General Meetings

43. All business shall be deemed special that is transacted at special general meetings likewise all that is transacted at the annual general meeting with the exception of that specifically referred to in these rules as being the ordinary business of the annual general meeting.

44. No item of business shall be transacted at any general meeting unless a quorum of members is present at the time when the meeting is considering that item.
45. Save as herein otherwise provided ten members personally present shall be a quorum. If within half an hour after the appointed time for the meeting a quorum is not present the meeting if convened upon the requisition of members shall be dissolved; in any other case it shall stand adjourned to the same day in the next week at the same time and place and if at the adjourned meeting a quorum is not present within half an hour after the time appointed for the meeting the members present shall be a quorum.
46. The chairman if any of the Board shall preside as chairman at every general meeting of the Society.
47. If there is no such chairman or if at any meeting he is not present within fifteen minutes after the time appointed for holding the meeting or is unwilling to act as chairman the members present shall choose someone from their number to be chairman.
48. The chairman may with the consent of any meeting at which a quorum is present (and shall if so directed by the meeting) adjourn the meeting from time to time and from place to place but no business shall be transacted at any adjourned meeting other than the business left unfinished at the meeting from which the adjournment took place. When a meeting is adjourned for fourteen days or more notice of the adjourned meeting shall be given as in the case of an original meeting. Save as aforesaid it shall not be necessary to give any notice of an adjournment or of the business to be transacted at any adjourned meeting.
49. At any general meeting a resolution put to the vote of the meeting shall as provided in Section 53 of the Ordinance be decided on a show of hands without any counting of the votes unless a poll is (before or on declaration of the result of the show of hands) demanded by a least five members and unless a poll is so demanded a declaration by the chairman that a resolution has on a show of hands been carried or carried unanimously or by a particular majority or lost and an entry to that effect in the book

of the proceedings of the Society shall be evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against that resolution.

50. If a poll is duly demanded it shall be taken at such meeting in a manner which the chairman shall direct and the result of the poll shall be deemed to be the resolution of the meeting at which the poll was demanded.
51. In the case of an equality of votes whether on a show of hands or on a poll the chairman of the meeting at which the show of hands takes place or at which the poll is demanded shall be entitled to a second or casting vote.
52. A poll demanded on the election of a chairman or on a question of adjournment shall be taken forthwith. A poll demanded on any other question shall be taken at a time before the close of the meeting which the chairman of the meeting shall direct.
53. In the case of joint holders the vote of the senior who tenders the vote shall be accepted to the exclusion of the other joint holders; and for this purpose seniority shall be determined by the order in which the names stand in the register of members unless otherwise directed by all the joint holders.
54. Any reference in these rules to a member being personally present or voting shall be read so as to include any member who is present or voting by proxy. The proxy must be himself a member of the Society. One person may hold proxies for any number of shares and for any number of members up to a limit of five proxies.
55. The instrument appointing a proxy shall be in writing in a common or usual form under the hand of the appointer or of his attorney duly authorised in writing or if the appointor is a corporation, either under seal or under the hand of an officer or attorney duly authorised. The instrument appointing a proxy shall be deemed to confer authority to demand or join in demanding a poll. The instrument appointing a proxy shall be in the following form or a form to similar effect:-

I/We, _____, of _____,
 being a member/members of the abovenamed Society hereby
 appoint _____, of _____,
 or failing him/her, _____ of _____,
 _____, as my/our proxy to vote for
 me/us on my/our behalf at the Annual/Special General
 Meeting of the Society to be held on the _____ day of
 19 _____, and at any adjournment thereof.

Signed this _____ day of _____ 19 _____.

56. The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority shall be deposited at the registered office of the Society or at such other place as may be specified for the purpose in the notice convening the meeting, not less than forty-eight hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote or in the case of a poll not less than twenty-four hours before the time appointed for the taking of the poll, and in default the instrument of proxy shall not be treated as valid.
57. A vote given in accordance with the terms of an instrument of proxy or attorney shall be valid notwithstanding the previous death or unsoundness of mind of the principal or revocation of the instrument or of the authority under which the instrument was executed, or the transfer of the share in respect of which the instrument is given, if no intimation in writing of such death, unsoundness of mind, revocation or transfer as aforesaid has been received by the Society at the registered office before the commencement of the meeting or adjourned meeting at which the instrument is used.

Board of Directors

58. There shall be a Board of seven directors.
59. The qualification of a Director shall be the holding of not less than five shares in the Society.
60. The first Directors shall be elected at a meeting for the formation of the Society.

61. At the first annual general meeting of the Society three of the Directors shall retire and at the annual general meeting in each subsequent year the Directors shall retire in rotation of three.
62. The Directors to retire in any year shall subject to the provisions as to filling casual vacancies be those who have been longest in office since their last election but as between persons who became directors on the same day those to retire shall (unless they otherwise agree among themselves) be determined by lot.
63. A retiring Director shall be eligible for re-election.
64. The Society at the general meeting at which a Director retires in manner aforesaid may fill the vacated office by electing a person thereto.
65. Nominations for candidates to fill the vacant positions shall be sought, and the election of directors shall be conducted, in such manner as the Board determines.
66. If at any general meeting at which an election of Directors ought to take place the place of the retiring Directors or any of them shall not be filled the meeting shall stand adjourned until the same day in the next week at the same time and place and such adjourned meeting may receive nominations and elect Directors to the vacancies. If at the adjourned meeting the places of the retiring Directors are not filled the retiring Directors or such of them as have not had their places filled shall be deemed to have been re-elected at the adjourned meeting.
67. Any vacancy occurring in the Board other than by rotation or retirement may be filled by the Board and the person so chosen shall be subject to retirement at the same time as if he had become a Director on the day on which the Director in whose place he is appointed was last elected a Director.
68. The Society may by resolution remove any Director before the expiration of his period of office and may by simple majority at the same or any other meeting appoint another person in his stead; the person so appointed shall be subject to retirement at the same time as if he had become

a Director on the day on which the Director in whose place he is appointed was last elected A Director.

69. All necessary expenses incurred by the Directors in the business of the Society shall be refunded to them by the Society. The Society may in general meeting determine that the Directors shall receive remuneration for their services in such amount as the general meeting may resolve.

Proceedings of the Board

70. The Board may meet together for the despatch of business adjourn and otherwise regulate their meetings as they may think fit providing a meeting of the Board shall be held at least once every three months. Questions arising at any meeting shall be decided by a majority of votes. In case of equality of votes the chairman shall have a second or casting vote. The chairman or any two Directors may and the secretary on the requisition of the chairman or any two Directors shall at any time summon a meeting of the Board.
71. The quorum of any meeting of the Board shall be four.
72. The continuing Directors may act notwithstanding any vacancy in their body but if and so long as their number is reduced below the number fixed by or pursuant to these rules as the necessary quorum of Directors the continuing Directors may act only for the purpose of increasing the number of Directors to that number or of summoning a general meeting of the Society but not for any other purpose.
73. The Board shall elect a chairman for their meetings at the first meeting of the Board after the annual meeting of the Society but if no such chairman is elected or if at any meeting the chairman is not present within five minutes after the time appointed for holding the same the Directors present may choose one of their number to be chairman for the meeting.
74. The Board may delegate any of its powers to committees consisting of such members of their body as they think fit. Any committee so formed shall in the exercise of the powers so delegated conform to any regulations that they

may have imposed on them by the Board.

