

7 March 1975

Mr V.F. Martisius,
Assistant Secretary,
Housing & Welfare Policy Branch,
Department of the Capital Territory,
8th Floor, Qantas House,
CANBERRA CITY. A.C.T. 2601

Dear Mr Martisius,

I refer to your conversation with Mr Ian Lowe on Thursday, March 6, 1975 with regard to applications by members of the Urambi Co-operative for Commissioner for Housing loans.

To facilitate our members in their dealings with the counter staff at the Department of the Capital Territory it would be very useful to have a letter from you which sets out policy or clear guidelines on this.

In particular, I wish to clarify the position of items which are additional to what is included in the "normal" house. These are:

- . Community centre building and swimming pool - approximate cost per townhouse of \$2,000
- . Landscaping - estimated cost per townhouse of \$1,000
- . Driveways, parking and lighting - estimated cost per townhouse of \$1-2,000

We are, therefore, requesting the eligibility for Commissioner for Housing loans to be based on the remaining cost components:

- . Land - approximately \$2,000 per townhouse
- . Professional fees (mostly architectural) - approximately \$2,000 per townhouse
- . Housebuilding costs.

Thank you for your assistance,

Yours sincerely,


Alastair Christie
Secretary

1 April 1975

Mr V. Martitisius,
Assistant Secretary,
Housing & Welfare Policy Branch,
Department of the Capital Territory,
P.O. Box 158,
CANBERRA CITY. A.C.T. 2601

Dear Vic,

Further to our letter of 7 March (under Mr Christie's signature) and my telephone conversation with Mr Maher of your department today, I have set out below, the financial arrangements under which the co-operative will operate.

Each member has advanced to the society, the sum of \$4,000 which is equivalent to a deposit on a particular house and which will be credited against the final cost of that house.

The society will use these advances (totalling \$250,000) as development finance. The shortfall in development finance will be advanced through an arrangement which we have with Civic Co-operative Permanent Building Society.

As each group of houses is completed, they will be sold to members. At this stage, the individual will be required to pay the balance of the house cost.

It is not envisaged that the society approach the Commissioner for Housing for any development finance nor that individuals will require any form of progress payments.

Yours sincerely,



I.P. LOWE
(CHAIRMAN)

URAMBI CO-OPERATIVE C.A.S. LTD

General Meeting, Weston Creek High School, 7.30 p.m. Friday,
May 2, 1975

AGENDA

1. Financial arrangements: Mr J. Kirby of Civic Permanent Building Society
2. Progress: Ian Lowe
3. Display of P.C. items: Eddie Klimowicz
4. Legal procedures : Jack Goldring
5. Program/Timetable to construction: Ian Lowe
6. Other business

Alastair Christie

Alastair Christie
Secretary



URAMB / ASSOCIATION
COZIED CIRCVIT KAMBAR

GENERAL

Medium density housing - cluster housing,
12 groups, including 65 dwellings
Area is 10 acres (4 Hectares)
Thus an density is 7 dwellings/acre (1.5 units)
Community Centre - swimming pool
- sports court
- craft room
- lift area - car lift
- bar area - dancing, etc.
- barbecue area

Parking separate from dwellings.
Boarded walk ways
Site includes landscaping, planting.

LOCATION

Western side of Kambur
Close primary school, existing
Close shops, to be fenced soon
Houses face NORTH & WEST
Transport available near school.
Adjacent to future golf course.

Architect

Michael Bryant, Sydney
Thomas in Canberra.

- (1) Braden Crescent, Flynn - ^{exam sub} ^{map} ^{loc}
(2) 36 Bunker St, Miller

UK Design - L55 - 14 genuine squares

Tri-level house

front front and back

L-55 faces NORTH - living, kitchen

BR 2 & 3

facing south - Master BR, Study

construction - brick veneer - white plaster board

board fining provided by hand-scraping

Kitchen - price includes \$250 stove

plumbing for ~~the~~ dish selection of options to be helped by display 3-6" affay.

No separate dining room.

No closure between top and bottom level

Hopefully efficient space usage - ^{1 square} saving (?)

No laundry; provision for washing machine in downstairs bathroom, but no provision for drier.

Storage - ^{narrow} room access downstairs BR

- possibly door to area under entrance level

- study/storage adjoining living

- look up garage.

Probably could be put in at lower level

Financial

\$ 37,500

- \$ 30 to join association
- \$ 400 initial deposit paid so far.
- \$ 4000 to be paid May '83 (?)

Price includes drilling, community fund
does not include

car parking lot-up garage + carpet \$ 1300
 heating ELECTRICAL \$ 500 - 2000
 inflation escalator. ?

Savings of scheme

- project management (development) 2000
- bulk buying locks, stairs etc 7
- lower legal fees 300
- saved architect cost 1000
- agents fees 1500

No limitation on resale.

Timing

Building to commence May 75.
 4 groups to be completed 1st out of 6 groups
 estimated completion December 78.

THE PEOPLE

65 dwellings
 About 12-15 DVED
 Doctor
 Teachers / Lecturers
 Tradesman
 couple of retireds.
 couple of business types
 Some single, divorced etc.

Children - about 35, mainly under 10.

5

Space in U4

UPPER LEVEL

	Meters	Feet
Living / Dining	$7 \times 3.7 = 25.9$	
Kitchen / Entry	$3.3 \times 5 = 16.5$	
Study / Office	$5 \times 1.6 = 8.0$	
TOTAL - A	$10.2 \times 5.2 = 53$	

(1 1/2 m from living flow)

MIDDLE LEVEL Entrance level

Master BR	$3.1 \times 3.5 = 10.9$
Bath & Robe	$1.8 \times 3.5 = 6.3$
Study	$3.3 \times 2.5 = 8.3$
Entrance / stairs	
TOTAL - B	

LOWER LEVEL

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

A + B + C

53 + 74.5
10.2 x 7.3

127.5

13.5

UNDER COVER VERANDAH

SINGLE GARAGE

DOUBLE GARAGE

10.2 x 5.9 = 60.5
1.5 x 4.6 = 6.9
60.5 + 6.9 = 67.4



Rec 19/6/75

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

Over the last months a lot of us have asked a lot of questions of the executive and Michael Dysart. It is rapidly becoming obvious that they cannot get on with the business of building houses and answer the same questions for each of us separately.

Some of the questions arise because this is the first time we've been involved in a co-op housing project and sometimes there are no immediate answers, but a large portion of the questions arise because communication between the executive and the membership is very limited.

Let's hope that this newsletter answers some of your questions and that it takes some of the load off the exec. If there is anything you want to know and the answer could be of interest to a number of people let me know and I'll add it to the next newsletter.

Here goes!!

1. HEATING

After many anxious questions on the cost of heating, the final heating plans are being prepared by Alastair Christie, Eddy Klimowicz and Michael Dysart. They will draw up plans for electric and underfloor diesel heating for each house type with a price schedule based on current retail prices and realistic installation figures and will include information on allowable variations and associated prices.

While it would be nice for each of us to go off and design his own heating system, the specification of 70 totally uncoordinated units is an exercise that will be wasteful in both time and money. To keep prices down we need bulk discounts. This approach should enable us to make considerable savings while at the same time letting us know the retail prices so we'll know the maximum possible cost.

2. HOUSE PRICES

A likely builder has submitted prices to the executive this week. These prices are only for the houses from "floor-up". The exec. will still have to determine prices for other aspects of the building such as site preparation and services. Michael Dysart will be calling tenders for these and they should be closed in 2 to 3 weeks. With these sorted out we should be ready to go.

3. HOUSE PLANS

Plans are still at Capital Territory (apparently known to the initiated as DCT). They have come out of lease compliance section and are now in building section. Estimated time until they are approved is 2 weeks.

Michael Dysart has given structural engineering plans to a builder. I know it doesn't seem that much is happening but things are actually moving along quite well. Everything is past the design phase and we're all just about settled at the starting gate.

4. OUR CONTRACTS

So we now come to the big question of contracts. As soon as contracts are organised between URAMBI, various sub-contractors and the builder, we'll be signing contracts individually with URAMBI. Contracts will be of a standard form and will include an attachment listing any individual modifications to the standard plan and associated prices. Your house plan will also be attached. The contract will be very like URAMBI's contracts with the builder and sub-contractors and will contain a rise and fall clause.

That's all I know about contracts at this stage. More to come in next newsletter.

5. CONSULTANTS

Just an item of interest to those who worry about such things. There are on our payroll consultants who are assisting with the development:

- (a) WEBB - consultant electrical engineers - designing the community centre lighting and all reticulation for telephones, TV antenna external common lighting.

- (b) TAYLOR THOMPSON - consultant structural engineers - handling the design & tender specification and evaluation for all building services (sewerage, water, etc.)
- (c) COFFEY & HOLLINGSWORTH - consultant soils engineers - will do compaction tests for us to prove for DCT and other interested bodies that soil compaction will be as required.

6. VALUATIONS

We have made arrangements with A.R. O'DEA for valuations of all buildings for us and monthly inspections for progress payments etc. The individual house valuations will be acceptable to local lending institutions and will remain our property. All this for between \$2,500 and \$3,000 total or about \$40 per house. So Civic Permanent will not be collecting \$45 from you for a valuation when you apply for a loan and if you are one of the four people who have already paid it, they're returning it to you.

7. REMOVALIST ACCESS

Another question that has been coming up again and again ... How do we move all our furniture in? Since the common walkways will not be in until after all construction for a group is completed, it will be possible for removalist vans, carpet layers trucks etc. to drive up to your courtyard entrance for about 2-3 weeks after handover for the big MOVE-IN.

8. LIGHTS AND POWER POINTS

By now you will have received your house plans for lights and power points, and having marked them as desired, returned them. If you haven't returned them you'll probably be using a lot of candle power this time next year. Seriously these will be used together with the questionnaire on stoves and kitchens to give a final house price.

