

CACHS

COOK ARANDA COOPERATIVE HOUSING SOCIETY LTD

Office:
6th Floor, C.M.L. Building, Hobart Place,
Canberra City, 2601. Phone: 48 7495

BOX 168,
CIVIC SQUARE, A.C.T.
2608

STEPS TO BE TAKEN BY PROSPECTIVE MEMBERS BEFORE ACCEPTANCE

This leaflet is provided to assist you in becoming a member of the Society with least delay and inconvenience.

We appreciate that most people have had little or no experience with housing co-operatives and require some guidance as to how to become involved in this Society's project.

The following steps outline the procedure to be followed.

If you find difficulty in understanding the procedure, please contact the Society's office between the hours of 10:00 am. and 3:00 PM. weekdays or on Saturday mornings between 10:00 AM. and midday.

Steps to be taken

- 1) Inspect house plans at office and indicate which type of unit you may be interested in. A list of vacant units is in the office so you should determine whether the unit type of your choice is available.
- 2) After making your initial selection, you must arrange to have an interview with either the Treasurer or the Manager of the Society. This interview is primarily for the purpose of determining whether you can finance the unit of your choice. However, you are also invited to raise any query you have about the project at the time. The process is a two-way exchange for your benefit.

NOTE: this interview must be arranged within 7 days of taking an option on your unit otherwise the Society may sell the unit to someone else.

- 3) If, after the interview, you and the Society are satisfied and you intend to proceed with us, a holding deposit must be paid by you. In the first instance this will be \$400. A further 21 days will be given for you to make this up to \$4,000 or full deposit on your unit. Special arrangements can be made if you have difficulties in achieving this amount within the specified time.

- 4) At the time of paying your initial \$400, you will be required to pay a further \$5 for shares in the Society and complete an application for membership form. In exchange you will be given a copy of the Society's rules and other documents.

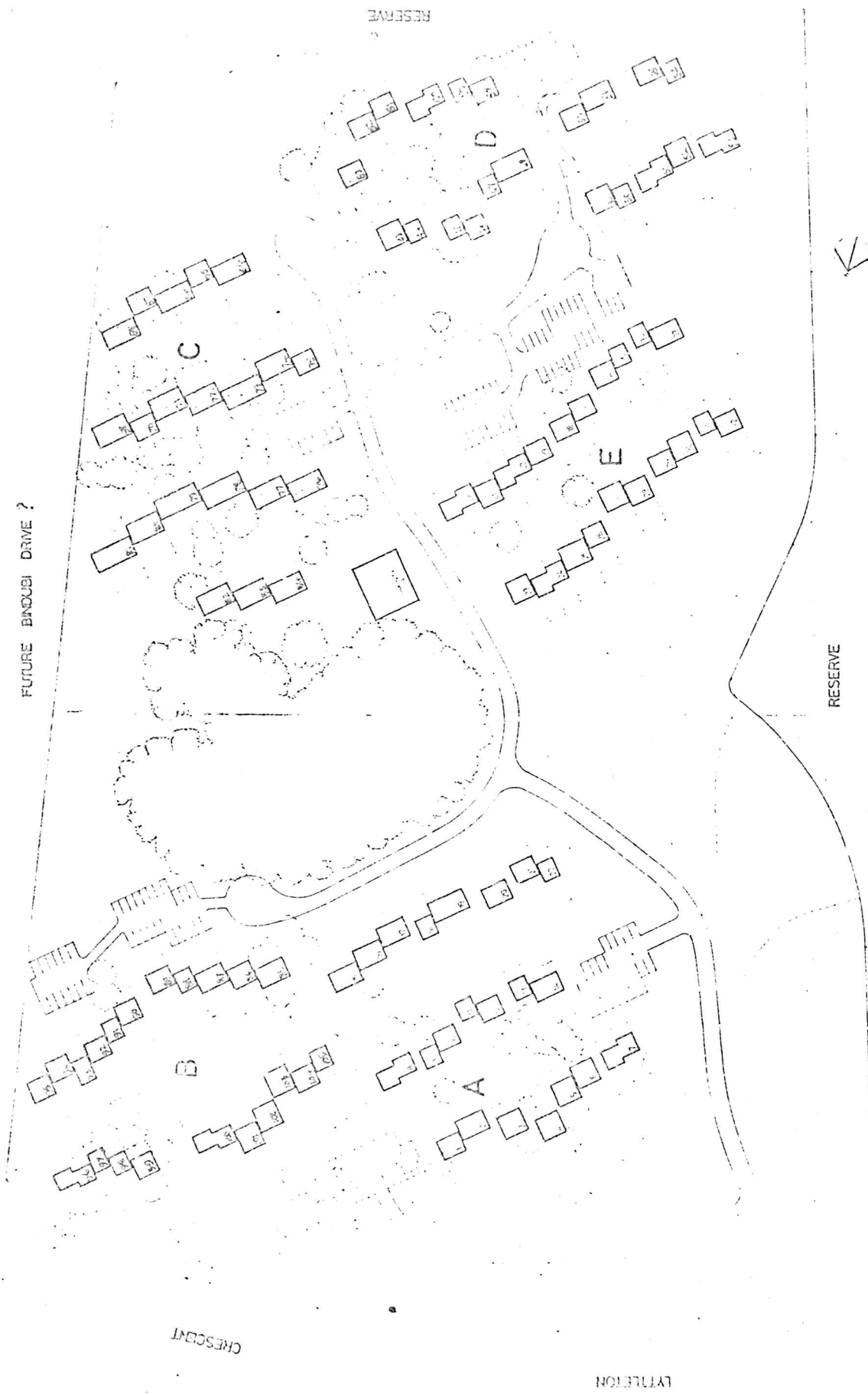
- 5) A contract for sale, interior finish selection schedule, and information on what has to be done next eg. seeking mortgage finance etc. will be prepared for you by the Society. When this is compiled you will be asked to call to the office and pick up the documents.

Further steps in the process will be outlined to you at the time of collection of your contract.

We hope that this brief outline clears the way somewhat. If not don't hesitate to contact us.

Yours sincerely,

(Secretary).



FUTURE BANDOBI DRIVE?