75. A committee may elect a chairman of their meetings. If no such chairman is elected or if at any meeting the chairman is not present within five minutes after the time appointed for holding the same the members may choose one of their number to be chairman of the meeting.
76. A committee may meet and adjourn as they think proper. Questions arising at any meeting shall be determined by a majority of votes of the members present and in case of any equality of votes the chairman shall have a second or casting vote.

Duties and Powers of the Board

77. The Board shall cause to be prepared a statement of the accounts of the Society up to the end of the financial year and shall submit it with the auditor's report thereon to the annual meeting of the Society. If the Board so resolves, the notice of the annual general meeting may include a notice that the balance sheet and profit and loss account and auditor's report may be inspected by members at the office of the Society during the period of not less than fourteen days before the date of such meeting in which event advice to this effect shall be included in the notice of the meeting.
- ~~78. The Board shall have power to enter into an agency agreement on behalf of the Society with any one or more life or fire assurance or insurance company or society.~~
79. The Board shall have power to fix the rate of interest payable on deposits and to vary same from time to time.

Appointment and Removal of Officers

80. Without prejudice to the general powers conferred on the Board by the Ordinance or by these rules the Board shall have power to appoint and at its discretion remove or suspend officers and to fix the powers duties and remuneration of same or when deemed necessary to delegate such powers of appointment suspension removal and fixing of duties and remuneration.
81. The Board shall have power to appoint Agents or Sub-Agents

of the Society for any of the purposes of the Society and to fix the remuneration of Agents and Sub-Agents.

82. The Board shall cause every officer having the receipt or charge of any money of the Society to give security as prescribed by the regulations or until so prescribed in such manner as the Board deems fit.

Insurance

83. The Board may arrange insurance against loss, damage to or liability of the Society by reason of fire, accident or otherwise.

Copy of Rules

84. The Board shall cause to be supplied to every person on demand a copy of the rules on payment of such sum as is specified in Rule 114 (a).

Banking

85. The Board shall cause to be opened a banking account in the name of the Society into which all moneys received shall be paid as soon as possible after receipt.
86. All cheques drawn on such account and all draft bills of exchange promissory notes and other negotiable instruments for and on behalf of the Society shall be signed by one of the directors or the secretary and countersigned by another director or other person or persons authorised by the Board.

Custody of Books and Documents

87. All books of accounts securities documents and papers of the Society other than such (if any) as the Board may direct to be kept elsewhere shall be kept at the registered office in such manner with such provision for their security as the Board shall direct.

Members' Account

88. The fee payable by any member to inspect his own account in the books of the Society shall be as prescribed in Rule 114 (a) o

such lesser amount as the Board may determine from time to time.

Audit

89. One or more auditors shall be appointed at each annual general meeting to hold office until the next annual general meeting.
90. The first auditors of the Society may be appointed by the Board before the first annual general meeting and if so appointed shall hold office until the first-annual general meeting unless previously removed by a resolution of the members at a general meeting in which case the members at that meeting may appoint auditors to act until the first annual general meeting.
91. If an appointment is not made at any annual general meeting the Board shall appoint auditors of the Society for the current year.
92. An officer of the Society shall not be capable of being appointed auditor of the Society.
93. A person other than a retiring auditor shall not be capable of being appointed auditor at an annual general meeting unless notice of an intention to nominate that person to the office of auditor has been given by a member of the Society not less than fourteen days before the annual general meeting and the Society shall send a copy of any such notice to the retiring auditor.
94. The Board may fill any casual vacancy in the office of auditor but while any such vacancy continues the surviving or continuing auditor or auditors if any may act.
95. The remuneration of the auditors of the Society shall be fixed by the Society in general meeting except that the remuneration of any auditors appointed by the Board may be fixed by the Board.
96. The books of the Society shall be audited as early as possible after the close of each financial year.

Application of Funds

97. The funds of the Society shall be applied to carrying out the objects of the Society in accordance with these rules. The said funds may be invested in any of the manners set out in Section 37(1) of the Ordinance.
98. Any loss that may result from the transaction of the Society in any year shall be borne as follows:
 Firstly - By the reserve of the Society;
 Secondly - By the shareholders of the Society.
99. Subject to the provisions of the Ordinance as to reserves any part of the surplus arising in any year from the business of the Society may:
- (a) be paid to a member by way of dividend in respect of shares held by him and, subject to the provisions of the Ordinance as to the limitation of the rate of dividend paid, the dividend shall be at such rate and on such conditions as may be declared by the Board from time to time.
 - (b) be paid to a member by way of bonus or rebate based on the business done by him with the Society. Any bonus or rebate so paid shall be at such rate and on such conditions as may be declared by the Board from time to time.
100. Subject to Section 23 of the Ordinance, an amount not exceeding ten per centum of the surplus arising in any year from the business of the Society may be applied to any charitable purpose or for promoting co-operation or any community advancement.
101. Subject to Section 23 of the Ordinance, any part of the surplus arising in any year from the business of the Society may be paid or credited in the discretion of the Board in any of the ways set out in Sub-Section 5 of that Section.

Settlement of Disputes

102. Disputes between a member in his capacity of member and the Society shall be settled by arbitration in accordance with the Arbitration Act 1902 of the State of New South Wales and for this purpose the words "member" and "Society"

have the meanings ascribed to them in Section 58(2) of the Ordinance.

Notwithstanding the above any party may in accordance with Section 58(3) of the Ordinance refer the dispute to the Registrar if it has not been referred to arbitration in accordance with these rules; or if it has been so referred to arbitration one month has elapsed without an award being made.

Nothing in this rule shall extend to any dispute as to the construction or effect of any mortgage or of any contract contained in any document other than the rules of the Society.

Notices

103. A notice may be given by the Society to any member either personally or by sending it by post to him to his registered address or (if he has no registered address in the Australian Capital Territory) to the address if any within the Territory supplied by him to the Society for the giving of notices to him. Provided that notice of meetings other than Annual General Meetings may be given by publication in a daily newspaper circulating throughout the Territory.
104. Where a notice is sent by post service of the notice shall be deemed to be effected by properly addressing prepaying and posting a letter containing the notice and unless the contrary is proved to have been effected at the time at which the letter would be delivered in the ordinary course of the post.
105. If a member has no registered address in this Territory and has not supplied to the Society an address within the Territory for the giving of notices to him a notice addressed to him and advertised in a newspaper circulating in the neighbourhood of the registered office of the Society shall be deemed to be duly given to him on the date on which the advertisement appears.
106. A notice may be given by the Society to the joint holders of a share by giving the notice to the joint holder named first in the register in respect of the share.