9. SOLICITORS

Rob West has names of 4 solicitors who may be able to give a bulk deal to units which are handed over within a week or so of each other. If you're interested and in houses 33-59 please call him on 474100 and get together with him to find out more about it.

Pam Coward - Urunkhi Solicitor

10. PURCHASING COMMITTEE

The purchasing committee has now moved onto floor coverings, light fittings and window treatments and will look at heater prices when the final plans are ready.

NOTE: it has come to the attention of the purchasing committee and the exec. that some individuals are approaching wholesale and retail dealers in both Sydney and Janberra using the name of URANBI and attempting to get discounts on furniture and bedding. These uncoordinated and unauthorised approaches will give us a bad name and will in the long run lose us some good deals. Please, if you think there is something on which we should try to get a bulk deal, let the Purchasing Committee know. We can then nominate 1 person (you if you want to do it) to coordinate all approaches on this item and we guarantee we'll get a better deal in the long run by this approach.

So latest estimates:

plans out of DCT: June 5th
contracts to be signed: June 9th

LOUISE STAPLETON
w. 499 213

Notes: A few fancy clown kilanbets are available. Call Rita West if interested on 474100

Olde Time Music Hall - an evening of songs, recitations, jokes, food & drink provided for your enjoyment by Canberra Repertory Society at Theatre 3 Acton: 8pm, FRIDAY JULY 25.

We have been lucky enough to get a preferential booking of 50 tickets at \$5-00 per head. Bookings will definitely close (and money must be in) by 5:00pm on Monday June 30. Ring Anita Alps on 499702 (at work).

22/7/75.

Uwambi Progress

Jan Lowe

1. Builder is Mike Mc Banna, inspect homes
2. Contract ^{individual} ~~Uwambi~~ will have rise & full clause to reflect cost increases of labour & materials.
3. Consideration of removing the squash court, at a saving of \$30,000 out of the \$120,000 community centre, because the golf course will have squash courts.
4. Dyant gets 6% of ^{building} contract value.
Builder gets 13% profit on costs for supervision.
5. Peter Bell is Dyant's associate, & will be at times full-time supervision.
6. Expect there to be problems as people report faults in their homes, once building commences.
7. Was not receptive at prospect of including extras in contract price, which is the ~~subject~~ basis of building & architectural supervision.

URAMBI Co-Operative C.A.S. Ltd

Executive Meeting No.14, Monday, August 25, 1975

67 Stonehaven Crescent, Deakin

AGENDA

1. Progress
2. Site works and hydraulics contract
3. Building contract with Aspect Homes - legal problems
4. Electrical site works tenders
5. Bills for payment: (not a complete list)

O'Dea (Valuations)	\$2,800.00
Taylor, Thomson (Progress)	\$5,000.00
6. Any other business *don't allow*
7. Next meeting

AK
Alastair Christie
(Secretary)



Rec 10/7/75

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

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

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

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

Valuations recently obtained are also included.

<u>House type</u>	<u>Price</u>	<u>El. heating</u>	<u>Valuation</u>
U 1	21,000	400	22,000
U 1a	24,500	500	27,000
U 2	27,500	625	30,000
U 3	33,000	550	37,000
U 4	38,000	850	45,500
UC 1	32,000	700	38,500
UC 2	35,500	775	43,500
UC 3	36,000	775	42,700
UC 5	39,000	850	50,000
UC 6	36,300	-	43,500
UC 8	47,000	-	59,000

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

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


Louise Stapleton.
7 July 1975

BARRY WEBB & ASSOCIATES
Consulting Electrical Engineers

33 Alexandra Street
Hunters Hill NSW 2110
Australia

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

Telephone Sydney (02)
896 2738 89 4290

August 12, 1975

Mr Alastair Christie
Secretary
Urambi Co-Operative Community
Development Society Ltd
P O Box 666
CIVIC SQUARE ACT 2608

Dear Alastair,

Reference: Townhouses Project, Kambah ACT -
Electrical Services

We have now completed the design of the site and community
centre electrical services and can advise estimated costs
for the work.

We have also obtained prices from the PMG and ACT Electricity
Authority for their portions of the work necessary to provide
power and communications to the community centre and
individual townhouse units.

The costs are summarised below:

.../2

A. ACT Electricity Authority Power Cabling

The following prices have been obtained from ACT Electricity Authority:

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
1.	Kiosk sub-stations and HV cabling	\$ 1,000.00	As agreed at meeting with ACT Electricity Authority on July 1, 1975, removal of kiosk substations from Society property eliminates all costs except for \$1,000 for HV cabling protection.
2.	MV cabling to units from ACTEA cable trench	\$ 5,000.00	ACT Electricity Authority have agreed not to charge for this item provided that GI conduits are extended from the property lines of each unit to the ACTEA cable trench.
3.	MV cabling, trenching, mini pillars and cabling to each unit and community centre	\$27,5000.00	ACT Electricity Authority estimate of costs, actual costs will be charged. This price is significantly below price that would be charged by private contractor.
ESTIMATED TOTAL COST PAYABLE BY SOCIETY		<u>\$28,500.00</u>	

Page Three.

B. PMG Cabling and Pits

The following prices have been obtained from PMG:

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
1.	Supply only of underground pits	\$ 500.00	The pits will be installed as part of the Electrical Services Sub-Contract.
2.	Cabling and elevated jointing pits	\$6,500.00	Conduits will be installed as part of the Electrical Services Sub-Contract.
ESTIMATED TOTAL COST		<u>\$7,000.00</u>	

C. Master Television Antenna System

This will be a separate nominated sub-contract.

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
1.	Master antenna, amplifiers and associated coaxial cabling	\$4,000.00	Conduits and wall boxes within townhouse units by the Unit Electrical Contractor, other conduits part of the Electrical Services Sub-Contract.

D. Community Centre and Site Electrical Services

This will be a separate nominated sub-contract.

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
1.	Community Centre Electrical Services	\$ 9,000	This sum includes a monetary sum of \$500 for wiring of swimming pool equipment.
2.	Pergola lighting, and car park lighting, drying and bin area lighting, covered garages lighting and general purpose outlets, sub-mains, distribution switchboards and control equipment	\$28,000	A major contribution to the cost is the requirement for general purpose outlets in the covered garages and pathway lighting, costs for which were not included in our original preliminary estimate.
3.	ACT Electricity Authority underground conduits	\$ 1,500	As requested by ACT Electricity Authority for conduits under roadways, since ACT Electricity Authority work will not commence until all other services have been installed.
4.	TV system underground and on pergola conduits for coaxial cabling	\$ 4,000	Included in this contract to save costs of having two sub-contractors on site for the duration of the construction period.

D. Community Centre and Site Electrical Services (cont)

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
5.	PMG conduits and pits	\$12,000	As requested by PMG, cost for supply of pits not included. This work included as part of the Electrical Services Sub-Contract to save costs of having the PMG on site for the duration of the construction period.
6.	Monetary Sum for Contingencies	\$ 1,500	
	Total Estimated Costs	\$56,000	

E. Additional Electrical Work To Be Included in Head Contract Work

ITEM	DESCRIPTION	ESTIMATED COST	COMMENTS
1.	Extension of GI pipes required by ACT Electricity Authority plus conduits for MA TV System	\$ 8,500	This would be negotiated as an extra to the Head Contract.

SUMMARY OF ESTIMATED COSTS

A.	ACT Electricity Authority Power Cabling	\$28,500	
B.	PMG Cabling and Pits	\$ 7,000	
C.	MATV System	\$ 4,000	8000
D.	Community Centre and Site Electrical Services	\$56,000	W 45,000
E.	Additional Electrical Work to be included in Head Contract Work	\$ 8,500	
		<u>\$104,000</u>	

Quote

Due to the nature of this project, ie construction in stages over a period of 18 to 24 months all the abovementioned costs would be subject to rise and fall on the uncompleted portion of the work from the date of tendering.

ESTIMATED CASH FLOW (Assuming 0% Inflation)

ITEM DESCRIPTION	CONSTRUCTION STAGES						
	I	II	III	IV	V	VI	
A* ACTEA Cabling	\$ 6,500	\$ 4,950	\$ 4,400	\$ 4,950	\$ 7,700		28.5
B* PMG Cabling	\$ 2,000	\$ 1,150	\$ 950	\$ 1,150	\$ 1,750		7
C MATV System	\$ 1,500				\$ 500	\$ 2,000	40
D Community Centre and Site E S	\$13,200	\$ 2,460	\$ 2,220	\$ 2,460	\$ 4,660	\$31,000	56.7
E Additional Electrical Work	\$ 1,700	\$ 1,530	\$ 1,360	\$ 1,530	\$ 2,380		8.5
Totals	\$24,900	\$10,090	\$ 8,930	\$10,090	\$16,990	\$33,000	90

21.54 8.73 7.22 8.73 14.70 28.55

ESTIMATED CASH FLOW (cont)

NOTE: Items marked with * will require advance payment prior to work being started and a minimum of one (1) month notice must be given prior to commencement on site in order that the work can be planned and equipment and cabling purchased.

The abovementioned cash flow figures are based on approximate estimates obtained from ACT Electricity Authority and PMG and our own estimates for the MATV system and site electrical services which will be subject to modifications pending the results of tenders received. Your inflation factors should be applied to the figures given in the table.

Our fees will be based on actual costs, but based on \$104,000 consultants fees can be estimated as per ACEA Appendix 'D' as follows:

$$\begin{aligned}\text{Full Fee} &= \$4,100 + \$50,000 \times 0.065 + \$4,000 \times 0.061 \\ &= \$7,594\end{aligned}$$

But in view of design responsibility assumed by ACT Electricity Authority, actual fee due would be $\frac{1}{4} \times \$7,594 = \$5,695.50$. Amount due on completion of documents is $\frac{2}{3} \times \$5,695.50 = \$3,797.00$, the remainder would be charged progressively during construction of the project. Costs by way of air fares, STD calls would also be charged. At this stage these are of the order of \$150.