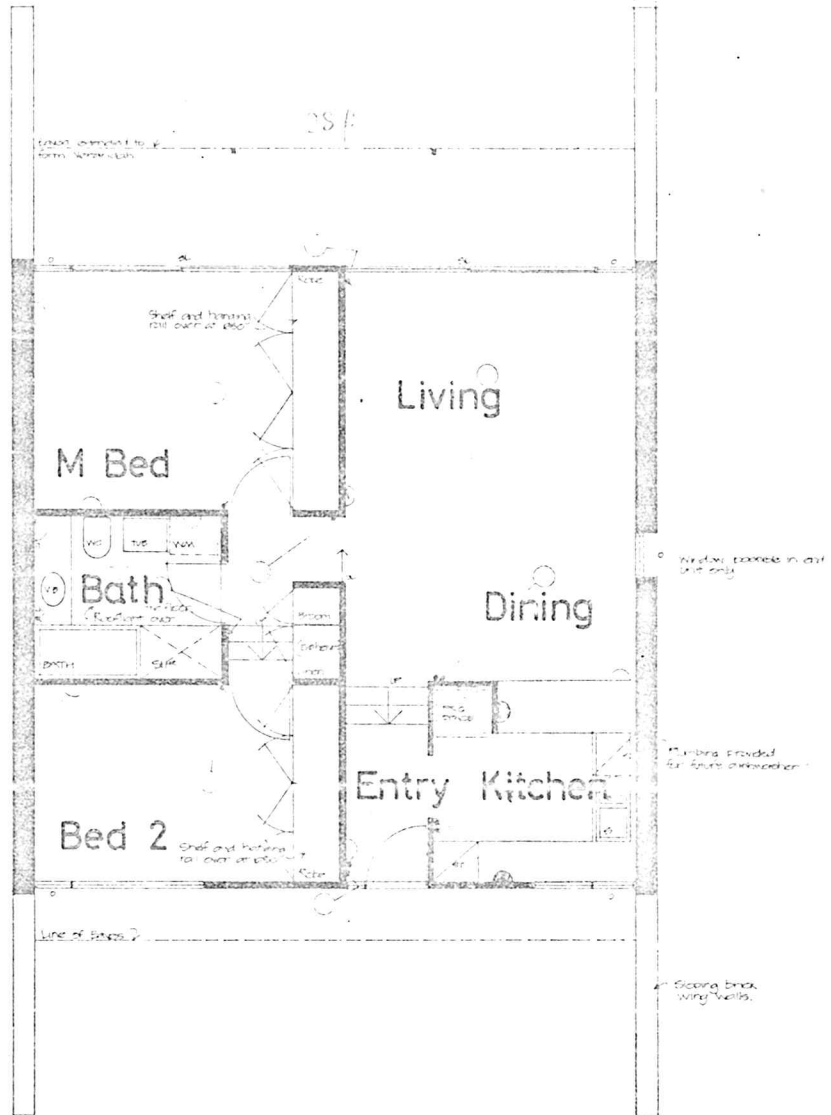
RESERVE

RESERVE

CRESCENT

LITTLETON

(30 000 - 31 000)



A6 STANDARD

CACHS

COOK ARANJA COOPERATIVE HOUSING SOCIETY
LYTTLETON CRES. CANBERRA.

ARCHITECTS: MICHAEL DYSART ASSOC. PTY. LTD.
105 GEORGE ST. SYDNEY. PH 241 2154

JAN 75
JUN 75
NOV 75

COPYRIGHT

Urambi Board meeting, 5.30 p.m., 7 October 1976, Lombard House

Agenda

1. Minutes of meeting 30 September 1976

Matters arising:

- 1. Units plan (A. Christie)
- 2. Insurance arrangement for individual titles (A. Christie)
- 3. House 6: deletion of fireplace provision (C. Lang)
- 4. House 24: extra cost for special kitchen (D. Watson)

2. Progress (P. Bell)

- 1. MOGO
- 2. Guideline
- 3. Stocks

3. Fireplaces (P. Bell)

4. Financial position

- 1. Changes in budget costs (A. Christie)

\$70,000 behind estimates on which pricing was based

5. Sales (D. Watson)

6. Architectural items

- 1. See attached list

7. Landscaping Committee

- 1. Report (G. McAlpine)

\$110 / 1000 Bouval Bonmans

8. Body Corporate Committee

- 1. Report (J. Batty)

9. Advantage Purchasing Committee

- 1. Report (J. Maher)

10. Board members' functions

- 1. See attached list

Other correspondence - where people can see it

11. Correspondence

- 1. Letter from A. Byrne re withdrawal
- 2. Letter from J. Everett re cancellation of fireplace (refer 1.3 above)

12. Other Business

A handwritten signature in cursive script, appearing to read 'C.M. Lang', written in dark ink.

C.M. Lang
Secretary

7 October 1976

Architectural items: for week ending 7 October 1976

Too late

1. House ⁷²40: possibility of window in living room wall facing west
2. House 23: wall between living room and dressing room — not square (5/10 referred to W. Lewis)
3. House 43: (i) intends to install d/washer from occupancy date — so no need to replace cupboard door
responsibility for installation?
(ii) aperture for wall over?
(iii) size of pantry
(iv) insulation in ceiling
(v) capacity of guttering.
4. House 39: letter re. lighting and power point
5. House 10: wall between study and living rooms (5/10 referred to W. Lewis)
6. House 15 and 16: construction of incorrect wall (5/10 referred to W. Lewis)
7. General:
 1. exhaust fans - cost of installation? (e.g. House 39)
 2. cedar panelling in bathrooms?
 3. lighting in common areas? In relation to Blocks J and H?
 4. placement of rubbish bins, wood for fires, etc.
 5. arrangements for delivery of mail, papers, milk, etc.?



C.M. Lang

URAMBI C.A.S. BOARD

<u>Member</u>	<u>Function</u>
A. Christie	<ul style="list-style-type: none">. Chairman, treasurer. Liaison with builder re costs and program. Liaison with solicitors
C. Lang	<ul style="list-style-type: none">. Secretary. Minutes and agenda. Members correspondence. Liaise with architect re members queries. Advantage Purchasing Committee
D. Watson	<ul style="list-style-type: none">. Sales co-ordinator. Contracts. Newsletter
G. McAlpine	<ul style="list-style-type: none">. Building details. Landscaping Committee convenor
J. Maher	<ul style="list-style-type: none">. Sales. Advantage Purchasing Committee co-convenor (with C. Lang)
I. Lowe	<ul style="list-style-type: none">. Body Corporate Committee. Sales
J. Batty	<ul style="list-style-type: none">. Body Corporate Committee convenor. Landscaping Committee



C.M. Lang
Secretary

URAMBI BOARD MEETING, 7 OCTOBER 1976, LOMBARD HOUSE

Present: A. Christie (Chair), I. Lowe, G. McAlpine, J. Batty, D. Watson, C. Lang, J. Maher (from 6 p.m.), R. Moloney (solicitor) and P. Bell (architect).

The meeting commenced at 5.30 p.m. Agenda papers were circulated.

ITEM 1: Minutes of meeting 30 September 1976

2. The minutes were accepted with one amendment re: para 15: "loft" should replace "kitchen".

3. Matters arising:

1. C. Lang to check ordinance regarding notification to Registrar of Co-op Societies of changes in Board composition and provision to Registrar of copy of Society's annual report.

2. Units plan: A. Christie reported that R. Moloney would present survey documents for Board's signature; following this, it would be 10 days before plan is registered.

3. Insurance: I. Lowe to send completed information to ACT Insurance Brokers. It was agreed that the insured value of each unit would be improved value or price of unit less \$4,000, whichever is greater, insured value would be adjusted, as required, for inflation.

4. House 6: deletion of fireplace provision: it was agreed that Ms Everett's request for this in writing be accepted; it was also agreed that 90% of \$520 be refunded to Ms Everett.

5. House 24: extra cost for loft: D. Watson reported that cost per architect's instruction is \$369. It was noted that Stocks would add 7½% to this amount for variation cost. Following discussion it was agreed that Woodrows would be advised that extra cost is \$425. D. Watson would liaise with C. Lang

regarding official notification. The Board also noted the outstanding kitchen design for House 24.

ITEM 2: Progress

3. * MOGO - A. Christie reported that W. Gordon had approved \$5,000 variation to contract compared to claim of \$34,000.
 - * Guideline - P. Bell reported that weather had held up progress.
 - * Stocks - P. Bell reported that progress is satisfactory; but, contrary to Stocks' latest schedule of 14 October, Block J would be completed in early November. Apart from the UC houses it was unlikely that only Block A of the U houses would be completed before Christmas (also contrary to Stocks' latest schedule).
4. P. Bell, G. McAlpine and Stocks' principals had visited site on afternoon of 7 October 1976.

ITEM 3: Fireplaces

5. P. Bell reported on negotiations with Burning Log on its black enamel Kosciusko and St Moritz fireplaces. On architect's recommendation, it was agreed that black enamel fireplaces be installed in the relevant houses, that Kosciusko be installed in U2 houses, and that St Moritz be installed in non-U2 houses, except that in House 44 a Kosciusko antique copper fireplace be installed. It was noted that contract provision for fireplaces did not include an allowance for grates or other fixtures.
6. P. Bell would advise on location of fireplaces in relevant houses so as to minimise effect on ceiling structures.