107. A notice may be given by the Society to the persons entitled to a share in consequence of the death or bankruptcy of a member by sending it through the post in a prepaid letter addressed to them by name or by the title of representative of the deceased or trustees of the bankrupt or by any like description at the address if any in the Territory supplied for the purpose by the persons claiming to be so entitled or (until such address has been supplied) by giving the notice in any manner in which the same might have been given if the death or bankruptcy had not occurred.

108. Notice of every general meeting shall be given in some manner hereinbefore authorised to:

- (a) every member of the Society except those members who have no registered address within the Territory for the giving of notices to them and also to
- (b) every person entitled to a share in consequence of the death or bankruptcy of a member who but for his death or bankruptcy would be entitled to receive notice of the meeting.

No other persons shall be entitled to receive notices of general meeting.

109. For the purpose of this rule "registered address" means the address of the member as appearing in the register of members and shares.

Winding Up

110. The winding up of the Society shall be in accordance with Part VI of the Ordinance.

111. In the event of a deficiency on the winding up of the Society such deficiency shall be borne by the members in proportion to the number of shares held by each.

112. In the event of a surplus of funds on the winding up of the Society such surplus shall be distributed amongst the members in proportion to the number of shares held by each.

113. Upon the commencement of the winding up of the Society all moneys outstanding under mortgages to the Society shall be deemed to be due and payable as at the date of

commencement of the winding up of the Society.

Charges Payable by Members

114. A member shall be liable to pay the charges prescribed in these rules and in particular the following:-
- (a) copy book of rules 25¢;
 - (b) transfer of shares 2¢ per share;
 - (c) inspection by member of his own account in Society's books 20¢.

Alteration of Rules

115. Additional rules may be added and these rules may be rescinded or altered in accordance with Section 50 of the Ordinance.

Notes on the Nala Meeting 28.3.74.

1. Position over Gavan site mentioned. Land Economics Division of N.C.D.C. are causing temporary delay - no real cause for alarm.
2. Size of Group. Peter Sands anxious not to lose sight of social reasons for this group in enthusiasm for economics R building etc. - P.S. unhappy with a group over 25 adults. Consensus seemed to be optimum size somewhere about 25-30 adults. Obvious need to close list at this meeting. Discussion about who should be included. Decision to close list after tonight including all people who have made previous commitment or interest. Not to be allowed to drop to 30 without finding replacements & when at 28 group to reconsider question of optimum size.
3. Barry Smith gave his account of the meeting with Barabali. Advantages of working through B. seem clear - no opposition from group providing architect (Richard Drysdale) can meet our requirements. No decision taken yet, but very favorable attitude to an association with B. was apparent.
4. Chris Berry entered financial negotiations

The Public Service Inspector,
Public Service Board,
T&G Building,
Hobart Place,
CANBERRA CITY. A.C.T. 2601

Directorship of a Co-operative

I understand that under Section 91(3) of the Public Service Act, I require the approval of the P.S.I. before accepting a directorship of a co-operative society. I have been offered a position on the board of the Urambi Co-operative Community Advancement Society and therefore seek your approval.

The co-operative does not enter into contracts for the supply of goods or services to the Australian Government nor will the duties of a director of this society interfere in any way with my duties as a public servant.



I.P. Lowe
Computer Systems Officer Grade 3

with Civic Permanent B.S., explored with us by George Osborne & Peter Sands.

If Nala can prove their earnestness by having considerable funds with the C.P. they will be prepared to provide bridging & end finance at favourable rates, through Basumbali.

∴ each member urged to open an account with C.P. as soon as possible with balance of \$500 minimum, ideally about \$1,300 per adult. (representing about 10% of ~~the~~ average total expenditure.)

5. Nala as a legal identity. A decision made to start the procedure for becoming either a Terminating Co-operative or an Associated Incorporation. This is sufficient for D.C.T. to be able to negotiate seriously with our representatives.
6. Barry Smith & Simon Clough elected trustees of a special account with the C.P. to hold members contributions (non-refundable deposits) of \$50 per adult. - to cover D.C.T.'s deposit requirements on allocation of land.
Deposits or progress payments by 30 April.
7. A working group elected on a temporary basis to steer current negotiations. Chris Berry to remain in role of negotiator with

D.C.T. + N.C.D.C. at least for another two weeks.
bleed. George Osborne, Peter Sands,
Simon Clough, Wayne Ralph, Barry Smith,
~~the~~ Irish Barrett, Audrey Duke.

8. Barry Smith circulated an 'aunt-Sally' paper about size, design + planning to be discussed Thursday. April 4. 8 pm. Research School of Chemistry Rm 57. Other ideas, contributions expected.
9. Public Meeting. Albert Hall. Thurs. 28 March 7-30 pm.
10. Friday 29. March. 11 am. Research School of Chemistry Rm 57. to meet + talk with Basambali + Michael Drysdale.
11. Weekend meetings for discussion with architect and for fun in Canberra and/or Coast discussed + agreed in principle.

A. Duke.

Noel Pratt

Department of Urban and
Regional Development,
Lombard House,
Allara Street,
CANBERRA CITY. A.C.T. 2601

Dear Member,

Urambi Association

A meeting will be held on Wednesday 17 April at 7.00 p.m. at the Hughes Community Centre, Hughes Place. The following items will be on the agenda:

1. Our architect, Michael Dysart, will present the work he has done to date including site layouts, housing style sketches and house designs. Following discussion on the layouts presented, a decision on acceptance will be made by majority decision.
2. Jim Batty will speak on the probable sequence of events which take us up to occupancy. This will include likely costs, timing of construction, method of building, as well as pointing out members financial obligations. There will be a major recommendation that Urambi members, while maintaining a separate group identity, become members of Baranbali Co-operative Housing Society Ltd. This will free Urambi members from the enormous burden of undertaking the building part of our operation. Information about Baranbali is attached.
3. A new charter will be presented for the adoption by members of the Urambi Association.
4. The Department of the Capital Territory requires us to deposit \$100 each with the Department. This fee will be refunded at a later date, or credited towards the price of the land. Payment may be made at the meeting.

4 April 1974.

James H Batty
Jim Batty.

BARANBALI CO-OPERATIVE HOUSING SOCIETY LIMITED

A NEW CONCEPT IN HOME OWNERSHIP

BACKGROUND

Most members of the community over recent years, have experienced considerable difficulties when trying to purchase a home. The cost of land soared to almost prohibitive prices and the building industry has become increasingly unstable. For the man in the street earning a reasonable income, the buying of a home for his family is an increasingly frightening prospect.

In 1970 several members of the staff at the University of New South Wales, concerned at the worsening situation, decided to research the possibility of overcoming the problems. With the help of architect Michael Dysart, they developed the idea of a housing co-operative. They envisaged a non-profit organisation, controlled by its members to provide cheaper housing. It was a concept in housing that had never been tried successfully in Australia.

The group then prepared a detailed submission on the concept and presented the proposal to the Registrar of Co-operatives. In September 1971, the Baranbali Co-operative Housing Society Ltd., was registered under the Co-operation Act as a Community Advancement Society. To this day it is the only co-operative of its kind in the country.