In order to allow construction of access roads onto the site ACT Electricity Authority have requested that an advance of \$1,000 be made as soon as possible to carryout protection work associated with HV cables in Crozier Circuit. This sum is payable directly to ACT Electricity Authority and should be forwarded at your earliest convenience.

This letter provides a detailed statement of electrical costs. As soon as possible after tenders are closed we shall provide further cost information based on the tenders.

Yours sincerely,



Barry Webb

c.c. Michael Dysart & Associates Pty Ltd

2.

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

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

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

Yours faithfully,
ABBOTT TOUT CREER & WILKINSON

Per:

Encl.

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

GENERAL MEETING NO.3.

Weston Creek High School

2.00 p.m., Saturday, August 16, 1975.

AGENDA

1. Summary of progress since May, explanation of need for meeting, decisions to be made.

2. Costs and Prices:

- . House prices,
- . Total revenue,
- . House-building costs (total)
- . Site works costs
- . Community centre cost
- . Parking areas, roads cost
- . Landscaping cost
- . Pergola cost
- . Public lighting cost
- . Land cost
- . Fees (architect, engineer, legal etc.)
- . Interest cost
- . Contingency allowance

Conclusion on cost/revenue balance.

3. Optional items:

- . Garages/carports
- . Oil heating (underfloor)
- . Fire places

119 spaces

-\$50,000 cost w/o structures

4. Possibilities for cost reduction, higher prices.

5. Selection of bricks.

2.

6. Contracts.

7. Any other business.

ALASTAIR CHRISTIE
(Secretary)

Alastair Christie

①

Board elected makes ~~decisions~~ decisions
- only if there is $\frac{2}{3}$ majority can board's
decision be reversed - but is this appropriate now?

②

Solicitor is preparing contract for bundle,
to be signed this week. Individual
contracts to be prepared soon.

③

Decision of most importance relates to
community centre

④

Garages

One garage to each household
& remainder to be leased. - meeting
favoured.

⑤

Heating

People who have elected to have a
courtyard house & oil heating, now have
a choice of whether to continue

Penetration Committee

135 Dammie Terrace,
Rivett

110
P.O. Box
24

Muddy Memos

\$1.25 / sq ft rental only
and cover

12 months building time being amitted

URAMBI CO-OPERATIVE C.A.S. LTDGeneral Meeting No. 3Weston Creek High School, 2.00 p.m., Saturday 16 August 1975MINUTES

1. Present: 30 members of the Co-operative.
2. Issue of house specifications: - it was explained that these specified the variations from the standard specification which had been requested by individuals and that each house specification would form part of the contract. A plea for early return was also made.
3. Outline of the meeting: it was explained that the meeting had been called to get a feeling of the views of members. The Executive would be guided by the views expressed.
4. Progress since May. The major points are:
 - . DCT approval of the plans for the development occurred about 3 weeks ago,
 - . DHC approval of the engineering site servicing design was finally received on 14 August after much trouble,
 - . We have received firm cost estimates from the builder, and are waiting on the builder's solicitor and our solicitor to agree on the contract,
 - . Decisions to be made at this time are: what expenditure on the Community Centre is appropriate; how is the garaging to be organised; allow individuals to change their mind on garages and heating in the light of the overall cost estimates.
5. Detailed discussion of the development's costs and house prices which would be required. A cost and price outline was distributed. Mr Batty outlined the situation and made a number of points:
 - . The distributed analysis represents the latest situation - most costs are firm but some (e.g. electrical services) are still only estimates,
 - . The set of house prices balance the total costs for the community centre as currently designed,
 - . Overall, the costs are not expected to be substantially improved,

- . The building costs total does not include extras such as heating, garages, raked ceilings etc. Savings of \$16,000 would be possible if the builder's gross margin was reduced from 12% to 11%,
- . We expect to sign an "open book" contract which may result in some savings through bulk purchase of materials. The extent of savings are not known, and have not been ~~estimated~~,
- . It is proposed to ask Mr Dysart to redesign the Community Centre building to save about \$60,000,
- . The major cost items which are substantially higher than expected are:
 - Community Centre, approx. \$30,000 higher
 - Electrical Services, approx. \$70,000 higher
 - Siteworks and hydraulics, approx. \$60,000 higher
 - Professional fees; approx. \$20,000 higher
- . The estimates include a net interest charge of \$15,000 plus a contingency allowance of \$30,000,
- . The landscaping and road, path surfacing costs are expected to be defrayed by individuals contributing labour. The total is included to allow the calculation of a cash refund,
- . The total cost is estimated at \$2,540,000. The set of house prices produce revenue equal to this.

Following Mr Batty's explanation, a lively discussion ensued. A number of questions were asked and answered. The main ones were:

Q : What about price increases for houses completed late in the project?

A : It is hoped that inflationary cost increases will be more than balanced by the "volume" cost savings. However, if this does not occur then the later buyers would be liable up to the extent of the rise-and-fall clause. The rise-and-fall clause allows the builder's and individual's contract price to increase under the effect of specified inflated items - such as carpenters' wage rates.

Q : What about garage costs?

A : These are not included in the figures.

Q : What is the effect of possible savings, can the prices of one month ago be regained?

A : Maximum savings are about \$1,000 per house, thus the prices of one month ago cannot be regained.

Q : Are the special house prices definite?

A : These are only approximate.

Q : How is a "special" identified?

A : By a significant deviation from a standard plan.

6. Optional items: - given the change in prices there will be an opportunity to review decisions on options.

7. Garages: a number of possible methods of selling/leasing garages are possible. These include:

- . A distribution of garages by house size
- . Individual ownership of garages
- . Collective ownership of garages with leasing

The major advantage of leasing is that it encourages a more flexible use of garages.

A number of questions on possible garage sales included:

Q : How many spaces?

A : About 119, less than two per house.

Q : How much would parking space or garage rental be?

A : Very approximately, about \$3 p.a. for parking spaces and perhaps \$12 p.a. for garages.

Three possible alternatives were proposed and the meeting voted on each. Results were:

- | | |
|--|----------|
| . All garages leased: | 11 votes |
| . One space garage per house for sale, the remainder leased: | 20 votes |
| . One space/garage per small house, two per large house: | 0 votes |
| . Original method: | 3 votes |

8. Oil-heating: this has now risen to \$2,500 per house, compared with an equivalent cost for electric heating of about \$900. However running costs are about twice for electricity.

9. Fireplaces: still estimated to be \$600.

10. Possibility of cost reductions: it was explained that virtually the only scope for reduced cost is in the Community Centre.

- . The current design is spacious and is estimated to cost \$110,000 to build,

- . Could have multi-purpose rooms, drop the squash court,
 - . Can the "activities" room include the "soft furnished" room functions? There was some discussion on this,
 - . Sauna retained? General agreement on this, but not necessarily included in the C.C. building,
 - . It was agreed that there was a definite desire to reduce the cost - nobody suggested that nothing should be done,
 - . However, the meeting did express a strong feeling that no facility with a "function" should be dropped, if at all possible.
11. Bricks - these are still to be decided.
12. Monthly newsletter - David Watson agreed to edit one.
13. Builders contracts - we hope to make definite progress on this in the coming week.
14. In a general discussion a number of questions were asked. These included:
- Q : What is the cost of a raked ceiling?
- A : Not available but about \$2-3,000.
- Q : When will the project start?
- A : We hope to have the first house by January.
- Q : What about penalties to be levied on professionals if they continue to hold up progress?
- A : This is difficult to apply in practice but there will be something similar in the builder's contract.
15. The meeting closed at about 4.30 p.m.

1/9/75

(Alastair Christie)
Secretary.

URAMBI CO-OPERATIVE C.A.S. LTD.EXECUTIVE MEETING NO. 145.30 P.M., MONDAY, 25.8.75, 67 STONEHAVEN CRESCENT, DEAKINMINUTES

1. Present : Ian Lowe, Jim Batty, Alastair Christie,
Stephen Litchfield, John Mant, David Watson,
Eddie Klimowicz

2. Builders contract, it was reported that:

- . The Aspect Homes Solicitor (Dick Miller) has drawn up a special contract with a series of clauses different to the normal contract.
- . Dysart and Mant (Snr) strongly advise the use of the standard 4B or 5B contract and to reject the Miller contract which would have to be tested in the courts.
- . Abbott Tout have agreed to demand a standard 5B contract with two annexures:
 - rise and fall clause
 - incentive clause for cost reduction

Moved by Stephen Litchfield (sec. J. Mant):

"That the Executive support the action taken by Mr Batty and that the contract should be either the standard 4B or 5B with and that, unless good reason is shown, we should withdraw from our relationship with Aspect Homes if we can't have the standard contract."

3. Site works and hydraulics -

- . It was agreed that site works and hydraulics should be in the main contract.
- . Two tenders:
 - Monaro Road : cheaper at first sight : \$162,000
 - Mogo Constructions : \$190,000, which is reduced to \$153,000 when the same items as in Monaro's quote are included.
- . Mogo also suggested specification changes which can save extra costs
- . Mogo has calculated a bill of quantities which is significantly different from the engineers. (Monaro quoted on the engineer's quantities)
- . Mogo has lower rates.

Recommended by Ian Lowe:

"That we accept Mogo's quote subject to agreed changes to the specification, as proposed by Mogo, advice by engineers and a check by Stephen Litchfield at NCDC."