ITEM 4: Exchange of contracts re: House 42

7. R. Moloney reported that a dispute over the colour of the tiles in the bathroom/laundry was holding up the exchange of contracts. It was agreed that if the present tile arrangement continues to prevent exchange, further discussion would be held between R. Hodge, Urambi Board and P. Bell. C. Lang would liaise with D. Watson regarding contact with R. Hodge. R. Moloney left meeting.

ITEM 5: Financial position

8. A. Christie reported that latest budget cost estimates are \$70,000 above earlier cost estimates. This was noted by the Board as a potential problem.

ITEM 6: Sales

9. D. Watson reported. Fred Douglas, Stocks' sales manager, had recently given two seminars (29/9 and 6/10) on selling. D. Watson had produced a report on future selling activities. Two representatives would be on site weekends until Christmas, budget estimates for advertising were \$750 in 1976, and \$750 in 1977, until sale of last house. These were agreed. The Board noted that at this stage greatest problem re: sales will occur toward total project completion.

10. It was agreed that J. Batty would prepare an "opening day" proposal, which would have a public impact to assist in sales of final houses.

11. The Board noted that minor alterations had been made to contracts in the case of some fixed price contracts.

ITEM 7: Architectural items

12. A list of items had been circulated with the agenda papers:

1. House 72: P. Bell advised against the inclusion of window in living room wall facing west.

2. House 23: P. Bell noted that wall was not square; rectification was underway.

3. House 43: (i) installation of dishwasher would be owner's responsibility. C. Lang reported on possible difficulty in removing cupboard so that dishwasher may be installed. P. Bell would report on this.

(ii) A double wall oven would be installed at no extra cost.

(iii) Pantry has false back to accommodate a person's normal reach.

(iv) 75 mm of loose insulation would be laid in ceiling.

(v) Guttering does not extend over wing walls.

4. House 39: Letter to Urambi Board (copy to P. Bell) from C. Lang re; lighting and power point was noted by Board.

5. House 10: P. Bell reported that wall between study and living room was being built according to plan.

6. Houses 15,16 and 19: P. Bell reported that correct height walls were now being built.

7. General:

(i) P. Bell reported that cost of exhaust fan installation was approx. \$120; the Board noted \$31 as the cost estimate notified in letter from Stocks on costing. A Christie would include this matter in a general letter to Stocks.

(ii) There would be cedar panelling in bathrooms.

(iii) The Board noted that there would be no common lighting provided on temporary paths from parking areas to first Blocks of completed houses.

(iv) The Body Corporate Committee would codify principles and guidelines for placement of rubbish bins, wood for fires, garden tools, etc. P. Bell would liaise regarding possible structures which would be visually acceptable.

(v) Arrangements for mail, papers, milk, etc:

P. Bell reported that nests of mail boxes would be located on pedestrian walkways at Crozier Circuit;

D. Watson requested that mail box be sufficiently large to take journals, newspapers, etc; it was thought that milkos would deliver to each house's door.

ITEM 8: Landscaping Committee

13. G. McAlpine reported.. It was agreed that Bowral commons (bricks) be used in landscaping; cost estimated at \$110/thousand (to be confirmed). It was noted that some 800 M² of common area paths were to be paved at approx. 45 bricks per m². It was agreed that individuals would be able to use, at cost, bricks from the stock the Society is to purchase for landscaping.

14. Supplies of plants, trees and other landscaping material (e.g. railway sleepers) are also being investigated. It was noted that although native flora would be used in common area landscaping there was no obligation for native flora to be used with individual title boundaries.

15. P. Bell would advise on the construction of temporary paths from parking areas to Blocks J and H. G. McAlpine agreed to provide a report on codification of landscaping principles and guidelines for inclusion with next newsletter.

ITEM 9: Body Corporate Committee

16. J. Batty reported. Two meetings had been held since the AGM. No more are planned at this stage. He is collating draft reports on the various aspects the Committee has identified for action. It was intended to discuss proposed rules with R. Moloney in week beginning 21 October 1976. I. Lowe will initiate the work of the Body Corporate Committee, which will recommend on various charges and associated management issues (e.g. leasing garage spaces).

ITEM 10: Advantage Purchasing Committee

17. J. Maher and C. Lang reported. It was proving

difficult to assemble firm demand estimates for floor and window coverings. G. Hawker was arranging purchase of white goods, concentrating on refrigerators. A report of information useful to members would be circulated with the next newsletter.

ITEM 11: Board members' function

18. The attachment to the agenda papers setting out the Board members' function was noted by the Board, with one addition "J. Batty - opening ceremony".

ITEM 12; Correspondence

19. A. Byrne: it was agreed to refund to \$300 to A. Byrne.

20. J. Everett: dealt with above - see para. 3, part 4, House 6.

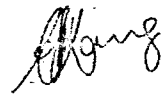
ITEM 13: Other business

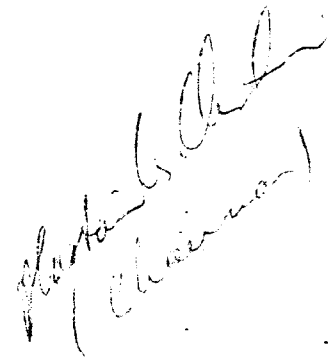
21. D. Watson raised two matters:
1. Laundry - not dealt with
2. Penalty for not signing within 28 days.

22. Regarding 2 in 21 above two cases were discussed: House 49, Stewart and House 54, R. Dean. Both members had paid \$400 but had not signed within 28 days. It was agreed that House 54 would be put back on the market. It was agreed that Stewart would be given a further extension.

23. It was agreed that D. Watson and J. Batty would report to the Board on policy for non-exchange of contract within 28 days of initial deposit of \$400.

24. The meeting closed at 8.20 p.m.


C.M. Lang
Secretary


(Chairman)

UNIT TITLES ORDINANCE 1970-1975

PROPRIETORS OF UNITS PLAN NO. 119

THE SCHEDULE OF ARTICLES AS AMENDED OCTOBER 1976 .

1. In these Articles, unless the contrary intention appears, "the Ordinance" means the Unit Titles Ordinance 1970.

2. (1) In this article, "authorized agent" means a person authorized by the Corporation for the purposes of this article.

(2) Subject to this article, an authorized agent may, at all reasonable times -

(a) inspect a unit for the purpose of ascertaining whether or not the Ordinance and these Articles are being observed;

(b) carry out in, on or to a unit any maintenance, repairs or work that the corporation is, by the Ordinance or these Articles, required to carry out in, on or to the unit;

(c) carry out in, on or to a unit the functions imposed, exercise the powers conferred, and perform the duties imposed, by the Ordinance and these Articles on the Corporation in so far as they related to the unit,

and may, for any of those purposes, enter and remain in or on the unit for such period as is reasonably necessary for the purposes of doing any act referred to in this article.

(3) An authorized agent shall not do any act referred to in this article unless -

(a) the Corporation or the authorized agent has given to the proprietor of the unit or to the occupier or user of the unit reasonable notice of his intention to enter in or on the unit or to do the act; or

(b) by reason of an emergency, it is essential that the act be done without notice having been so given.