AIMS

The stated aims of the co-operative are "to provide high quality homes at significantly lower than market prices". In the two years of operation the Society has achieved its aims by already constructing 59 quality apartments and houses at an average 20% saving to its members.

Initially when gaining registration, it was considered that the co-operative would be used to provide housing for members of staff at the University. It was quickly recognised however, that the idea was proving effective in reducing prices, so it was decided that the service should be offered to members of the wider community. Members are now drawn from many sectors of the public such as banks, State and Federal Government Departments, Credit Unions and private enterprise. Consequently, Baranbali is rapidly increasing the number of homes being constructed annually.

THE ORGANISATION

Baranbali is controlled by a Board of Directors who give their services on a voluntary basis and who are elected annually by members. Essentially, Directors are experts in a number of areas important to the successful running of the co-operative. They include experts in law, marketing, architecture, engineering and accounting. The Society also employs a small full-time staff to undertake the day to day administration.

PROJECTS

To date the Society has completed three major projects. The first was a small block of units in Kingsford, sold to members for \$13,000 each. The value of those units at the time of purchase was approximately \$17,000. The second was the construction of ten free-standing houses with 3/4 bedrooms plus a study, sold to members for \$34,000 - \$38,000 including land. The valuation of these homes is conservatively, \$50,000. The third major project undertaken by the Society was a block of 40 apartments overlooking Moore Park Golf Course. Facilities provided included swimming pool, automatic laundry, carpet, light fittings, garbage disposal units and recreation/conference room. Prices on the apartments ranged from \$15,000 to \$24,000. Valuations range respectively from \$25,000 to \$35,000.

Buying through the co-operative has provided substantial savings to its members. It is able to do this on a continuing basis in a number of ways. Firstly the Society eliminates the builders profits by sub-contracting rather than tendering its projects. It also saves substantial sums by group buying, maintaining a minimum staff, not employing salesmen, undertaking no advertising and eliminating all real estate agents' fees, commissions etc., by selling directly to members.

As well as providing homes at substantially reduced prices, Baranbali ensures a high quality standard throughout its projects. The Society retains architect Michael Dysart to undertake all design work and to personally supervise construction. Dysart is considered to be one of Sydney's leading architects and has won a number of major awards for his work.

A further major factor is that all homes are designed to blend into the natural environment and trees and bushland are deliberately preserved.

PARTICIPATION

To participate in the Society's projects, membership is required. To become a permanent member one buys five \$2 shares. Upon purchase of shares, members are forwarded details of current projects and then details of all subsequent projects. A considerable choice is available each year and a member, if he so desires, can wait for a home that suits his needs precisely, without jeopardising his chances of future participation.

Upon receiving plans and details of a suitable project, members wishing to participate are required to pay a deposit of between \$2,000 and \$8,000, depending on the size of the home. The balance is paid upon completion of the project. If at any time, a member wishes not to continue in a project, the deposit is fully refundable on the basis of another member accepting the option on the same home.

FINANCE

At this point, the Society does not make end finance available to its members. In other words members are required to find their own finance. Baranbali however, through its own construction negotiations has built up a range of finance contacts and staff members have been able to valuably assist many members in finding appropriate finance.

THE FUTURE

As mentioned earlier, the Society anticipates completing many more homes, comprising free-standing houses, town-houses, villas and apartments, in 1974. With the rapidly increasing interest being shown in the Baranbali Co-operative, the number of quality homes constructed annually, will increase significantly in order to satisfy the need of all members wanting to participate in projects.

If you are interested in further information on co-operative housing or wish to become a member of the Baranbali Co-operative, contact Liaison Officer, Mrs. Yvonne Boland on 663 3997, or call in to the office at 2/438 Anzac Parade, Kingsford. If you so desire, Mrs. Boland will also be pleased to arrange an inspection of projects completed.



~~April 1st~~

File
S 1000



CO-OP NEWS

Dear Members;

Some of you will be aware of the progress which has been made over the last couple of months, but others will not.

The main points of progress are:

- Following the intervention of Mr Bryant, the solution has been found and the Co-Op is now established - at least it now means that we now have a legally constituted body that can enter into contracts etc.

- We have found some members have given the Co-Op a loan of £1000.00. Everyone can now join and you are invited to do so. The application forms.

The Co-Op Bank account has been opened and is now being run by us. As I say, however, staying in the bank for the benefit of the Co-Op has been a great success.

- The purchase price of our 10 acre site has been reduced by the agreement of a significant saving on the original price. All because of the kindness of the bank.

All of our 10 acre sites are still available. It is important to be in a popular site but we have to be in a good place. We are looking for a few more sites.

- We are now looking for professional help. We are looking for a professional to help us with the Co-Op. We are looking for a professional to help us with the Co-Op. We are looking for a professional to help us with the Co-Op.

We are looking for a professional to help us with the Co-Op. We are looking for a professional to help us with the Co-Op. We are looking for a professional to help us with the Co-Op.

Following approval of the site plan on Dec 17th, detailed working drawings will be prepared during January for completion by Feb 10 1975. Michael will wish to interview all members again during Jan. to finalise details.

The complete set of plans will then be circulated to prospective builders for tender as well as the Building Section of DCT - for approval. Approval by DCT will take 4 weeks (they say!). Allowing for a few delays that should mean clearance by mid-March.

The builder will be selected within one week of DCT approval. The builder will then have to apply for a "Builder's Permit" from DCT. This sets up the process of regular site inspections which culminate in the issuing of the Certificate of Occupancy.

If all goes well, a start on building by April 1st, 1975 is possible.

Current plans are to speed up the building process as much as possible by utilising larger amounts of labour. Thus it is hoped that most of the building will be completed by the end of 1975.

A lot of effort has gone into estimating prices but even so, definite figures will be known only when we get builders to tender. Current estimates have been done on a reasonably conservative basis. These suggest the following approximate overall prices, excluding garages and heating.

Flat or SL0 -	\$20,000	C1 -	\$33,000
SL1 -	\$25,500	C1	\$35,750
SL2 -	\$32,000	C2	\$38,500
SL3 -	\$34,500		

Heating: after a lot of work two basic systems appear

...processing. There are: all electric using conventional heating control, and hot-water based central heating control in two forms: plastic pipe in the slab for the condyment houses, and ducted for the tri-level houses. The appropriate fuel appears to be diesel but the burners could be converted to gas.

Installation costs are about \$400-500 for electric, and \$1500 for the hot-water based system (however there is a \$200 saving in not having to provide a hot-water system).

Running costs of electricity are currently approximately twice that of diesel. This amounts to a differential of \$150-200 p.a. depending on usage.

It is proposed that the choice be decided on an individual basis, however, if this is co-ordinated then reasonable savings will be available (the \$1500 figures assumes this).

Money: The original payment of \$40 has been allocated, \$20/acre to the Uumbi Association and the new co-operative, the Uumbi Co-operative Community Advancement Society Ltd (as prescribed by the Act) to be known on a less bombastic level as the Uumbi Co-Op. In addition, all members are asked to transfer \$400 from the \$4000 holding deposit so that expenses which have been incurred can be met. (These include architect's and surveyor's, and building costs).