4. It was announced that a conference would be held at 2.00 p.m., 26 August 1975 at the ANU Staff Centre, with:

Peter Bell	(Michael Dysart and Associates)
Mike McKanna	(Aspect Homes)
Alan Whitting	(Tayler, Thomson)
Aldo Spina	(Mogo)
Us	

to settle the site works ~~contract~~.

Proposed: Jim Batty, (sec. Stephen Litchfield)

"That negotiations proceed with Mogo as the nominated sub-contractor for site servicing subject to satisfactory discussion at the Conference on 26 August 1975".

5. Electrical services: a number of tenders have been received with quotes from \$45,000 to \$65,000 for a section estimated by Barry Webb to cost \$57,000. The best tender still to be evaluated. Webb to inform us of his recommendation.

6. Bills previously cleared for payment : will we pay these?

After some discussion, and advice that there was no legal restraint, it was agreed to use the extra money deposited and so avoid a further call on funds.

It was agreed to pay all outstanding bills with the exception of the one from Taylor, Thomson.

7. Unit titles ordinance:

- . this has not been passed by the Legislative Assembly
- . We have been asked to pressure the Minister's Office
- . We don't need the ordinance change as we can split the title into a number of pieces
- . However, in the latter case we may have problems with the builder's solicitor and with bridging finance.

8. Annual General Meeting:

- . Do we need one if we haven't been joined for 12 months?
- . John Mant and Peter Ellyard to retire.
- . John Golding to retire and stand for re-election.
- . Have to send accounts, bills and receipts, and Minutes of all meetings to the Registrar of Co-operative Societies.

9. Trading Co-operative:

- . Agreed to ask the Belconnen Trading Co-Op for a copy of their rules.

10. Matters relating to the General Meeting No. 3:

- . Finance for Squash Courts?
Nothing done so far.
- . Redesign of the Community Centre?
Nothing known on progress.
- . Garages?
No further work done on this.

11. The meeting closed at about 7.00 p.m.

29/8/75

ALASTAIR CHRISTIE.
Secretary.

103

C.5628

26 August, 1975

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

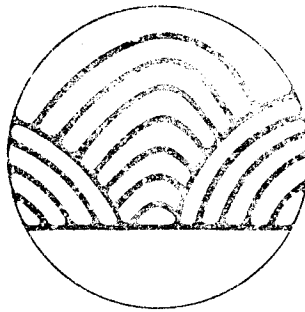
Dear Sirs,

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

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

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

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



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

3 September 1975.

URAMBI CO-OPERATIVE
COMMUNITY ADVANCEMENT SOCIETY LTD.

NOTICE OF ANNUAL GENERAL MEETING

Notice is hereby given that the Annual General Meeting of Members of the Society will be held at:
Lithuanian Club, Wattle Street, Lyneham on Monday,
September 15, 1975, at 8.00 p.m.

BUSINESS

1. To adopt the audited accounts and balance sheet as at June 30, 1975.
2. To elect new Directors : in accordance with the rules of the Society three Directors must retire.
 - . Peter Ellyard and John Mant have decided to retire and are not standing for re-election due to pressures of time.
 - . John Goldring filled a casual vacancy early this year and has decided to retire and stand for re-election.
 - . Nominations are called for two new Directors. These will be received by the Secretary at any time up to and during the A.G.M.
3. To appoint an Auditor. Messrs Irish, Young and Outhwaite being eligible offers himself for re-election.
4. Outline of further progress since the General Meeting of Saturday, August 16, 1975.
5. Any other business.


ALASTAIR CHRISTIE
(Secretary).

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

Executive Meeting No. 18, 8.00 p.m. October 22, 1975

11 Clarke Street, Yarralumla.

AGENDA

1. Progress: - Mogo: payment and contract
- Aspect Homes cost estimates
- Approaches to other builders
- Discussions with financiers
2. Lease - cuase of delay
- solution
3. Finalise - Mogo contract
4. Building - engineering design check
- architectural design changes
- confirm costs and budget
- steps to contract
5. Individuals contracts
- AMIC requirements
- legal drafting
6. The crisis of Friday 17 October: payment of Mogo's bill.
7. Resignation of Louise Stapleton
8. Other business

Alastair Christie

Alastair Christie
(Secretary)

Mwanbi

①

Board Meeting:-

22/10/75

Mogo :- sewage has been largely completed
- stormwater is going on
Work can start on site

\$13,000 - Mwanbi A/C is bare
Had to raise \$12,000

Roger Moulden wanted money back
I had control on some books
Members should be informed that
their money has been used.

Aspet Homes

Agreed to Aspet prices
by turning back on ~~cost~~ costs
to \$2.6m

C.O. for builder 16 1/2 % later
Christie asked for something in paper
The bank has formed a company
& prepared to act as a ^{guaranteed} ~~prop~~ manager 4%
Need to pay Aspet Homes \$12,000
or \$9,000

Betty

Commitment to pay \$2,000

- bathtub preferences
 - Betty's Travellers
 - Receipts
 - Mobil crane
 - Supervision fees
- \$215,000
= 12 1/2 %

Christie Prices - based on 10% management costs

Require
immediate
start

Project to - valuation Pty
Stevens & Holdings
Lionard

Board Meeting

(2)

27/10/75

Cost estimate + management cuts

Management cost

Building schedule

Financial

J.G. block
Red them

Newsletter

King Golding

16.00

Trust Litter Ordinance

House to be issued to Mantri
rent Trusty - enables build to
mortgage land.

D.C.T are concerned to us going back.

Engineering Design block:-

\$1000
\$20000 = 2 1/2%

Management
Contract

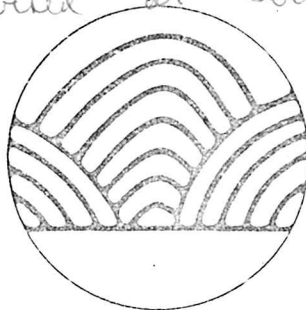
① Costs of building at today's cost

② Costs with rise & fall ←

③ Total price contract

Revised at Board Meeting

22/10/75



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

22 October 1975.

Michael Dysart and Associates,
241 George Street,
SYDNEY COVE. N.S.W. 2001.

Dear Michael,

Building Budget: Urambi Co-Operative, Kambah
Development.

As you know, the Board of the Urambi Co-Operative is very concerned at the level of the most recent building cost estimates given to us by Mr. McKanna of Aspect Homes Ltd. As a result of a variety of reasons the subcontractor building cost estimates on the current design have risen by approximately 19% since the previous estimates given to us in July.

At the Board meeting of last Wednesday, October 15 a decision was taken on the maximum level of total costs for the Urambi project which was felt to be both acceptable to the existing members and also ensure that the overall project was economically viable, i.e. that all houses could be sold at the prices implied by this maximum cost level.

The total cost for the project is not to exceed
~~\$2,600,000.~~ This represents an increase of approximately \$1,000 per house over the prices quoted to the members on August 14. This means that prices have increased by an average of over \$3,500 per house above the levels at which the members made their decisions to purchase particular houses. In some cases, for example the U4 the price increase is now about \$7,000. Proposals for standard house prices are now:

U1	\$23,500
U1A	27,000
U2	30,000
U3	37,000
U4	43,000
UC1	35,000
UC2	38,500
UC3	39,000
UC5	43,000
UC6	39,500
UC8	52,000

Loss \$1000
to Dysart

The "Specials" are proposed to be between 5% to 10% higher than the equivalent standard house.

The total cost estimates break down as follows:

Tri-level houses: Subcontract rate: \$219/sq. metre
44 houses

Total sub-contract building cost: \$915,000

Courtyard houses (including "specials"):

Sub-contract rate: \$185/sq. metre
28 houses
Total area: 4341 sq. metre

Total sub-contract building cost: \$802,000

Builders' overhead and profit margin:

10%

Total cost of houses to Urambi: \$1,888,000

Joint Costs:

Land, site servicing, community centre etc.: \$712,000

Total budget: \$2,600,000

The sub-contract building cost rates of \$219/sq. metre and \$184/sq. metre assume Mr. McKanna's prices as of Wednesday, 15 October, less:

- . \$500 per house for plumbing, drainage and sewerage,
- . No uphill courtyard walls on the tri-levels,
- . No uphill backfill on the tri-levels,
- . Chipboard floors where appropriate,
- . No extension rafters on any house.

These modifications reduce the rate on the tri-level houses to that quoted by McKanna in July, while the courtyard houses have increased from \$162/sq. metre to \$184/sq. metre i.e. about 12%.

You no doubt appreciate that it is the Board's responsibility to decide on the maximum sustainable level of prices. The meeting felt very strongly that no further cost increases could be allowed. Accordingly, the Board decided to accept removal of certain items from the design e.g. uphill courtyards and walls.

It is clear that while the tri-level houses by themselves are not particularly expensive designs, the severe cost problems are due primarily to certain architectural design features which increase the overall tri-level costs by about 20%. The major items are well known to you. They include:

- . Back-fill on the uphill side requiring retaining walls and heavy foundations,
- . Courtyard walls,
- . Different levels between the courtyards of adjacent houses which mean that the courtyard walls act as retaining walls.

3.

The Board appreciates your desire for an architecturally pleasing design. However, it must be clear that the budget limit is \$2,600,000 on present costs. A Board decision would be required to change this. You are therefore instructed to design within these budget limits.