3. Each member of the Corporation shall -

(a) pay all rates, taxes, charges, outgoings and assessments payable in respect of his unit,

(b) repair and maintain his unit and keep his unit in a state of good repair;

(c) comply with any requirement made by or under any law in force in the Territory to carry out repairs or to do any work or thing in relation to his unit;

(d) if his unit is to be unoccupied for a continuous period exceeding thirty days, give notice of the

fact to the Corporation;

(e) if a change occurs in the occupancy of his unit, notify the Corporation of that fact and of the name of the person who will occupy the unit

4. A member of the Corporation shall not -

(a) use the common property or permit it to be used so as unreasonably to interfere with the use and enjoyment of the common property by another member of the Corporation, by the occupier or user of another unit or by an invitee or licensee of such a member or person;

(b) use his unit or permit it to be used in such a manner as to cause a nuisance, hazard or substantial annoyance to another member of the Corporation or an occupier or user of another unit or to an invitee or licensee of such a member or person;

(c) make within his unit or on the common property such a noise as might reasonably, in the circumstances, cause substantial annoyance to another member of the Corporation or to the occupier or user of another unit;

(d) use his unit, or permit it to be used, in a manner that results in there being a contravention of a law in force in the Territory;

(e) except in accordance with the express permission of the committee of the body corporate and in accordance with the provisions of any law in force in the Territory applicable in the circumstances, erect or alter any structure in or on his unit; and the committee of the body corporate shall cause to be displayed, details of the proposed erections or alterations for a period of not less than 21 days and if there be no objections grant such permission;

in the event of there being objections the committee of the body corporate shall call a meeting of all members of the corporation at which meeting a vote shall be taken; a two-thirds majority of the ~~entitlements~~ of members present and voting shall be required for the proposal to be permitted to proceed;

(f) except in accordance with the written permission of the Corporation (which permission may be withdrawn at any time by written notice given in pursuance of a special resolution of the Corporation), keep any animals or birds in or on his unit or the common property;

(g) attach to or remove from his or her unit any sunblind (as defined in the Building Manual A.C.T.) without first obtaining the approval of the Committee of the Body Corporate.

5. (a) A person who becomes the proprietor of a unit shall, within seven days after lodging with the Registrar for registration the instrument under which he has become the proprietor of the unit, give to the Corporation notice that he has become the proprietor of the unit.

(b) A person who ceases to be a proprietor of a unit shall within seven days of transfer of title to that unit notify the corporation of said transfer.

Blak.

URAMBI BOARD MEETING, 5.30 p.m., 14 October 1976,
Lombard House

Agenda

1. Minutes of meeting 7 October 1976
 - ✓ 1. Matters arising (not covered in reports listed below)

2. Architect's report
 - ✓ 1. MOGO
 - ✓ 2. Guideline
 - ✓ 3. Stocks
 - Building schedule
 - ✓ 4. Fireplaces
 - ✓ 5. Laundromat
 - ✓ 6. House 24

3. Treasurer's report
 - ✓ 1. Units plan
 - ✓ 2. Estimated cost of project
 - ✓ 3. Financial position
 - ✓ 4. Bills for payment (see attached sheet)

No. 119. *Vol. No ?
Folio. No. ?*

- ✓ 4. Architectural items
 1. See attached list

5. Sales Co-ordinator's report
 - ✓ 1. Exchange of contract for House 42.
 - ✓ 2. Other

6. Secretary's report
 - ✓ 1. Correspondence
 - Inwards
 - Outwards

- ✓ 7. Landscaping Committee Report

- ✓ 8. Body Corporate Committee Report

✓ 9. Advantage Purchasing Committee Report

✓ 10. Other Business



C.M. Lang
Secretary

14 October 1976

Bills for payment

(to be considered at Board meeting 14 October 1976)

<u>Claimant</u>	<u>Amount</u> (\$)
1. Community Development Systems P/L	11.00
2. Davies Bailey and Cater (Solicitors)	250.00
3. Stocks and Holdings (Canberra) Pty Ltd	271,961.01
4. Michael Dysart and Associates	17,142.46
5. Abbott Tout Creer and Wilkinson	140.00
6. Taylor Thomson Whitting	(to be discussed)
7. Gordon & Northop P/L	13,454.13

14 October 1976

ARCHITECTURAL ITEMS: for week ending 14 October 1976

\$50 this will
\$? this kitchen ref

- 1. General:
 - 1. Exhaust fans
 - 2. Heaters - position of thermostat - Haan - OK.
 - 3. Lighting fixtures in houses with sloping ceilings
- 2. House 44: Proposal re courtyard wall on eastern side
Reves
- 3. House 43:
 - i) bagging and acid treatment - OK
 - ii) grouting between bricks -
 - iii) position of heaters in bedrooms -
 - iv) installation of fireplace -
- 4. House 24:
 - i) completion date -
 - ii) type of hood to be placed over hotplate -
 - iii) power-point arrangement
 - iv) kitchen design required
 - v) how are robes built under sloping ceilings
- 5. House 21: completion date

- 6. Hoods for Houses 15, 16, 18.
- 7. Bath tiles for unsold houses.

cml

14 October 1976

House No	Room	Cost	Notes
No 64	Kitchen	\$50	UC6
No 42	Kitchen	\$100	UC5
	Bathroom	\$100	
No 43	Kitchen	\$50	UC8 SA
No 37	Kitchen	\$50	UC3
No 42	2 Fans	\$100	UC5
No 71	Kitchen	\$36	UC2
15	"	\$36	UC3

ARCHITECTURAL ITEMS: for week ending 14 October 1976

1. General:
✓ 1. Exhaust fans
✓ 2. Heaters - position of thermostat
✓ 3. Lighting fixtures in houses with sloping ceilings

- Refer to check on budget amounts.

2. House 44: ✓ Proposal re courtyard wall on eastern side

3. House 43:
✓ i) bagging and acid treatment *OK to bag.*
✓ ii) grouting between bricks *still*
✓ iii) position of heaters in bedrooms *no change*
✓ iv) installation of fireplace

4. House 24:
✓ i) completion date
✓ ii) type of hood to be placed over hotplate
✓ iii) power-point arrangement
✓ iv) kitchen design required
v) how are robes built under sloping ceilings

5. House 21: ✓ completion date

6. *Over-window hoods for 16.*

7. *"Selected items" schedule - all white files*

cml

14 October 1976

URAMBI Board Meeting, 14 October 1976, Lombard House

Present: A. Christie (Chair), D. Watson, C. Lang, J. Maher
J. Batty, P. Bell (architect)

Apologies: G. McAlpine, I. Lowe

The meeting commenced at 5.45 p.m. Agenda papers were circulated.

ITEM 1: Minutes of meeting 7 October 1976

2. The minutes were accepted. In relation to para 23 D. Watson reported that the option agreement gave the Board the discretion to keep all or part of the initial deposit of \$400 if depositor advised of not proceeding after 28 days. A. Christie noted that the option agreement did not expressly cover option rights of the depositor. This was significant for re-marketing the reserved house. D. Watson noted this for inclusion in a redrafted option agreement.

ITEM 2: Architect's report

3. * MOGO - A. Christie reported that W. Gordon had approved the payment of \$13,000 to Mogo - \$5,000 variations, \$8,000 rise and fall. Before payment, amount of Stocks' contra-charges on MOGO's work would be checked.

* Guideline - Progressing satisfactorily. P. Bell advised that garage construction would not delay house completions. W. Gordon is to advise on gutter level crossings to carparks.

* Stocks - A. Christie reported that Stocks intended to apply in week commencing 18 October for final inspection on Block J. Houses. P. Bell said that Block J would be completed in early November. He noted Stocks' intention to apply for certificate of occupancy and would discuss it with L. Kriebig of Stocks.

*Subject
21/10/76*

4. The Board noted that for each UC house not completed and settled on by Christmas the Society would incur considerable expense in holding charges for approximately two months over the shut-down. Concern was also expressed that known costs were exceeding budget at alarming rates. L. Kriebig of Stocks had foreshadowed a restructuring of the project management if progress had not improved in the near future.

5. P. Bell noted the Board's grave concern at lack of progress and undertook to report at the next Board meeting on outcome of his discussions with L. Kriebig on 19 October.

6. Fireplaces - The order was being finalised by P. Bell. It was noted that installation would not commence until at least 6 houses were ready.

7. Laundromat: It was noted that a commercially operated laundromat had been provided for in the Community Centre. P. Bell would check laundry arrangements for each house. Decision on the installation of laundry equipment was deferred.

8. House 24: P. Bell advised on a number of proposed changes to House 24 which had been requested of the Board by C. Woodrow in letters of 8 and 12 October 1976. C. Lang would prepare letter from Society to C. Woodrow seeking confirmation of payment of costs on agreed changes.