On the legal front, the change to the Unit Titles Ordinance for a progressive release is well under way and is likely to be finalised within the next 3 months.

Overall, the Executive is fairly happy with recent progress, but is all somewhat frustrated by the seemingly inevitable delay in person problems.

The crucial points for the achievement of our target of 1000 housing units by the end of the year are the approval of house plans, completion of the detailed drawings, approval by D.C.T. and selection of a builder. If all of these go without serious delay, then it is confident that most of us will be "in residence" by the end of the year.

Keep the faith, baby.

Your friendly Executive

RYAN

QUESTIONNAIRE

PAT GARMINEL

NOTE: We would like to have the results of this survey available at the beginning of our discussion weekend (25/26 May). Please complete the questionnaire and return as soon as possible to Mike Robbins, 20/6 Heard Street, MANSION 2607

It is proposed to provide a community centre for all members to use. An expenditure in the order of \$100,000 is envisaged.

Through this questionnaire, we hope to determine members' attitudes to such a centre, and also to ascertain their preferences for possible facilities to be included in the centre and in the grounds.

The questionnaire lists everything we could think of which might conceivably be included. If there's anything we've left out, please add it so that others can consider it later.

Obviously, not all these possibilities can be included, given finite funds; so members will have to make a selection. It is quite probable that, by whatever method the selection is made, there will be some facilities chosen which a particular person will use frequently, but others chosen which he/she will use rarely.

The selection of facilities, as well as the question of scope for later expansion of shared facilities, and the order in which extra facilities might be added, will be discussed on 25/26 May.

In the questions which follow, we have in most cases asked you to indicate both your preference, and the frequency with which you would use the facility. In replying to these questions, please use the following scale:

- PREFERENCE(P): Essential/Very Desirable.... 3
 Desirable 2
 Tolerable 1
 Not Necessary 0
- FREQUENCY (F)
 OF
 USE Frequently
 (daily to once in 2/3 days)..... 3
 Often
 (weekly or fortnightly)..... 2
 Occasionally
 (less than fortnightly)..... 1
 Never 0

I. OUTDOOR RECREATION AREAS AND FACILITIES.

(This section is also relevant to landscaping)

Do you think the following should be provided among the shared facilities:

- I.1 Tennis Courts P: 1..... F: 0.....
- I.2 Swimming Pool P: 2..... F(January): 1.....
- I.3 Heated/Heatable Swimming Pool P: 1... F(January): 1....
F(April): 1....
F(July): 1..
- I.4 Netball/Basketball Court P: 0... F: 0...
- I.5 Mini-amphitheatre P: 1... F: 1...
- I.6 Children's Playground (Conventional) P: 2... F: 0...*
- I.7 Children's Playground (Adventure) P: 3... F: 0...*
- I.8 Paved areas P: 3... F: 1...
- I.9 Open lawns P: 3... F: 1...
- I.10 Bushland P: 3... F: 1...
- I.11 Rock Piles P: 1..... F: 1.....
- I.12 Pools/Streams P: 2..... F: 1.....
- I.13 Gas Barbecues P: 2..... F: 1.....
- I.14 Vegetable Garden P: 3... F: 2...
- I.15 Orchard P: 3..... F: 2...
- I.16 Compost Heap P: 3..... F: 3.....
- I.17 Livestock pens (eg.poultry) P: 0..... F: 0.....
- I.18 Glasshouse/Potting Shed P: 2... F: 1...

- I.19 Any combinations of any of the above?
-
-
- I.20 Other outdoor items: Incinerator
-

General Comments about outdoor areas:.....
* On these items, at least, would anticipate
greater usage when we have children.
.....

II. INDOOR GAMES AND FACILITIES (ACTIVE)

II.1	Squash Court(s)	P: <u>1/2</u>	F: <u>3</u>
II.2	Room for table tennis	P: <u>2</u>	F: <u>1</u>
	darts	P: <u>2</u>	F: <u>1</u>
	Bowls	P: <u>0</u>	F: <u>0</u>
	billiards	P: <u>2</u>	F: <u>1</u>
	dancing	P: <u>3</u>	F: <u>1</u>
II.3	Gymnasium	P: <u>1</u>	F: <u>1</u>
II.4	Sauna	P: <u>1</u>	F: <u>1</u>
II.5	Showers for victims of II.1 - II.4	P: <u>2</u>	F: <u>N/A</u> ! *
II.6	Any combinations of any of the above?.....		
		
II.7	Any other indoor games(active):.....		
	<i>Gym could be used for yoga.</i>		
		
II.8	General comments: <i>Combine table tennis, darts & billiards with a lounge area; combine dance floor with gym? & other facilities?</i>		

** Desirable if flats included.*

III. CONGREGATING ROOMS AND PASSIVE INDOOR ACTIVITIES

III.1	Common Room(s)		
	Conversation:	P: <u>3</u>	F: <u>3</u>
	Board games	P: <u>2</u>	F: <u>1</u>
	Cards:	P: <u>3</u>	F: <u>1</u>
	Other:	P: <u>5</u>	F: <u>5</u>
III.2	Reading/Study Room(s)	P: <u>1</u>	F: <u>1</u>
III.3	Bar(s)		
	Coffee	P: <u>2</u>	F: <u>2</u>
	Grog	P: <u>1</u>	F: <u>1</u>
III.4	Meeting Room/Assembly Hall	P: <u>2</u>	F: <u>1</u>
	Stage	P: <u>2</u>	F: <u>1</u>

III (contd)

III.5 Music Room(s)	P:..3.....	F:..1.....
Stereo	P:..2.....	F:..1.....
Record Library	P:..1.....	F:..1.....
Tape Recorder	P:..2.....	F:..1.....
Tape Library	P:..1.....	F:..1.....
Piano	P:..2.....	F:..1.....

III.6 T.V.Room(s)	P:..3.....	F:..2.....
B/W	P:..0.....	F:..0.....
Colour	P:..2.....	F:..2.....

III.7 Combinations of the above: *Gym/dance area could be combined with meeting hall.*
.....
.....

III.8 Toilets P:..3..... F:..1.....

III.9 Other
.....
.....

III.10 General Comments:.....
.....
.....

IV. CRAFT ROOMS AND/OR AREAS

Note: A particular craft listed here may have a degree of overlap with others also mentioned; and several such crafts might be located in one room.

IV.1 Carpenter's Shop P: 2... F: 1...

Essential built-in features: Benches, Wall hanging space, P. cupboards, (plenty of power points).....

Tools you would like provided: Radial arm table saw, lathe.....

IV.2 Mechanic's Shop P: 3... F: 1...
most appropriately combined with car maintenance area.

Essential built-in features: Benches.....

Tools you would like provided:.....

IV.3 Pottery Shop F: 2... F: 1.....

Essential built-in features: Kiln, plumbing.....

Tools you would like provided: Wheel.....