On behalf of the Board of the Urambi Co-Operative,

Yours sincerely,

Alastair Christie
(Secretary)

HOUSE PRICE SUMMARY

22/10/75

HOUSE	MODIFIED* VALUE \$'000	"VALUE" PRICE \$'000	HOUSE BUILD COST \$	"COST" PRICE \$'000	PROPOSED PRICE \$'000	JULY - OCTOBER \$'000	AUGUST PRICE \$'000	JULY PRICE PRICE \$'000
U1	23.5	22.8	14,942	24.9	24.0	+3.0	22.5	21.0
U1A	26.5	25.7	17,057	27.1	27.0	+2.5	26.5	24.5
U2	29.5	28.6	20,365	30.4	30.0	+2.5	30.0	27.5
U3	36.5	35.4	27,584	37.9	37.0	+4.0	35.5	33.0
U4	45.0	43.7	35,307	45.3	43.0	+5.0	40.5	38.0
UC1	36.5	35.4	24,409	34.4	35.0	+3.0	34.0	32.0
UC2	41.5	40.3	28,062	38.1	38.5	+3.0	37.5	35.5
UC3	41.5	40.3	28,468	38.5	39.0	+3.0	38.0	36.0
UC5	47.0	45.6	32,766	42.8	43.0	+4.0	41.0	39.0
UC6	41.5	40.3	28,773	38.8	39.5	+3.2	38.5	36.3
UC8	56.0	54.3	39,644	49.6	52.0	+5.0	51.0	47.0
SP 16	41.5	40.3	28,468	38.5	40.5		42.0	-
17	56.0	54.3	39,197	49.2	52.0		51.0	-
19	37.0	35.9	23,734	33.7	36.0	**	35.5	-
20	32.0	31.1	20,096	30.1	32.5	**	32.0	-
21	37.0	35.9	23,734	33.7	36.0	**	35.5	-
22	56.0	54.3	39,644	49.6	54.0		58.0	-
23	47.0	45.6	32,979	43.0	45.0		45.0	-
24	51.0	49.5	34,910	44.9	49.0	**	50.0	-
30	48.0	46.6	33,609	43.6	45.5		45.5	-
34	52.0	50.5	35,763	45.8	50.0	**	50.0	-
TOTALS	2679.5	2,600.0	1,988,000	2,608,000	2599.5		2,540.0	

* O'Dea
less heating.
= 0.97

AREA X
BUILDING
RATE.
COST =
BUILDING
+ \$10,000

** 10%
SURCHARGE

*** Design
change

WATSON

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

Executive Meeting No. 19, 5.30 p.m. October 30, 1975.

Lombard House, Canberra.

AGENDA

1. Progress:
 - . Lease
 - . Builders
 - . Architect
 - . Mortgage insurance
 - . Mogo contract
2. Architectural design issues
 - *tree in park area*
3. Car parking
 - *stone walls instead of retaining walls*
4. Pricing exercise approval
 - *new engineering plans*
 - *budget*
5. Preparation for decisions next week.
6. Individuals' contracts - operation of the "indemnity clause" i.e. collection of extra money.
7. General meeting 10 November.
8. Any other business.

Alastair Christie

Alastair Christie
Secretary.

*Gov + Houses \$1670 / sq
+ profit*

Disput Supervision - what does it cover
 - relationship with building contractors site management, foreman,
 - how would be arrange supervision

Design changes -

Drainage

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

BOARD MEETING NO. 16

8.00 p.m. Wednesday, October 1, 1975.

106 Kitchener Street, Garran.

AGENDA

1. Outline of progress.
2. Contract with Mogo Constructions
3. Contract with Aspect Homes
4. Implications for contracts with individuals, timetable?
5. Role of the Executive in the Co-Op.
6. Any other business.

Alastair Christie

Alastair Christie
(Secretary)

Board Meeting

(1)

1/10/75

Pan board - nothing from Mogo blunt

- have agreed to form
- must have rise + fall clause
- 2 weeks to pay from contract
- site meeting last Thursday
- c Dysart & engineer OK
- Leverage
- Storm water

Mogo expect the banner should move at the end of Oct

Mc banner - electrician count ~~of~~ read there (Bell)

Roof trusses - saving of \$12,000

All other prices are going up

Increases elsewhere 5% - 7%

Contractors Will confirm

Flow slab reduction in thickness - bleed of M&B

Discuss with Dysart need for bleed of M&B probably either under Dysart or not at all

Meeting at Solicitors office last week

Additional 5% M&B Builders contract clarified.

Contract means getting a low price or bonus clause the mark-up margin

Contract
c individuals

- Basic price
Individual variations to be priced

Role of the Executive

(2)

1/10/20

Rules

Site meetings

Heating - ~~plans~~ plans
- 21 420

Site Works = inspection Batty + 1

Financial - cash flow
- estimates
- net interest

Legal - contract

Golding

Narratives

Negotiations & Builders

Community Facilities

Mc Alpine

13/10/20
\$103
\$5/week

↳ Mortgage - people must complete on their contracts



Garages - people to own one car space
 - additional car space to be leased
 - Body corporate to have a debt (Squash court)
 (Lambton B.)

Builder Start

Boat collecting (6/10/75) to Mackay's Plan

Monday

\$ 370,000 over budget

Betty's Place

Betty in the chair

U3 vs Inlet-Home

5 sq m less

\$ 218 / sq ft \$ 246. / sq.

\$ 1000 extra on plumbing etc

Heavy footings & foundations

\$ 1000 } to hold back fill

\$ 700 }

Rate on U3 was \$ 10 less than Group Inlet.

\$ 246 vs \$ 256 ←

Management prudent vs Builders Risk prudent.

Tuesday

Blanche / Pyral / Betty / Me Kam.

Now \$ 237 / sq m for In level Houses

Group IT - 9 hours

22 wing walls
at \$ 800 / house

Footings etc \$ 1500, base

would save \$ 800 not to fill up site

Do without uphill backfilling

Orange
to check

16/10/25

Bowl Meeting

Tri-level

\$ 25,000	—	115	sq m ²
\$ 27,000	—	160	sq m ²

- \$ 1000 extra plumbing & sewerage.
- \$ 700 backfill & smoothing top side wall.
- \$ 200-1000 concrete.
- (as \$4000, hours)

DW

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

Executive Meeting No. 17, 8.00 p.m. Wednesday, October 15
1975.

4 Mackaness Place, Garran.

MINUTES

1. Present: Alastair Christie, Jim Batty, John Goldring, Louise Stapleton, Geoff McAlpine, David Watson, Eddie Klimowicz and Cynthia Batty.
2. Progress: a brief summary of progress over the previous week was given by Jim Batty, Alastair Christie and David Watson. The main work centred on getting accurate prices.

As of October 11 -

- . Prices up an average of 20%, i.e. about \$5,000 per house.
 - . The major causes of this increase are
 - \$1,500 per house extra for plumbing, drainage sewerage but we expect to save \$1,000 per house of this when more plumbing quotes are received.
 - Approximately \$1,000 per tri-level house attributable to costs associated with back-filling the up-hill courtyard.
 - Approximately \$800 per tri-level house for the courtyard walls.
 - . Cost increases of \$5,000 per house were felt to make the project non-viable, i.e. the houses too expensive to sell.
 - . The basic cause of the problem is the tri-level houses, these are a standard cross-section design with costly "land scaping" extras (i.e. the courtyards) which are placed on terrain which mostly does not suit the design.
- The major question to be addressed is what to do about these cost increases?
- Jim Batty reported that he had set in motion an independent engineering design check.

3. Possible architectural design changes. After discussion it was agreed that there should be:
 - . No backfill courtyard on the uphill side of the tri-levels,
 - . No uphill courtyard walls on all houses.
 - . Chipboard floors on the tri-levels.
 - . No rafter extension pergolas on all houses.
 - . Wood rail and mesh wire to replace the uphill courtyard walls on the tri-levels.

- . These changes would reduce the cost increases to around \$1,000/house.

It was then agreed that Michael Dysart should be instructed to design within these cost parameters (i.e. a total budget of \$2,600,000) and that the above modifications would be proposed to him.

4. After discussion of Aspect Homes Ltd. it was agreed to use them as a builder on the basis of the present (15 October prices) and a 10% margin for preliminaries, overheads and profit. (Moved: Geoff McAlpine, Seconded: David Watson, Carried Unanimously).
5. Progress payment from Mogo Constructions
 - . It was agreed that the progress payment should wait on signing a contract with Mogo
 - . As full deposits could not be taken from individuals in time, it was agreed to try to raise a bridging loan for \$30,000 from Civic P.B.S. or from our bankers, the C.B.A.
6. Contract with Aspect Homes Ltd.: it was agreed "that in principle a 'cost plus' or management contract rather than a 'fixed price' or builder's contract is the appropriate way to go having regard to the expected cost savings i.e. about 5-6%."

There was broad agreement that this should be completed as soon as the design modifications were clarified with Dysart.

7. Contracts with individuals: these will require -
 - . Contract with builder
 - . Prices
 - . Unit Plan
 - . Solution of the problem of the non-standard items,
 - . The contracts will require an "extra payment" clause to cover costs above the expected maximum,
 - . Higgins, Faulks and Martin to act solicitors for individuals.
8. Bills for payment:

Mogo (progress) c.	\$30,000.00
D. Watson (miscellaneous)	\$26.48
Taylor, Thomson (progress)	5,000.00
Webb and Associates c.	3,000.00

It was agreed to pay Mogo and D. Watson. The two consultants' bills were deferred.

9. Meeting closed at c. 10.30 p.m. Next meeting, Wednesday, October 22.

Alastair Christie
(Alastair Christie)
Secretary



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P.O. BOX 666 CIVIC SQUARE A.C.T. 2608
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JIM BATTY 452554

NEWSLETTER TO 23RD OCTOBER, 1975

ANNUAL GENERAL MEETING - LITHUANIAN CLUB, 15 SEPTEMBER

The election of Directors was an important business item because three of the existing seven directors were not standing for re-election due to time pressures. Our thanks go to John Mant, Stephen Litchfield and Peter Ellyard for their contributions to Urambi. The new board is:

	<u>Business Phone</u>	<u>Private Phone</u>
Ian Lowe (Chairman)	45 2233	86 3700
Jim Batty	81 2281	
Alistair Christie (Secretary)	45 2122	81 5350
Geoff McAlpine	73 3155	86 2405
Jack Goldring	49 3488	86 2602
Louise Stapleton	45 2253	
David Watson	45 2126	82 1110

The good progress on site servicing by Mogo was noted.