ITEM 3: Treasurer's report

9. Units plan: A. Christie reported that Units plan 119 had been registered with the Land Titles Office. It was still to be approved by Civic Permanent and the Bank of N.S.W.

10. Estimated cost of project: Following recent discussion with L. Kriebig on total house costs, A. Christie reported that:

House cost budget at May 1976	\$1,804,466.96
Expenditure to end Aug. 1976	\$ 575,985.49
Overspend on budget to end Aug.	\$ 21,193.76
Variation credits on budget	\$ 10,568.00
Variation debits on budget	\$ 11,723.00
Total house cost forecast	\$1,820,505.10

The Board noted the original House cost budget had been previously estimated by Stocks as \$1,772,000. The rate of overspend on House cost budget to end August suggests an upper limit of overspend on budget of \$65,000. A. Christie also reported that likely overspend on UC houses budget would be 2% compared with a likely 4% on total house cost budget. It was also noted that the Society's estimated receipts from sale of houses is \$3,065,000 compared with an anticipated expenditure of \$3,016,000.

11. It was noted that the Board would be better placed to estimate overspends on cost budgets once a significant part of the project had been completed. By February 1977 the relation between budgeted costs and actual costs should be clearly revealed. After considerable discussion, it was agreed that A. Christie should write to Stocks, expressing the Board's concern over lack of performance on house completions to date, and alerting Stocks to the serious financial situation in which the Society would be placed if such lack of performance continued. It was agreed also that the Board would consider options to deal with overspends on cost budgets at its next meeting.

12. Financial position currently was good. A. Christie reported that current bills would be covered by drawing on

the final portion of the Civic Permanent mortgage and by drawing on the Bank of N.S.W. mortgage.

13. Bills for payment: these had been listed on a sheet attached to the agenda:

1. Community Development Systems Pty Ltd (\$11.00) - approved
2. Davies Bailey and Cater - Solicitors - (\$250.00) - approved
3. Stocks and Holdings (Canberra) Pty Ltd - Progress claim No. 7 - (\$271,961.01) - approved
4. M. Dysart and Associates - architectural supervision, part-payment to clerk of works and P. Bell - (\$17,142.46) - \$5,662.46 approved, balance of account to be resubmitted after clarification from M. Dysart on basis of estimate.
5. Abbott Tout Creer and Wilkinson - Solicitors - (\$140.00) - approved
6. MOGO - civil engineering - advice from Gordon and Northrop Pty Ltd on variations and rise and fall - (\$13,454.13) - approved, conditional on checking amount of contra-charges to Stocks.

ITEM 4: Architectural items

14. A list of items had been circulated with the agenda papers:

1. General

Exhaust fans: Precise cost of fans is still outstanding. P. Bell would notify if they had been included in Stocks' indicative tender. P. Bell would also provide schedule of costs for fans to D. Watson for inclusion in sales information.

Thermostats: would be clipped onto heaters at at later stage.

Lighting fixtures in houses with sloping ceilings: These would be finished as indicated on electrical drawings. C. Lang would liaise with P. Bell on number and purchase of downlight fittings.

2. House 44: There was discussion of a proposal to construct a courtyard wall on the eastern site of House 44. The cost was estimated at \$500. It was agreed that, subject to confirmation from F. Reeves, a brick

courtyard wall would be built at the Society's expense at the eastern end of House 44.

- 3. House 43: (i) the acid treatment is not expected to affect the thin bagging treatment of walls;
 - (ii) cleaning of bricks is proceeding, and should be kept under review;
 - (iii) position of heaters in bedroom - these are interchangeable with power points but it is not possible to move heaters to new positions at this stage;
 - (iv) T. Healy should pursue the installation of a fireplace outside the arrangements being made by the Society and Burning Log.

- 4. House 24: (i) P. Bell notified that completion date cannot be notified with any certainty;
 - (ii) there is no provision for a hood over the hotplate;
 - (iii) power arrangement is the usual single phase three point plug outlet;
 - (iv) P. Bell would provide a copy of the kitchen design to C. Woodrow;
 - (v) P. Bell would advise on the elevations of robes in houses with sloping ceilings.

- 5. House 21: P. Bell was not able to advise on completion date with certainty at this stage.

15. D. Watson raised the issue of window-hoods over Houses 16 and 18. P. Bell notified that the window-hood of House 18 had been deleted. After discussion it was agreed that D. Watson would write to P. and J. Maher regarding the cost of a window hood on House 16.

16. P. Bell confirmed that white ^{files} paint would be used in currently unsold houses. D. Watson would liaise with P. Bell and G. McAlpine on updating the schedule of items for inclusion in unsold houses.

ITEM 5: Sales Co-ordination report

17. House 42: Exchange of contract was still delayed pending discussion with R. Hodge on colour of tiles in laundry/bathroom. P. Bell had arranged to meet R. Hodge on site Tuesday 20 October. The Board would consider a report on the matter at its next meeting.

18. House 12: D. Watson reported that Mr McIntyre had reserved his option to purchase by placing \$440 with the Society. P. Bell advised that the preliminary estimate of cost of Mr McIntyre's proposals to alter the house was \$600. He would issue a VPR to Stocks for a firmer estimate, which would take two weeks to process. D. Watson would

liaise with McIntyre on the preliminary estimate.

19. A prospective member, A. McIntosh, would be advised that he should phone P. Bell to discuss alterations to the house he was interested in.

20. D. Watson reported that a meeting of the sales team would be held at his home on Tuesday evening, 19 October 1976.

21. No more business was considered. The meeting finished at 9 p.m.



C.M. Lang

20 October 1976

Urambi Board meeting, 5.30 p.m., 21 October 1976,
Lombard House.

Agenda

1. Minutes of meeting 21. October 1976

✓ Matters arising:

paras 2, 3, 5, 24, 9, 11, 13.4, 14.1, 14.2, 16, 17, 19.

2. Progress

✓ * MOGO

✓ * Guideline

✓ * Stocks

3. Budget

✓ 1. current bills

✓ 2. financial position

✓ 3. cost estimates

4. Architectural items
(see attached list)

✓ 5. Sales

X 6. Committee reports

✓ 1. landscaping

✓ 2. body corporate

✓ 3. advantage purchasing

✓ 4. opening ceremony

floors?

curtains - no change

whitegoods at trade price?
~15%

7. Other business

C.M. Lang
Secretary

21.10.76.

Architectural items

House 36 : completion date. ✓

House 44 : letter on outstanding requests (J. Batty)

House 43 :
✓ 1. supervision of fireplace post contract. ✓
2. position of TV coaxial cable ✓
3. damp spot in study ✓
4. provision for dishwasher ✓

House 24 :
✓ 1. inclusion of IXL in family - can it be deleted?
NO 2. position of fireplace
NO 3. position of HAAN in living room
YES NO 4. payment for skylights
✓ 5. inclusion of lights in loft.

Down-lights

House 12 : McIntyre's loft. OK. for \$600.

General :
1. length of doors and laying of carpet
2. cost of installing extra door (eg in passage way) post-contract.

CM Lang

21.10.76.

Follow up.

Uvumbi Board meeting, 5.30 p.m., 21 October 1976.

<u>Item</u>	<u>Action required</u>
1. Option agreement	Redraft by <u>D Watson</u>
2. MOGO	A Christie to check contra charges prior to payment
3. Certificates of fitness for occupancy	A Christie to check with Stocks.
4. Units plan	A Christie to check with Molsuey
5. House 44 - courtyard wall	P Bell to arrange work - V.P.R. & A.I.
6. Unsold houses - tiles, etc	P Bell to arrange - V.P.R. & A.I.
7. <u>House 16 - window hood</u>	<u>D Watson to write letter</u>
8. House 43 - fireplace	T Healey & P Bell to liaise C Lang to be informed.
9. Installation of dishwashers	P Bell to clarify
10. Parking - car spaces	G McAlpine to clarify
11. Body corporate - articles	I Lowe to liaise with J Batty
12. Opening ceremony	I Lowe to arrange.