IV.4 Textile Crafts Room P: 2..... F: 1...

Essential built-in features: plumbing.....

Tools you would like provided:.....

IV.5 Printing, Painting & Dyeing Area P: 2..... F: 1.....

Essential built-in features: plumbing.....

Tools you would like provided:.....

IV. (contd)

IV.6 Leadwork P:.....!..... F:.....0.....
combined with 4 or 5
Essential built-in features:.....
.....
Tools you would like provided:.....
.....

IV.7 Metalwork Room P:..... F:.....
combined with 2 or 5
Essential built-in features:.....
.....
Tools you would like provided:.....
.....

IV.8 Radio/Electronics Hobby Centre P:.....1..... F:.....1.....
Essential built-in features:.....
.....
Tools you would like provided:.....
.....

IV.9 Photography Centre P:.....1/2..... F:.....0.....
Essential built-in features:.....
.....
Tools you would like provided:.....
.....

IV.10 Model (railways, planes etc) Centre P:.....0..... F:.....0.....
Essential built-in features:.....
.....
Tools you would like provided:.....
.....

IV.11 Garden Centre P:.....2..... F:.....1.....
combined with I.18
Essential built-in features:.....
.....

IV. (Contd)

IV.11 (contd)

Tools you would like provided:.....

IV.12 Other: *Car Maintenance area, combined with IV.2.*

P=3, F=1. Essential feature - P.I.T.

Bench

IV.13 Combinations of the above:.....

Dry Fabric Area could include leatherwork

Wet " " (IV.5) could include some of 6 & 7.

IV.2 (and 12) could also include some of 7

IV.14 General Comments:.....

V. OTHER FACILITIES

V.1 Child-minding centre. P: *3*..... F: *0**.....

Essential built-in features:.....

V.2 Laundry(ies). P: *3*..... F: *3*.....

Preferred scale: *localised to 3-5 dwellings.*

Essential built-in features: *Heavy duty washing machines; drying facilities*

V.3 Bulk-buying co-op store P: *3*..... F: *2*.....

Food. P: *3*..... F: *2*.....

Wine: P: *3*..... F: *1*.....

V. (contd)

V.4 First-Aid Centre P:..0... F:..0....

V.5 Central garbage collection area P:..3... F:..2....

Essential built-in features:.....

... Sorted garbage bins (Glass, Metal, Paper, ~~Organic~~ Plastic)
at least 5 →.

V V.6 Central post-box (inward & outward) P:..3... F:..2....

Essential built-in features:.....

V.7 Other:.....

V.8 Combinations of These:.....

VI. WORKING ARRANGEMENTS

Note: The items mentioned under IV & V, in particular, raise a number of questions about organisation. In this section, we are trying to gauge people's willingness to co-operate with each other.

VI.1 If you have tools and/or machines and/or equipment that might be used in the hobbies and activities mentioned in IV and V, are you prepared, under certain conditions, to lend them?

Yes / No

If so, what tools & what conditions?

Elec. Drill; electronics soldering iron; socket set; ..
assorted garden tools; assorted carpentering
tools.....

Either individual loans to adults & responsible
youngsters, or else as part of a club pool,
controlled perhaps on a "library" loan system.....

VI. (contd)

VI.2 Would you be prepared to instal/leave any of the above in the area for which they are appropriate?

Yes/No

If locked up

VI.3 Should craft devotees be responsible for providing their own equipment?

Yes/No

VI.4 I would prefer club-type meetings in craft areas P:.....

tools and equipment to be permanently available for individual use P:.....

other *Basically prefer club-type, but each should make its own arrangements & rules.*

VI.5 Can you suggest methods for supervision, care and control of tools and equipment?.....

Clubs or less formal associations/interest groups seem to offer the best organisational basis. According to particular desires, could keep tools privately, or in lockers, or in locked club-room. Most will, I think, wish to control tools & equipment fairly strictly.

VI.6 How should general caretaking duties be organised?

By a fulltime paid 'outside' person P:.....¹.....

By a fulltime paid 'inside' person P:.....².....

By a parttime paid 'inside' person(s) P:.....³.....

By all members, rostered P:.....¹.....

Other.....

V

VI.7 Other considerations/suggestions:.....

.....
.....
.....
.....

VII. RECURRENT COSTS AND MEANS OF RAISING MONEY

There will be some obvious recurrent costs in running the shared facilities and areas.- rates, electricity and insurance for example - regardless of what we decide to have in them.

If we decide we want a child-care centre run by a fulltime, qualified pre-school teacher, and/or a paid caretaker and/or a paid gardener etc., then we will need to pay salaries. These too will constitute shared recurrent costs.

The replacement and extension of communal equipment could also be a perennial expense.

It has been suggested that, in order to cover these recurrent costs, we should incorporate a number of rented flats within the community centre.

VII.1 Should this be done? P:....3.....

VII.2 If so, what limit should there be on the total number of flats?
..... ten max.

VII.3 Should some be made available for sale P:..1.....

To Urambi members? P:....2.....

To others? P:....0.....

VII.4 Should any be available for short-term paying guests (eg relatives)
P:....3.....

VII.5 What form should the units take? (eg. bed-sitters using bathroom/toilet/laundry facilities of centre; 1/2 SC units etc)
no opinion

VII.6 Should recurrent costs be shared equally between dwellings?

P:.....

Should costs be divided in some other way? Basic recurrent costs should be shared equally amongst dwellings. Special recurrent costs (eg. pre-school teacher salary) should be borne by those who benefit from the service.

VII.7 Other comments.....
.....
.....
.....

VIII. ANYTHING ELSE?

VIII.1 Can you think of anything else?.. *Bike sheds?*.....
.....
.....
.....
.....

VIII.2 Do you think that shared facilities are

- Essential?.....✓
- Very Desirable?..✓....
- Desirable?.....
- Tolerable?.....
- Unnecessary?.....
- Positively undesirable?.....

Why? *If the project is to function as a community, we need to build in opportunities for communal activities & meetings. Without such facilities, we might as well build our own separate blocks.*
.....
.....

VIII.3 Specify the 10 communal facilities you consider most desirable:

meeting / gym / dancing hall ; conversation lounge ; children's play area ; child minding centre ; 1-2

multi-purpose craft rooms ; colour TV room ; mechanic s' shops ; laundry, garbage & compost handling.

VIII.4 If these items turned out to be unpopular with the rest of the group, how would you react?

Open to negotiation

VIII.5 Specify the 10 communal facilities you consider least useful:

None seem a waste of money. All would help to create communal activities.

VIII. (contd)

VIII.6 If these 'useless' items were popular with the rest of the group, how would you react?

.....
.....

VIII.7 Are you prepared to pay (?go into debt for?) an extra \$2000 in excess of what your own private dwelling will cost to share in a set of common facilities, selected from those canvassed?

Yes
.....
.....

NAME(S)..... *Pat & Aminel*

KAY ^{Kay}
Andrew.