It was reported that negotiations with a builder were at an advanced stage, and that when a firm price had been arrived at, individual contracts could soon follow.

General Progress Report:-

Board Meetings were held on the 1st, 8th, 16th and 22nd October. Individual Board members have been given specific responsibilities in order to speed progress and spread the work load. Weekly board meetings will continue while contract negotiations are being finalised. Anyone who would like to attend should contact Alistair Christie (45 2122) for details.

Building Contract finalisation has proved elusive because of delays in the availability of detailed and firm building prices. Many meetings with the builders have proved necessary to clarify queries, especially where significant cost variations on earlier prices have been noted. The Board is conscious of the need to keep price increases to a minimum; this had led to the consideration of a number of alternative ways of managing the building contract. A decision is expected within two weeks.

Individual Contracts will be prepared incorporating a basic price, and variations as specified would be individually priced. This should be within a week of obtaining a firm building price.

Site Servicing has been progressed very satisfactorily by Mogo Constructions; the sewerage work has been largely completed, and stormwater drainage is well under way.

Car parking - details still to be finalised but standard garaging is planned without lock-up doors to those who have requested one or more covered spaces. The cost is expected to be \$1100 to \$1200. This will keep initial costs down, and allow individuals to add security as their finances permit. The question of community owned garaging is being pursued. Individuals will be contacted to establish their requirements.

The Community Centre is being redesigned to reflect the views of the General Meeting that cost savings could be made without prejudicing the original concept.

Unit Titles Ordinance - Amendments to the ordinance were gazetted on the 1st October. These amendments permit progressive release of titles so that when groups of houses are completed, title may be given to individual members. Before the amendments, the whole project would have had to be completed before transfer of title. Pressure from Urambi was instrumental in having the amendments passed.

Message from Ian Lowe, the Chairman

"I hope members will understand that behind the scenes there has been a lot of activity which will shortly bear fruit when individual contracts appear. I'm sure the final result will have been worth any agony which members are now feeling. Please feel free to contact myself or a member of the Board with any queries you may have."

¹⁰ General Meeting is tentatively planned for Monday 14th November to enable detailed reporting, to discuss any queries, and to consider individual contracts.

Tentative dates are

Individual contracts	- mid November 1975
Building work commences	- late November 1975
First houses hand-over	- May 1976
Last houses hand-over	- December 1976



DAVID WATSON
for Urambi Board.

23.10.75



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

10 November 1975.

Dear Member,

There are two matters which require your co-operation within the next week.

Short-term Financial Arrangements and Individual Contracts

As advised in the recent Newsletter, all efforts are being made to finalise individual contracts at the earliest possible date. This is important for two main reasons

- . individual members will then enter into an agreement with the co-operative for a specified package, including items nominated by them
- . the co-operative will have at its disposal an amount of \$4000 from most households to enable it to meet financial commitments for consultants, work-in-progress etc.

The Board has now received the all important quotations for the main building work, and while a decision will be made quickly, the finalisation of a contract with the builder may still take 2 to 3 weeks. This finalisation is essential before individual prices can be included in the individual contracts, based on the builders quotations. And then some limited time must be allowed for individuals to have the legal aspects of their contracts examined by their own solicitors, before signing. Hence, a few weeks may elapse before all individual contracts are finalised. However, before this is completed the co-operative is obliged to settle financial commitments : the largest being progress payments to Mogo Constructions for the site works , and hence some action must be taken now.

The Board feels that the good standing of the co-operative, and the continuity of work now in progress depends on meeting these financial commitments as they fall due.

The alternative ways of raising the funds are

- . to request all members who have not transferred the balance of their deposits to the co-operative to do so (a number of members already have voluntarily done this)

OR

to make a call of 800 \$2 shares from each member who has not already made his full deposit with the co-operative, this amount being offset against payment of the full deposit.

The calling of shares has the advantages (i) that it would allow each individual to re-sell his/her shares at a later time to another prospective member should he/she not proceed with a contract for any reason, and (ii) that it minimises the commitment to that required to meet the immediate needs of the co-operative. The action is in accordance with the rules of the co-operative and it should be compared with the situation in other co-operatives such as Cook-Aranda where full deposits were taken at the outset.

In summary, your Board is now confident that the project in which all share an equal interest is proceeding soundly. It is requested that you return the attached proforma and withdrawal form to Ian Lowe at Lombard House, or another Board member, at the latest by Friday 14 November. In so doing, you become entitled to 800 shares at a nominal value of \$2 each, which may be sold to another member of the Society if you withdraw before your contract is signed. The Board will act on your behalf to assist in the transfer of shares to prospective new members should you so desire.

Done
14/11/7

It is a measure of the confidence your Board has in the project that a majority of them has already paid their full \$4000 deposit to the co-operative.

The General Meeting recently foreshadowed will be held on Tuesday November 25 at 8 p.m. at the Hughes Community Centre (main hall) by which time individual contracts will have been drafted, and progress will be reported in full. All members are urged to attend.

It is a matter of some concern to the board that this phase of the project is taking so long to finalise. We are in the process of negotiating with several builders to obtain the best price and more importantly, discussing with them, ways in which costs can be reduced without downgrading the standard of what we believe will be a superb development. Given the climate of the building industry in Canberra at the moment and on the basis of our discussions with builders, the delays while unfortunate will be productive in minimising the effects of cost escalations and inflation on your house prices, and in ensuring the project once commenced will be completed in the minimum possible time.

It must be stressed again that we have to maintain our credit rating and it is therefore essential that we have a 100% response to our call for shares.

Individual's Loans

The Society has been requested by the Australian Mortgage Insurance Corporation to supply information as to how individuals will be financing the purchase of their houses. This information must be signed by each individual in front of a Justice of the Peace. A pro-forma is attached which should be returned to Ian Lowe at Lombard House, or to a Board member, at the latest by Friday 14 November. (Please note that valuations and estimated prices do not include addenda items)

[Handwritten signature]
24/11

[Handwritten signature]
IAN LOWE
for Urambi Board.

House and parking relationships.

Each house will have one parking space (covered or uncovered) and will lease further parking space (covered or uncovered).

Key

C : covered space

U : uncovered space

URAMBI CIVIC PER 2000 \$1600

Expected price sold 10/11/75

10/11/75 Mc Cann VALUE

URAMBI CIVIC PER 2000 \$1600

price sold 10/11/75

Mc Cann 10/11/75

House No.	Block No.	will have	will lease	House No.	Block No.	will have	will lease
1	1	U ✓	31,500	23	2	C ✓	55,500
2	1	U ✗	31,500 ✓	24	2	C ✓	59,000
3	1	U ✓	31,500	25	2	C ✓	55,500
4	1	U ✓	31,500	26	2	U ✗	48,500
5	1	C ✓	41,000	27	2	U ✗	55,500
6	1	C ✓	38,000	28	3	C ✓	55,500
7	1	U ✓	40,000	29	3	C ✓	50,000
8	1	U ✓	31,500	30	3	U ✓	54,700
9	1	C ✓	49,000	31	3	C ✓	55,500
10	1	C ✓	41,500	32	3	U ✓	47,000
11	1	U ✓	23,500	33	3	C ✓	48,000
12	1	U ✓	40,000	34	3	C ✓	59,000
13	1	U ✗	41,500	35	4	U ✓	47,000
14	1	U ✓	31,500	36	4	U ✓	47,000
15	2	C ✓	48,500	37	4	C ✓	43,000
16	2	C ✓	48,500	38	4	C ✓	55,500
17	2	C ✓	63,000	39	4	C ✓	43,000
18	2	C ✓	54,000	40	4	C ✓	43,000
19	2	C ✓	43,000	41	5	C ✓	48,500
20	2	C ✓	37,000	42	5	C ✓	55,500
21	2	C ✓	43,000	43	5	C ✓	64,000
22	2	C ✓	64,000	44	5	U ✓	28,000

AG. Est price sold

50 covered in 10 lease

House and parking relationships

Key

C : covered space
U : uncovered space

URAMH/ CIVIC
1600 PERM 2000

Unit Nov 11

URAMH/ CIVIC
1600 PERM 2000

Unit Nov 11

House No.	Block No.	will have	will lease	House No.	Block No.	will have	will lease
45	5	U ✓	28 000	65	3	U ✓	31 500
46	5 38,500	C ✓	41 500	66	1	U ✓	26 000
47	DIRECT ✓ 5 30,000	U ✓	31 500	67	1	U ✓	24 000
48	DIRECT ✓ 5 43,000	U ✓	47 750	68	1	U ✓	26 000
49	5 23,500	U ✓	23 500	69	1 28,000	U ✓	28 000
50	DIRECT ✓ 4 44,500	C ✓	49 250	70	1 28,000	U ✓	28 000
51	4	U ✓	31 500	71	1 28,000	U ✓	28 000
52	DIRECT ✓ 4 38,500	C ✓	41 500	72	28,000	✓	23 500
53	4 37,000	U ✓	40 000	WITHDRAWALS 38 + CHRIS BAKER = 39 DIRECT 8 8 47 WITHDRAWAL FROM TO LANG Already agreed 6 53 + Everett			
54	4	U ✓	31 500				
55	4 44,500	C ✓	49 250				
56	4 43,000	U ✓	47 750				
57	4 44,500	C ✓	49 250				
58	DIRECT ✓ 3 30,000	U ✓	31 500				
59	3 31,500	C ✓	33 000				
60	3 31,500	C ✓	33 000				
61	3 44,500	C ✓	49 500				
62	3 38,500	C ✓	41 750				
63	3	C ✓	49 500				
64	3 23,500	U ✓	23 500				

Block on Skylight
3 ONLY
210

Block
Schmidt
Everett
McKenzie
Kysant
Boyd

59 NAMES
INC CHRIS BAKER

Responses to Letter Dated 10 November

The following notes are given to assist you to respond efficiently, in terms of your own time, and to ensure consistency with actions already taken by other members who already have \$3600 deposited with Civic Permanent:

A. Deposit of \$2000 with Civic Permanent -

complete the attached "Application Form" for an account to be established in your name, and attach a cheque for \$2000 payable to Civic Permanent.