13. Landscaping - temporary paths etc

14. Landscaping - plants, bricks etc

15. Advantage purchasing

16. Budget - cost estimates

17. Sales - House 54, House 49

18. Sales - inclusion of fans

19. Sales - unsold houses

→ 20

20. Sales - House 12

21. House 24

22. House 42

23. Revenue Sheet

24. House 4 - Quote for Fans

25. P. Walker \$300

A Christie, G McAlpine, P Bell and L Kiebig to resolve by visiting site 12:30 pm 22/10.

G McAlpine and P Bell to pursue.

C Lang & J Maher to provide report for newsletter.

A Christie, G McAlpine & C Lang to report.

D Watson to pursue

D Watson to arrange.

In progress

P Bell to issue A.I. to remove branches etc.

D Watson to liaise with P Bell re V.P.R. & A.I.

C Lang to write letter, liaise with P Bell re V.P.R. & A.I.

Wardrobe - BR 3.

Prepare, including Kitchen Fans in unsold houses

C M Lang

Secretary

22 October 1976.

Whitcombe = 462217
 8.30 - 9.30
 3.30 - 4.30

Rates Bill - Department of Capital Territory

Units plan

Lessee is responsible for rates until,

Financial year - July - June

Developer Will have to pay rates to next June

F \$160,000

Unimproved value for rating \$160,000

\$ 1008.44 197

\$ 2832.80

\$ 3841.24

Sewerage

81.60

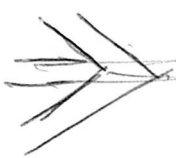
26.95 0/5

108.55

Water

118.80

35.76 25



caretaker toilet ?

Minimum rates

URAMBI BOARD MEETING 21 OCTOBER 1976 LOMBARD HOUSE

Present: A. Christie (Chair), D. Watson, G. McAlpine, C. Lang, I. Lowe, P. Bell (architect)

Apologies: J. Maher, J. Batty

Visitor: T. Healy

The meeting commenced at 5.40 p.m. Agenda papers were circulated prior to the meeting.

ITEM 1: Minutes of meeting 14 October 1976

2. The minutes were considered and accepted with one amendment: in para 16, read "tiles" for "paint".

3. Matters arising: Various paras in the minutes had been identified as giving rise to action responsibilities:

para 2: D. Watson reported it was proceeding

para 3: A. Christie said MOGO contra charges were being checked; A. Christie also reported that Stocks were to receive certificates of fitness for occupancy for Group J; he would seek clarification on this.

para 5: P. Bell reported that discussions had taken place: it had been proposed that M. Johnson would take a supervisory role on site, and that a new foreman would soon be on site.

para 9: Units plan would be registered today or tomorrow.

para 11: No letter had been sent.

para 13.4: Revised account had been paid.

para 14.1: P. Bell advised that \$40 would be the cost of fan through wall.

para 14.2: It was agreed that the Society would provide at its own cost the eastern courtyard wall to House 44.

para 16: Update of the schedule was proceeding.

para 17: D. Watson reported that the exchange of contracts on House 42 had been agreed on and was proceeding.

para 19: Macintosh had not yet spoken with P. Bell - this was in abeyance.

ITEM 4: Architectural items

4. T. Healey was present for discussion on items on his House 43:

1. Supervision of fireplace installation post contact period: it was agreed that T. Healey should liaise with P. Bell regarding installation, C. Lang would be informed of arrangements.
2. Position of coaxial cable for T.V.: P. Bell would discuss proposals with ADAR; T. Healy would review the development.
3. The damp spot in the study was noted, further action would be taken if required.
4. Provision for dishwasher: P. Bell would liaise with Stocks on the installation of dishwashers. T. Healy reported that the space provided seemed inadequate.

ITEM 2: Progress

5.
 - MOGO - advice is still outstanding on back charges; it was likely that the Society would receive a \$20,000 account from Mogo, which would be covered by a Bank guarantee.
 - Guideline - progressing satisfactorily. G. McAlpine would clarify number of car spaces in each of P3 and P6. P3 was to the last stages of completion. D. Watson would note possible difficulty on Parking file.
 - Stocks - P. Bell reported on progress

Group J	-	Satisfactory
" H	-	"
" G	-	Unsatisfactory
" E	-	Extremely unsatisfactory
" F	-	" "

G. McAlpine reported that it was unlikely that it was likely that only Groups J and H would be complete before Christmas. P. Bell reported that there was a week's work involved in finishing Group J. Stocks would then apply to the Society for certificate of practical completion; within 7 days the Society must provide notice of any items for rectification. Maintenance period would then commence.

6. Following various considerations it was agreed to pursue discussions with Stocks in which it would be stressed that the Society is extremely dissatisfied with the lack of progress on completions.

ITEM 6: Committee reports

7. Body corporate: I. Lowe reported. It was proposed that the articles of the Body corporate be accepted with minor amendments. Richard Moloney had been advised and was preparing the appropriate documents. It was agreed that I. Lowe and J. Batty would pursue the registration of the articles of the Body corporate.

8. Opening ceremony: After discussion it was agreed that the Hons Staley and Uren, MHR's be invited to participate in the opening ceremony at the site on 18 November 1976; I. Lowe to co-ordinate all matters in respect of ceremony; the ceremony to be notified in the newsletter. I. Lowe left meeting at 7 p.m.

9. Landscaping: A. Christie reported that Stocks wished to resolve positions of paths, drainage, etc. It was agreed that A. Christie, G. McAlpine, P. Bell and L. Kriebig would meet on site at 12.30 p.m. the next day to decide.

10. Temporary paths would be provided for the opening ceremony. The likely price of bricks from Bowral would be \$115/1000. G. McAlpine reported little progress on plants. An item on landscaping would be put in the newsletter.

11. Advantage purchasing: C. Lang reported. J. Maher was currently in Sydney investigating floor coverings. G. Hawker was arranging a possible deal with GE and Westinghouse on white goods. C. Woodrow had yet to report on discussions with Norman Ross. Little had occurred on window coverings.

ITEM 3: Budget

12. There were no new current bills. The Board noted the interest bills to Civic Permanent and Bank of N.S.W. had been paid.

13. Financial position: Stocks' payment claim 7 had been paid by drawing to limit of mortgage with Civic and \$120,000 from Bank of N.S.W. Cash in bank after payment to Stocks would be approximately \$37,000. \$234,000 of upper limit of \$289,000 had been drawn from Bank of N.S.W. A recent valuation report indicated that 47% of the project had been completed; valuation changes would favour the Society. On settlement of units, two-thirds of valuation is paid to Civic, and one-sixth of valuation to Bank of N.S.W. A potential cash flow problem would arise if $\frac{5}{6}$ of valuation exceed the settlement price less the \$4,000 deposit.

14. Cost estimates: A. Christie reported that the cost budget had increased \$50,000 to \$1,920,000 since May. The major issues identified were:

1. Rate of overruns on cost budget and
2. Ways in which overruns could be dealt with.

Significant cost overruns were noted on gyprock and bricklaying. After discussion, it was agreed that a working party of the Board (A. Christie, G. McAlpine and C. Lang) would investigate the cost estimates and report to the Board; a preliminary report would be made at the next Board meeting.

ITEM 5: Sales

15. D. Watson reported. 48 exchanges of contract had been made; in addition there were eight firm options. Dean, House 54 and Stewart, House 49 were still in the option stage although the 28 day period had passed. It was agreed that Dean would have 10 days extra to decide on his option.

16. A sales roster had been prepared until Christmas. A sales meeting had been held at D. Watson's house Tuesday night 19 October.