QUESTIONNAIRE

NOTE: We would like to have the results of this survey available at the beginning of our discussion weekend (25/26 May). Please complete the questionnaire and return as soon as possible to Mike Robbins, 20/6 Heard Street, LAWSON 2607

It is proposed to provide a community centre for all members to use. An expenditure in the order of \$100,000 is envisaged.

Through this questionnaire, we hope to determine members' attitudes to such a centre, and also to ascertain their preferences for possible facilities to be included in the centre and in the grounds.

The questionnaire lists everything we could think of which might conceivably be included. If there's anything we've left out, please add it so that others can consider it later.

Obviously, not all these possibilities can be included, given finite funds; so members will have to make a selection. It is quite probable that, by whatever method the selection is made, there will be some facilities chosen which a particular person will use frequently, but others chosen which he/she will use rarely.

The selection of facilities, as well as the question of scope for later expansion of shared facilities, and the order in which extra facilities might be added, will be discussed on 25/26 May.

In the questions which follow, we have in most cases asked you to indicate both your preference, and the frequency with which you would use the facility. In replying to these questions, please use the following scale:

- PREFERENCE(P): Essential/Very Desirable.... 3
 Desirable 2
 Tolerable 1
 Not Necessary 0
- FREQUENCY (F)
 OF
 USE Frequently
 (daily to once in 2/3 days)..... 3
 Often
 (weekly or fortnightly)..... 2
 Occasionally
 (less than fortnightly)..... 1
 Never 0

I. OUTDOOR RECREATION AREAS AND FACILITIES.

(This section is also relevant to landscaping)

Do you think the following should be provided among the shared facilities:

- I.1 Tennis Courts P: 4.0..... F: 0.....
- I.2 Swimming Pool P: 3..... F(January): 3.....
- I.3 Heated/Heatable Swimming Pool P: 3... F(January): 3.....
F(April): 2.....
F(July): 2...
- I.4 Netball/Basketball Court P: 0... F: 0.....
- I.5 Mini-amphitheatre P: 0... F: 1..
- I.6 Children's Playground (Conventional) P: 0... F:
- I.7 Children's Playground (Adventure) P: 2... F: 1.....
- I.8 Paved areas P: 3..... F: 3.....
- I.9 Open lawns P: 2..... F: 2.....
- I.10 Bushland P: 2... F: 2...
- I.11 Rock Piles P: 1..... F: 0.....
- I.12 Pools/Streams P: 1..... F: 0.....
- I.13 Gas Barbecues P: 2... F: 1.....
- I.14 Vegetable Garden P: 0... F: 0.....
- I.15 Orchard P: 0... F: 0.....
- I.16 Compost Heap P: 0... F: 0.....
- I.17 Livestock pens (eg.poultry) P: 0... F: 0.....
- I.18 Glasshouse/Potting Shed P: 0... F: 0.....
- I.19 Any combinations of any of the above? Barbecue away from houses, ... probably in the vicinity of the swimming pool. Although not too close.
- I.20 Other outdoor items:.....

General Comments about outdoor areas: Fence around swimming pool area to keep young children out.

II. INDOOR GAMES AND FACILITIES (ACTIVE)

II.1	Squash Court(s)	P:..0....	F:..1.....
II.2	Room for table tennis	P:..1....	F:..1.....
	darts	P:..0....	F:..0.....
	Bowls	P:..0....	F:..0.....
	billiards	P:..0....	F:..0.....
	dancing	P:..1....	F:..1.....
II.3	Gymnasium	P:..1.....	F:..2....
II.4	Sauna	P:..3.....	F:..2....
II.5	Showers for victims of II.1 - II.4	P:..3.....	F:..2.....
II.6	Any combinations of any of the above?.. <i>Probably are large area with concertina-doors to subdivide it would dog for II.2</i>		
II.7	Any other indoor games(active):.....		
II.8	General comments:.... <i>See II.6</i>		

III. CONGREGATING ROOMS AND PASSIVE INDOOR ACTIVITIES

III.1	Common Room(s)		
	Conversation:	P:..0.....	F:.....
	Board games	P:..0.....	F:.....
	Cards:	P:..0.....	F:.....
	Other:	P:..0.....	F:.....
III.2	Reading/Study Room(s)	P:..2.....	F:..0.....
III.3	Bar(s)		
	Coffee	P:..2.....	F:..2.....
	Grog	P:..1.....	F:..2.....
III.4	Meeting Room/Assembly Hall	P:..3.....	F:..1.....
	Stage	P:..3.....	F:..1.....

III (contd)

III.5 Music Room(s)	P:..1.....	F:..1.....
Stereo	P:..0.....	F:.....
Record Library	P:..0.....	F:.....
Tape Recorder	P:..0.....	F:.....
Tape Library	P:..0.....	F:.....
Piano	P:..3.....	F:..2.....

III.6 T.V.Room(s)	P:..1.....	F:..2.....
B/W	P:..0.....	F:..0.....
Colour	P:..3.....	F:..3.....

III.7 Combinations of the above:..Piano..should..be..present..in..main.....
...hall, or at least moveable between hall & music room.....
..Keep piano room & ~~the~~ Stereo rooms separate:.....

III.8 Toilets P:..3..... F:.....

III.9 Other ..P.A. system & tape & record deck in assembly hall. Also perhaps screen.
..A movie projector, although not as necessary.....
.....

III.10 General Comments:..I expect that it is a requirement by law that.....
..Community centres with kitchen, meeting rooms, etc. have toilets.....
.....

IV. CRAFT ROOMS AND/OR AREAS

Note: A particular craft listed here may have a degree of overlap with others also mentioned; and several such crafts might be located in one room.

IV.1 Carpenter's Shop P:..2..... F:..1.....

Essential built-in features:.. *Bench, ~~...~~ good..*
.. *space. A lighting to allow more than one to use it at a time.*.....

Tools you would like provided: ... *Heavy duty power tools*
.. *eg. saw, lathe... (Maybe, electric drill & press, sander, etc.)*.....

IV.2 Mechanic's Shop P:..6... F:..1....

Essential built-in features:.. *Pit*.....

Tools you would like provided:.. *Heavy duty tools, especially*
.. *for tuning engines.*.....

IV.3 Pottery Shop P:..0..... F:..0.....

Essential built-in features:.....

Tools you would like provided:.....

IV.4 Textile Crafts Room P:..2..... F:..1.....

Essential built-in features:.. ~~.....~~.....

Tools you would like provided:.. *Sewing machine*.....

IV.5 Printing, Painting & Dyeing Area P:..2..... F:..1.....

Essential built-in features:.. *large, deep sinks for washing*
.. *equipment. Flat wide working surfaces (laminex covered for easy cleaning). Good lighting*
.. *DRYING area (shelves or lines).*

Tools you would like provided:.....

IV. (contd)

IV.6 Leatherwork P: F:

Essential built-in features:.....

.....

Tools you would like provided:.....

.....

IV.7 Metalwork Room P: F:

Essential built-in features:.....

.....

Tools you would like provided:.....

.....

IV.8 Radio/Electronics Hobby Centre P: F:

Essential built-in features:.....