B. Payment of \$1600 for Urambi Shares -

enclose the attached form, and enclose a cheque for \$1600 payable to the Urambi Community Advancement Society.



D.J. WATSON
for Urambi Board.

10 November 1975.

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

Executive Meeting No. 20

8.00 p.m. Tuesday, November 11, 1975.

Stonehaven Crescent ; -

AGENDA

- ✓ 1. Lease.
- ✓ 2. Letter to members.
- ✓ 3. Costs, budget, ~~pricing~~, design changes.
- ✓ 4. Parking - finance for leased spaces.
- ✓ 5. Unit plan.
- ✓ 6. Individuals' contracts - agreement
 - unit plan details
 - addenda
- ✓ 7. Pricing policy - "rise and fall", allowance for inflation etc.
- ✓ 8. Architects contract and supervision.
• COMPANY RESULTS LAST 3 YEARS
- ✓ 9. Builders' contract.
- ✓ 10. Negotiations with AMIC.
11. Any other business.
 - SHARE REGISTER
 - DYSART CONTRIBUTION
 - HOUSE 23
12. Meeting Thursday, 13 8.00 p.m.
 - VALUATION - not including
 - only including some stay lights.

Alastair Christie
(Secretary)

Alastair Christie

~~Ray~~
Police - advised re theft 15/11/75

URABDI

REVENUE

SCHEMATIC

X (NO UNIT RATES)

House Type	No	Value		PRICE GUARANTY 5/11/75		PRICES 15/11/75	
		House	TOTAL	HOUSE	TOTAL	HOUSE	TOTAL
		\$	\$				
U2	18	31,500	567,000	30,000	540,000	29,800	536,400
U2E	3	35,000	105,000	33,000	99,000	33,400	100,200
U3	14	40,000	560,000	37,000	518,000	35,800	501,200
U4	8	47,750	382,000	43,000	344,000	43,200	346,400
UC1	3	41,500	124,500	35,000	105,000	34,500	103,500
UC2	1	46,500	46,500	38,500	38,500	38,200	38,200
UC3	6	47,000	282,000	39,000	234,000	38,500	231,000
UC5	7	54,000	378,000	43,000	301,000	42,200	295,400
UC6	1	48,500	48,500	39,500	39,500	38,800	38,800
UC8	1	62,500	62,500	52,000	52,000		
16		47,000	47,000	40,500	40,500	40,000	40,000
17		61,500	61,500	52,000	52,000	50,500	50,500
19		41,500	41,500	34,000	34,000	34,100	34,100
20		36,500	36,500	32,500	32,500	32,500	32,500
21		41,500	41,500	36,000	36,000	36,200	36,200
22		62,500	62,500	54,000	54,000	53,700	53,700
23		54,000	54,000	45,000	45,000	44,500	44,500
24		57,500	57,500	44,000	44,000	44,200	44,200
30		54,000	54,000	45,500	45,500	45,200	45,200
34		57,500	57,500	50,000	50,000	49,600	49,600
43		62,500	62,500	52,000	52,000	52,100	52,100
TOTAL	72		\$3,069,500		\$2,710,500		\$2,650,500

URAMBI : COST / PRICE

SUMMARY

15-11-73

HOUSE	NO	BUILDING		JOINT		SPECIAL CHARGE (\$)	PRICE (\$)		LAST PRICE \$
		HOUSE	TOTAL	HOUSE	TOTAL		HOUSE	TOTAL	
<u>TRIS</u>									
U2	18	17821	356,775	10,000	180,000	-	29,800	530,400	30,000
U2E	3	^{EST} 22,435	67,305	11,000	33,000	-	^{EST} 33,400	100,200	^{EST} 33,000
U3	14	24,329	340,606	11,500	161,000	-	35,800	501,200	37,000
U4	8	31,783	254,264	11,500	42,000	-	43,300	345,400	43,000
<u>COURTS</u>									
UC1	3	23,026	69,078	11,500	34,500	-	34,500	103,500	35,000
UC2	1	26,155	26,155	12,000	12,000	-	38,200	38,200	38,500
UC3	6	26,503	159,018	12,000	72,000	-	38,500	231,000	39,000
UC5	7	30,172	211,204	12,000	84,000	-	42,200	275,400	43,000
UC6	1	26,752	26,752	12,000	12,000	-	38,800	38,800	39,500
UC7									
<u>SPECIALS</u>									
16 (UC3)	1	26,503	26,503	12,000	12,000	1,500	40,000	60,000	40,500
17 (UC3)	1	35,403	35,403	13,000	13,000	2,000	50,500	50,500	52,000
19 (UC)	1	23,054	23,054	11,500	11,500	1,500	36,100	36,100	36,000
20 (UC)	1	19,465	19,465	11,500	11,500	1,500	32,500	32,500	32,500
21 (UC)	1	23,159	23,159	11,500	11,500	1,500	36,200	36,200	36,000
22 (UC)	1	35,731	35,731	13,000	13,000	5,000	53,700	53,700	54,000
23 (UC5)	1	30,506	30,506	12,000	12,000	2,000	44,500	44,500	45,000
24 (UC5)	1	32,162	32,162	13,000	13,000	4,000	49,200	49,200	49,000
30 (UC5)	1	30,547	30,547	12,000	12,000	2,500	45,300	45,300	45,500
34 (UC5)	1	32,647	32,647	13,000	13,000	4,000	49,600	49,600	50,000
43 (UC5)	1	36,060	36,060	13,000	13,000	3,000	52,100	52,100	52,000
TOTAL	72		1,836,787		816,000	28,500		2,680,800	2711,500

Surplus on Galvan: 15,000

TOTAL COST SAFETY MARGIN TOTAL REVENUE
 1,836,787 1,836,787 2,695,800

URAMBE COST SUMMARY

15/11/75.

House Building Costs:

	\$	
Shell costs (Nos. 1-72)	1,342,407	
Flushings	4,100	} \$75,065 => \$1043/
Bergolas (Nos. 1-72)	9,934	
Patios (Nos. 17-18)	2,344	
Brick screen walls (Nos. 1-72)	58,687	} \$91,000 => \$1264/
Kitchens cupboards (Nos 1-72) (PC)	55,000	
Down locks + furniture (Nos 1-72) (PC \$250)	18,000	
Stoves (Nos 1-72) (PC \$250)	18,000	} \$750/ha => \$3057/1
Contingency (Nos 1-72) (PC \$750)	54,000	
Heaters (supply + fix) (c/b)	30,000	

Sub-Total

1,592,472

Preliminaries

124,650

Sub-Total

1,717,126

Stocks margin @ 7 1/2%

128,784

Total House Cost to Urambe: \$ 1,845,910

SITE WORKS:

	\$
Earthworks + hydraulics (Mogo)	195,000
Electrical + contingency	40,000
Public lighting	25,000
PMG	19,000
TV + contingency	8,000
	<u>290,000</u>

Stocks margin (@ 7 1/2% of 195,000)

37,125

(2)

COMMUNITY CENTRE

3034
at \$1500/sq.

Building	44,767
lighting	4,000
Furnishing	6,000
Pool	10,000
Stocks Margin, Architect Margin (@ 7.5%)	5,233

Total Community Centre cost to Urambi: \$ 75,000

SITE EXTRAS

	\$
Bin areas	2,645
Drying areas	8,341
Pergolas	<u>48,452</u>
	59,438
Stocks margin @ 7.5%	4,495

Total site extras to Urambi \$ 64,433

FEES

Architect (6% of 2,252,400)	\$ 139,000
(includes Clerk of Works)	
Civil engineer	15,000
Electrical engineer	7,000
helpful and other	20,000

Total Fees cost to Urambi 179,000

3

MISCELLANEOUS

	\$	
landscaping	20,000	
Roads, paths, surfacing	25,000	_____ ?
Interest (net)	15,000	_____ ?
Land	112,000	

Total Miscellaneous cost to Uvumbi = 172,000

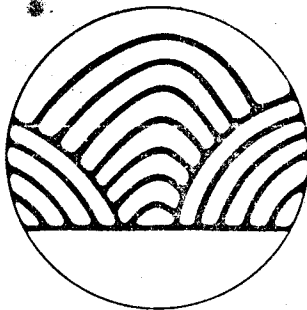
TOTAL BUDGET: \$ 2,633,468 - 3337

Houses: \$ 1,845,910 - 8,337
 Joint: \$ 787,558 \Rightarrow \$ 10,938 / house

\rightarrow * 1.424 * \$ 1,836,187

Total budget (actual) \$ 2,625,131
 Total houses (actual) 1,837,573 } factor = 1.428585

? Heating
Paving



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

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

General Meeting No. 4, Tuesday November 25, 1975

AGENDA

1. Outline of progress to date
 - . changes to plan
 - . lease
 - . builder
 - . site servicing
 - . individual contracts
2. Prices . Basis (costs, value)
 - . Contingency
 - . Effect of inflation
3. Contracts
 - . Interviews
 - . Addenda
4. Builder
 - . Contract form
 - . Timetable
5. Things to be done by us
 - . Lease
 - . Financial Guarantee (Civ P.B.S.)
 - . Mortgage Insurance - Statutory Declarations (A.M.I.C.)
 - . Mogo completion
6. Other business.