17. The Board agreed that fans be installed in kitchens of unsold houses as a basic item, and that the contract price be increased by \$125. It was also noted that wardrobes would be removed from unsold houses as per architect's instruction.

ITEM 4: Architectural items (continued)

18. House 36 - Completion date was defined as the date on which the certificate of fitness for occupancy is issued. Tentatively, such certificates would be issued.

Group J	-	W/E	21 October
" H	-	"	12 November
" G	-	not known	
" F	-	"	"
" E	-	"	"

19. Discussion of the completion date revealed a lag of indeterminate period between the issue of the certificate of fitness for occupancy and the issue of the certificate of practical completion. The Society issues the latter once it is satisfied the houses have been built to the quality desired, which is likely to exceed the minimal standard required by the Building Section of DCT as issuer of the former certificate. The lag period depends on the alacrity with which Stocks responds to any request by the Society for rectification.

20. House 44: F. Reeves had written to the Society requesting a number of alterations to his house. P. Bell would issue Architect's Instructions and issue a VPR.

21. House 24: P. Bell advised that:

1. IXL heater in FAMILY could be deleted;
2. Position of fireplace cannot be altered;
3. Position of HAAN in LIVING cannot be altered;
4. skylights should be charged to owner - agreed
5. liaison required on position of lights in lofts.

22. House 12: D. Watson would liaise with P. Bell.

23. The meeting ended at 8.30 p.m.



C.M. Lang
Secretary

AUSTRALIAN CAPITAL TERRITORY

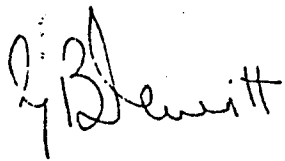
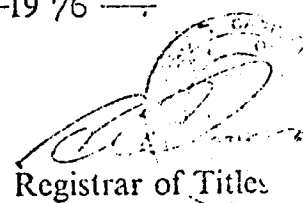
*Real Property (Unit Titles) Ordinance 1970***Certificate of Title for Common Property****Comprised in Units Plan No. — 119 —**

THE PROPRIETORS UNITS PLAN NO. 119 C/- P.O. Box 666 Civic Square in
the Australian Capital Territory

is registered as the proprietor of an estate of leasehold in the Common Property comprised in
Units Plan No. — 119 —, registered by me on the — Twenty-fifth — day
of — October —, 1976 —, subject, nevertheless, to the rights created by
section 27 of the *Unit Titles Ordinance 1970* and to the easements notified by memorial under-
written or endorsed on this Certificate of Title.

Dated this — Twenty-fifth — day of — October —, 1976 —

Witness



 Registrar of Titles

*Memorial of Easements above
referred to.*

Nil

Received from David Bowditch
20 DEC 1991



UNITS PLAN No. 119

SCHEDULE OF UNIT ENTITLEMENTS

Block / Section **149** Division of **KAMBAH**

Column 1			Column 2	
Unit No.	Unit Entitlement	Unit Subsidiaries	Certificate of Title	
			Volume	Folio
1	6	1	652	1
2	6	1		2
3	6	1		3
4	6	1		4
5	8	1		5
6	6	1		6
7	8	1		7
8	6	1		8
9	10	1		9
10	8	1		10
11	7	1		11
12	8	1		12
13	8	1		13
14	6	1		14
15	9	1		15
16	9	1		16
17	12	1		17
18	11	1		18

Common
Soc. Sec. Officer (Secretary)
James J. Kelly (Director)
James J. Kelly (Applicant)
James J. Kelly (Director)
 Column 1 above is the schedule of unit entitlement approved for the subdivision.
 Dated this eight day of October 1971

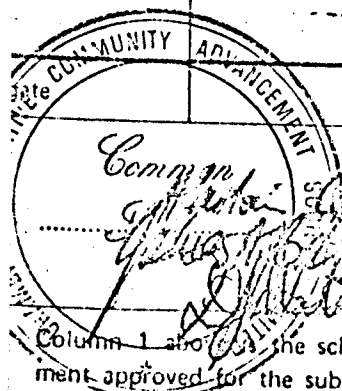
The Certificate of Title issued for each of the units into which the parcel of land has been sub-divided is as shown in Column 2 above. The Certificate of Title for the common property is Register Book Volume 652 Folio 73.



SCHEDULE OF UNIT ENTITLEMENTS

Block 1 Section 149 Division of KAMBAH

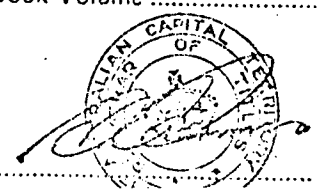
Column 1			Column 2	
Unit No.	Unit Entitlement	Unit Subsidiaries	Certificate of Title	
			Volume	Folio
37	8	1	652	37
38	11	1		38
39	8	1		39
40	8	1		40
41	9	1		41
42	11	1		42
43	12	1		43
44	8	1		44
45	6	1		45
46	8	1		46
47	6	1		47
48	10	1		48
49	7	1		49
50	10	1		50
51	6	1		51
52	8	1	52	
53	8	1	53	
54	6	1	54	



Column 1 above is the schedule of unit entitlement approved for the subdivision.

Dated this eighth day of October 1977

The Certificate of Title issued for each of the units into which the parcel of land has been sub-divided is as shown in Column 2 above. The Certificate of Title for the common property is Register Book Volume 652 Folio 73.



SCHEDULE OF UNIT ENTITLEMENTS

Block / Section 149 Division of KAMBAH

Column 1			Column 2	
Unit No.	Unit Entitlement	Unit Subsidiaries	Certificate of Title	
			Volume	Folio
55	10	1	652	55
56	10	1		56
57	10	1	57	
58	6	1	58	
59	6	1	59	
60	6	1	60	
61	10	1	61	
62	8	1	62	
63	10	1	63	
64	7	1	64	
65	6	1	65	
66	8	1	66	
67	8	1	67	
68	6	1	68	
69	6	1	69	
70	8	1	70	
71	6	1	71	
72	8	1	72	

COMMUNITY ADVANCEMENT
 606 72
 Comm. Plan No. 149
 Approved by (Director)
 Applicant (DIRECTOR)
 Column 1 is the schedule of unit entitlement approved for the subdivision.
 Dated this eight day of October, 1976

The Certificate of Title issued for each of the units into which the parcel of land has been sub-divided is as shown in Column 2 above. The Certificate of Title for the common property is Register Book Volume 652 Folio 73

REGISTRAR OF TITLES
 KUALA LUMPUR
 REGISTRAR OF TITLES

Address of the Corporation for service of documents P.O. BOX 666 CIVIC SQUARE ACT. 2600.

I, _____ of _____ a surveyor registered under the Surveyors Ordinance 1967-1970 hereby certify that the diagram on this sheet shows the boundaries of the abovementioned parcel of land, (and, if the parcel is to be sub-divided into Class B units as defined in the Unit Titles Ordinance 1970, the boundaries of each of those units) and the boundaries, at ground level, or projected to ground level, of the extremities of each building on the parcel and that each building is wholly within the parcel.

Dated this _____ day of _____, 19____.

Registered Surveyor

Approved under the Unit Titles Ordinance 1970 as the Units Plan for the sub-division of the abovementioned parcel of land.