.....

Tools you would like provided:.....

.....

IV.9 Photography Centre P: F:

Essential built-in features: *Dark room, with good sinks,*

working bench, safety lights, lockable cupboards for keeping privately owned chemicals & papers.

Tools you would like provided: *Enlarger,*.....

.....

IV.10 Model (railways, planes etc) Centre P: F:

Essential built-in features: *Either cement floor or*

exposed wall beams for mounting model railway backboards. Small work bench.

Tools you would like provided:.....

.....

IV.11 Garden Centre P: F:

Essential built-in features:.....

.....

IV. (Contd)

IV.11 (contd)

Tools you would like provided:.....

.....
.....

IV.12 Other:.....

.....
.....
.....

IV.13 Combinations of the above:.....

.....
.....

IV.14 General Comments:... *Final design of any of these rooms must be made by architect - in conjunction with those who will make most use of them.*

.....

V. OTHER FACILITIES

V.1 Child-minding centre. P:..!..... F:.....

Essential built-in features:.....

.....

V.2 Laundry(ies). P:..3..... F:..2.5.....

Preferred scale:... *One to every 3 households. Certainly...*

...NOT only one large handomat:.....

Essential built-in features:... *Heavy duty washing machine...*

(automatic), Dryer, Tubs, ~~to~~ Cupboards.....

V.3 Bulk-buying co-op store P:..!..... F:..!.....

Food. P:..!..... F:..!.....

Wine:..P:..!..... F:..!.....

V. (contd)

V.4 First-Aid Centre P:..0.... F:..~~1~~!

V.5 Central garbage collection area P:..3..... F:..3.....

Essential built-in features:..Hopper-style..is...
good as long as it's well away from houses & collections are not made at night.

V.6 Central post-box (inward & outward) P:..3.... F:..3.....

Essential built-in features:..Lockable inward mail...
boxes & perhaps a general parcel box for the whole community...
Stamp machine. Telephone box.

V.7 Other:.....
.....Central milk delivery site associated with mail boxes.....
.....

V.8 Combinations of These:..Perhaps mail boxes could be near or at
..the garage sites..(save for milk delivery).....
.....

VI. WORKING ARRANGEMENTS

Note: The items mentioned under IV & V, in particular, raise a number of questions about organisation. In this section, we are trying to gauge people's willingness to co-operate with each other.

VI.1 If you have tools and/or machines and/or equipment that might be used in the hobbies and activities mentioned in IV and V, are you prepared, under certain conditions, to lend them?

~~Yes~~/No

If so, what tools & what conditions?

..... I HAVE NO TOOLS..... It's not that I'm uncooperative.....
.....
.....
.....
.....
.....
.....

VI. (contd)

VI.2 Would you be prepared to instal/leave any of the above in the area for which they are appropriate?

Yes/No

.....

VI.3 Should craft devotees be responsible for providing their own equipment?

Yes/No *although, in some situations*

an allocation from a general "activities fund" may be appropriate

VI.4 I would prefer club-type meetings in craft areas P:.....!

CERTAIN tools and equipment to be permanently available for individual use P:.....*2*.....

other

.....

VI.5 Can you suggest methods for supervision, care and control of tools and equipment?.....

... An honorary "check-in" system whereby a user signs a book stating when they used some facility. ~~the~~ would indicate the amount of use an item was getting. ... A generally applicable "activities fund" levy on all members of the association could be used to pay for general wear & tear. Costs of breakage through misuse would be the responsibility of the individual where the blame was clear. ... All items to be covered by appropriate insurance - premiums paid from "activities fund" or special insurance fund.

VI.6 How should general caretaking duties be organised?

By a fulltime paid 'outside' person P:.....*0*.....

By a fulltime paid 'inside' person P:.....*3*.....

By a parttime paid 'inside' person(s) P:.....*2*.....

By all members, rostered P:.....*0*.....

Other.....

V

VI.7 Other considerations/suggestions:.....

.....
.....
.....
.....

VII. RECURRENT COSTS AND MEANS OF RAISING MONEY

There will be some obvious recurrent costs in running the shared facilities and areas.- rates, electricity and insurance for example - regardless of what we decide to have in them.

If we decide we want a child-care centre run by a fulltime, qualified pre-school teacher, and/or a paid caretaker and/or a paid gardener etc., then we will need to pay salaries. These too will constitute shared recurrent costs.

The replacement and extension of communal equipment could also be a perennial expense.

It has been suggested that, in order to cover these recurrent costs, we should incorporate a number of rented flats within the community centre.

VII.1 Should this be done? P:..3.....

VII.2 If so, what limit should there be on the total number of flats?
...8 to 12.....
.....

VII.3 Should some be made available for sale P:..0.....
To Urambi members? P:..0.....
To others? P:..0.....

VII.4 Should any be available for short-term paying guests (eg relatives)
P:..3.....

VII.5 What form should the units take? (eg. bed-sitters using bathroom/toilet/laundry facilities of centre; ~~the~~ SC units etc)
Self-contained, motel type units, with out laundry.....

VII.6 Should recurrent costs be shared equally between dwellings?
P:..1.....

Should costs be divided in some other way?.. On a sliding scale
..with more paid by ~~the~~ dwellings with more occupants...
..Running expenses of facilities should, as far as possible, be
..paid by those using them.....

VII.7 Other comments.....
.....
.....
.....

VIII. ANYTHING ELSE?

VIII.1 Can you think of anything else?.....
.....
.....
.....
.....

VIII.2 Do you think that shared facilities are

Essential? *✓*.....

Very Desirable?.....

Desirable?.....

Tolerable?.....

Unnecessary?.....

Positively undesirable?.....

Why? *Well, that's really the whole point of the...
...exercise isn't it? I mean, if we didn't, we really wouldn't
...be able to make for swimming pools and squash courts, and
...we couldn't afford 60 colour TV's anyway.....*

VIII.3 Specify the 10 communal facilities you consider most desirable:

*Heated Swimming Pool / Sauna / Carpenter's shop / Community Hall / Colour TV / ...
... Small shared laundries / Gardens of all kinds / Adventure playground / 9 / 10 ...*

VIII.4 If these items turned out to be unpopular with the rest of the group, how would you react?

*Say shit... but I guess I could get
... over it.....*

VIII.5 Specify the 10 communal facilities you consider least useful:

*tennis court / squash court / netball court / amateur theatre / orchard / livestock pens / ^{separate} indoor game
rooms / ^{separate} ~~multiple~~ crafts rooms / first aid centre / ~~multiple~~ single laundromat.....*

VIII. (contd)

VIII.6 If these 'useless' items were popular with the rest of the group, how would you react?

Be equally shat of, but I could learn to stop
worrying. I love them with a little effort.

VIII.7 Are you prepared to pay (?go into debt for?) an extra \$2000 in excess of what your own private dwelling will cost to share in a set of common facilities, selected from those canvassed?

Oh Yeah, I guess so.

NAME(S) Andrew KAY.

AVERAGE PREFERENCE RATING. (ON 0-3 SCALE)

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

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