Alastair Christie
(Secretary)

Paving
Drive ways

Garage Spaces

Major ~~Walk~~ Walk-ways

House Entrance Pathways

Area sq m	\$10 / sq m Cost
1950	19,500
1953	19,530
1924	19,240
385	3,850
?	<u>62,120</u>
.	?
	—
	—

[Signature]
29/11



WATSON

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

URAMBI CO-OPERATIVE C.A.S. LIMITED

EXECUTIVE MEETING NO 24, TUESDAY, 2 DECEMBER 1975

AGENDA

1. Progress Outline - Mogo contract
 - plans
 - contracts : individuals, Stocks
 - addenda
 - AMIC, CIVIC and the financial guarantee
 - building timetable
 - garages
 - lease
2. Problems with Mogo - light pole
 - drain
 - compaction
3. Steps to sign with Stocks - contract
 - negotiation of fee - \$150,000
penalty.
4. Printing of individuals' contracts.
5. Organising the chase-up to get contracts signed.
6. Aspect Homes Ltd.
7. Bills : Irish, Young and Outhwaite (Auditors) \$440.00
O'Dea (Valuation update) \$500.00
Community Development Systems (Typing etc) \$366.45
Abbott, Tout, Creer and Wilkinson (legal) \$483.41
Taylor, Thomson and Whitting (progress) \$5,000.00
8. Other business.

Alistair Christie

Alistair Christie
(Secretary)

Electrical Contract

9/12/75

Spoke to Gordon Terry of Barry Webb Associates, who indicated that he would pass on to Barry Webb my request.

(1) for updated info on estimated prices to date, in summary categories A to E.

(2) estimated rise and fall over the next 12 months.

(2A) Are ~~quoted prices~~ contracts still valid?

I should ring tomorrow pm 10/12/75, to obtain above, and also

(3) confirm liaison with PPA, & mention no approval for back wiring

(4) Supervision

(5) Item E - how proceed on this - when will contract be finalized & costs

Barry Webb & Associates

9/12/75.

Vic. Chetworth

Updating of Cost Estimates

	Aug 75	end Dec 75	18 mt contract
1. ACTEA.	30860	32711	35480
2. PMAC	15160	16069	17436
3. MATV	885	9381	10127
4. Community Centre	10105	10711	11621
5. Outdoor lighting	22880	24253	26311
	<u>87855</u>	<u>93126</u>	<u>10163</u>
6. Additional covered garges - community	490	519	563
" other gar	1200	1272	1380
7. Extra for no 72.	150	159	172
	<u>\$ 89695</u>	<u>\$ 95076</u>	<u>\$103,499</u>

- A. Items are rationalised of chg letter for better understanding
- B. Figures updated to end of December.
- C. Third column assumes contract spread over 18 months from January 1976 and allows for a conservative 20% inflation rate (per annum).
- D. Check that head contract includes
 - * extension of conduits = \$8500
 - * conduiting for TV in slabs, houses, \$?

* Faults to confirm new legislation.

Easements - gutter overhangs

Standards

Subways

- project is not essential for disputation.

Completion of contract - may be a shortfall of course facilities

Body corporate contract is formed for the time of completion of the first contract; committee of management to be formed, responsible for course upkeep.
insurance & levy

(A)

conveyancing = transfer
= mortgage

- exchange requirements
- to ensure get what is ^{title} front of

(B)

Building contract:-

ensure that is available
as a referral centre.



Commission for Housing
looks after title

Jarvis could write "memo
of understanding" to the
members.

Clause 16

gives me an out
if don't loan for
designated lending
authorities

Use & Fall Clause:-

Opposed to as a matter of
principle - use clause

(4)

Extra-ordinary amount of
paper work a part of under
Magic

Meaning of clause 20

- price is x + rise & fall.

Possession Clause 26 :-

legal entitlement to occupation;
but may not be able to complete
be not able to complete until
title is registered.

It ~~will~~ ^{is} be assumed will have paid
over balance of my money.

New legislation

Departments adapt to the new system
- now 3 weeks to 3 months to

- certificate of fitness to occupy
- rent plan to buying plan for approval
- titles office issues title

(5)

Buy land, & house attached to it.
"An space attached to it."

Completion: —

• legal entitlement to occupancy
may be two months.

• cash would not be
available until certificate of
title is available for
financial institution.

HIGGINS FAULKS & MARTIN

7th Floor, Canberra House
40 Marcus Clarke Street
Canberra City, A.C.T. 2601

P.O. Box 172, Canberra City, 2601

C.D.E. Box 25

Phone: 48 0944

Partners:

J. Faulks, LL.B.
T. J. Higgins, B.A., LL.B.
D. J. Martin, B.A., LL.B.

Associate:

M. J. Higgins, LL.B.

BARRISTERS
& SOLICITORS

Our Ref: JF:VLB

Your Ref:

Mr. D. Watson

Re: Urambi Co-op Contract

Dear Sir,

Further to our discussion on the 10th of December 1975, we set out here-
under our comments in general terms on some portions of the contract.

1. The provision about the deposit stipulates that the deposit is to be paid to the Vendor. It is the writer's opinion that this provision, as it stands, would involve the deposit moneys being held in trust until completion of the matter. Such is the normal practice in conveyancing in Canberra. We understand however, that it is the intention of the Vendor and the Purchaser that the money should be accounted for to the Vendor forthwith and that the money should be used in general terms on the project prior to the completion of any part of the contract. If such is in fact, the intention of the parties then the contract should be altered accordingly. We wish to point out in relation to the Vendors having the use of the moneys immediately, that in the event of some unforeseen circumstance involving the abandonment of the project, then it is extremely unlikely that the deposit moneys would be recovered by you.

2. The rise and fall clause inserted in the contract is prescriptive in that the formula must be applied and as a result, the purchase price will be varied in accordance with that formula. This would appear to introduce an anomaly in that those whose dwellings are completed first will pay less in respect to the rise and fall clause than those whose dwellings are completed last. There is no discretion built into the contract to allow the Vendor to (as a matter of right on the Purchaser's part) remit part or all of the proposed extra moneys due under the rise and fall clause. This is a matter which ought to be considered by you.

3. The clause relating to possession prior to completion could provide some difficulties in the future owing to the fact that once a certificate as to fitness for occupancy in use is issued in respect to the relevant dwelling, the dwelling could be occupied and hence in the terms of the contract, you could move into possession of your particular unit. However, in the normal course of registration practice in the Territory, it may take anything up to three months from the date of issue of the certificate for the unit title to issue. The issuing of the Certificate of Unit Title is a precondition for the Mortgagee's advancing the moneys to enable settlement to take place, as until that time there is no title in you as Purchaser which you can mortgage. On that basis, it would appear that under the terms of the contract it may be that you would pay four per

Mr. D. Watson
11 December 1975
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cent (4%) of the mortgage moneys (assuming a three months delay) and may also be required by the lending authority to pay interest on the moneys pending their disbursement. It is noted that any delay in settlement under those circumstances would not be the fault of the Purchaser and it would seem appropriate that the Vendor should bear the loss occasioned thereby.

4. We understand that part of the purchase price relates to the general landscaping of the common areas and we note further that in the scheme of things, it is inevitable that some units will be completed before all the landscaping is completed. On that basis, the settlement moneys will be paid over before you have fully received what you are entitled to receive by reason of the contract.

5. Unfortunately the writer no longer has a copy of the contract but our recollection is that there was no maintenance clause in the contract. In our submission, it is essential that there should be a proper maintenance clause in the contract, as in essence, this is a building project.

6. Owing to the pioneering nature of the project, there will no doubt be difficulties in terms of insurance, formation of the body corporate and management of individual parts of the total plan prior to its final completion. Although these matters may provide some practical difficulties at the time, it is our view that these problems are not insuperable, but will require some advice and co-ordination in due course.

7. We understand that you and a number of other interested people will attend the meeting at our office at 4:00 on Tuesday the 16th of December 1975, and we look forward to seeing you then.

Yours faithfully,

HIGGINS, FAULKS & MARTIN

per 

URAMBI MEMBERS

Would interested people please contact David Watson (452126) or Richard Dove (723171) if they wish to attend the above meeting. The Board is aware of it, and understands that individuals would wish to delay signing until after the meeting. David Watson.
15/12/75.

16/12/75

Faults / About Joint / Members

(JF)

Rules Fall clauses

50% of houses have such clauses
Not objectionable in itself.

Equalisation Betting :
was the intention.

Starting Dates of houses will be
an attachment to the builders contract

Mauldron - signing would depend on when
the houses were started.

Mart - why not increase prices all round.

Clause 12 :- The Ultimate Mortgages :-
If cannot find money, are
liable to damages caused by resale
costs, lose the deposit

Practical problems

Clause 17

Fitness of occupancy - certificate of compliance
does not necessarily mean that everything is
A1 OK.

Faulks, Richard, 18 members.

16/12/75

Maintenance clause :-

"effective building remedy clause"

They are limiting purchaser's rights.

Statute of limitations - 6 years

Designed to help builder fix problems

There is no clause - there is a maintenance clause in the contract with the builder.

URAMBI CO-OPERATIVE C.A.S.

BOARD MEETING

12.30, 19th December, Stonehaven Crescent

AGENDA

1. Lease
2. Loan Arrangements
 - . Civic Permanent
 - . Stocks and Holdings
 - . Revised estimate of interest charges
3. Architectural Drawings and Specifications
4. Builder - contract
 - commencement date
 - clerk of works
5. Project Budget
 - . community centre design and costs
 - . building contingency
 - . escalation expectations
 - . rise and fall implications
6. Individual contracts
 - . amending clauses
 - . deposit payments
 - . letter to members
 - . follow-up action
7. Mogo progress - implications of delay
8. Sales effort
9. General meeting date



David Watson
for Secretary.