Dated this eighth day of October 1976

Delegato of the Minister of State for the Territory of the Capital Territory

Registered by me on the Twenty fifth day of October 1976 at _____ minutes past _____ o'clock in the forenoon, the number allocated to the Units Plan being 119

The terms of the leases of the units and the lease of the common property expire on the day of February 2075

Registrar of Titles

SITE PLAN

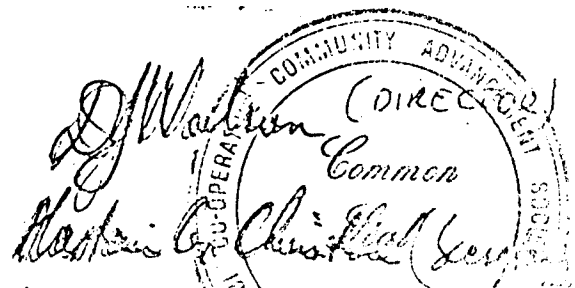
I, JOHN WARREN FOXLEE OF CANBERRA A SURVEYOR REGISTERED UNDER THE SURVEYORS ORDINANCE 1967-1975 HEREBY CERTIFY THAT THE DIAGRAM ON THIS SHEET SHOWS —

- THE BOUNDARIES OF THE ABOVE-MENTIONED PARCEL OF LAND;
- THE BOUNDARIES OF EACH UNIT THAT IS A CLASS B UNIT AS DEFINED IN THE UNIT TITLES ORDINANCE 1970-1975 INTO WHICH THE PARCEL IS TO BE SUBDIVIDED;
- THE BOUNDARIES, AT GROUND LEVEL, OR PROJECTED TO GROUND LEVEL, OF THE EXTREMITIES OF EACH BUILDING OR BUILDING IN COURSE OF ERECTION ON THE PARCEL AND THAT EACH BUILDING OR BUILDING IN COURSE OF ERECTION IS WHOLLY WITHIN THE PARCEL

DATED THIS TWENTY THIRD DAY OF JULY, 1976

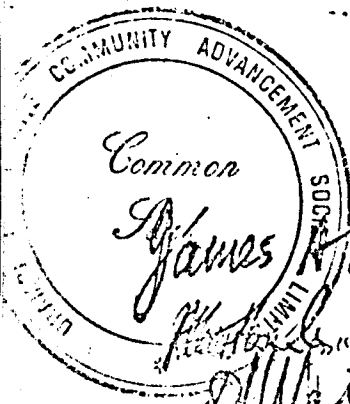
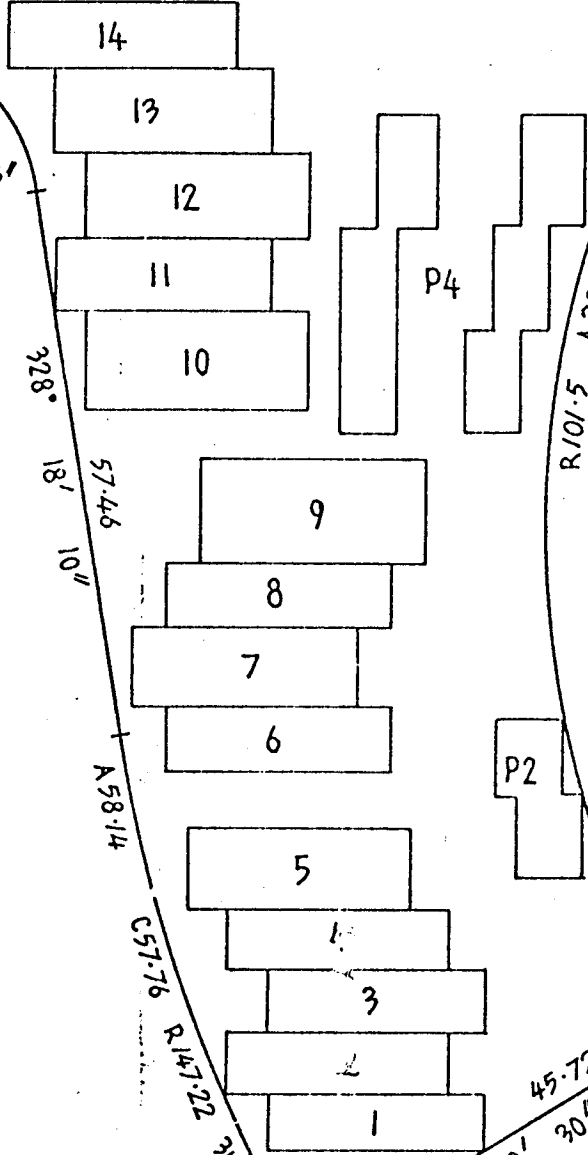
J. Foxlee
REGISTERED SURVEYOR

FOR SITE PLAN SEE ATTACHED SHEETS N° 1A, 1B, 1C.



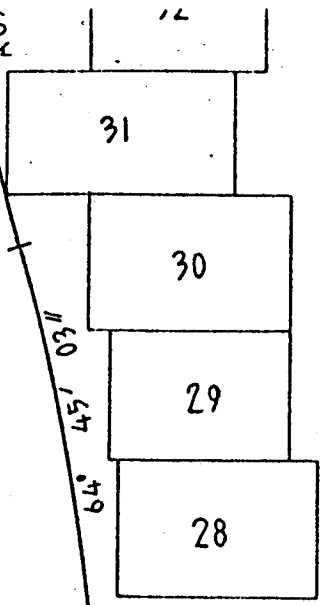
JOIN LINE
SEE SHEET 18

R/8-29 A 17-37
C/6-725 301°05'25"



SCALE 1:800

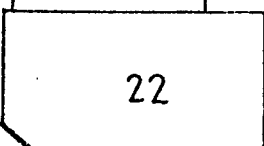
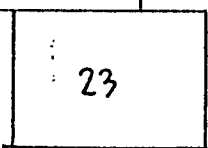
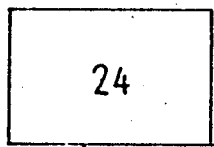
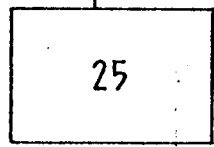
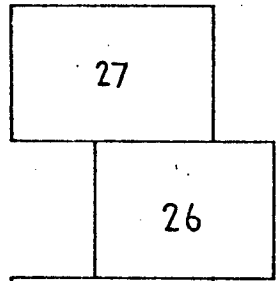
SEE R.186. A69



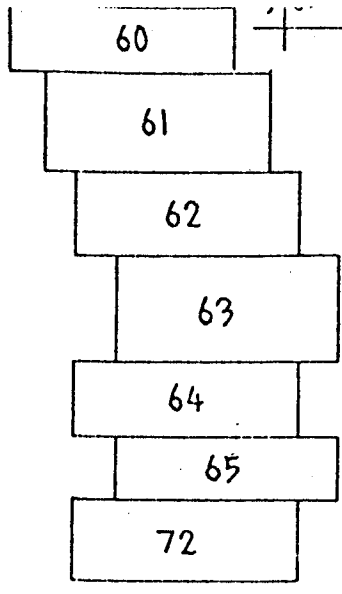
45' 03" 64°

R 190.5 C 95.54

A 96.57

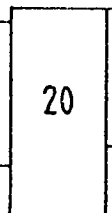
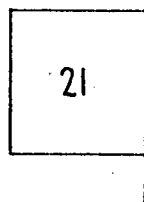
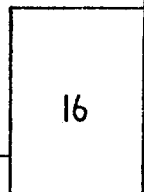
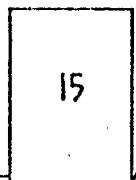
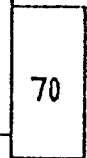
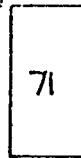
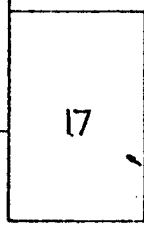
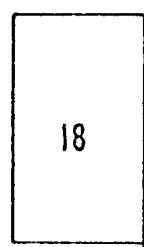
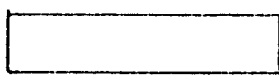
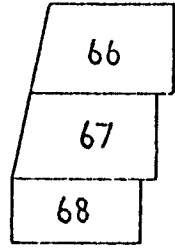


R 60.96 A 175.97 C 120.93



OZIER A 223.19 C 180.86 188° 40' 15"

JOIN LINE SEE SHEET 1A

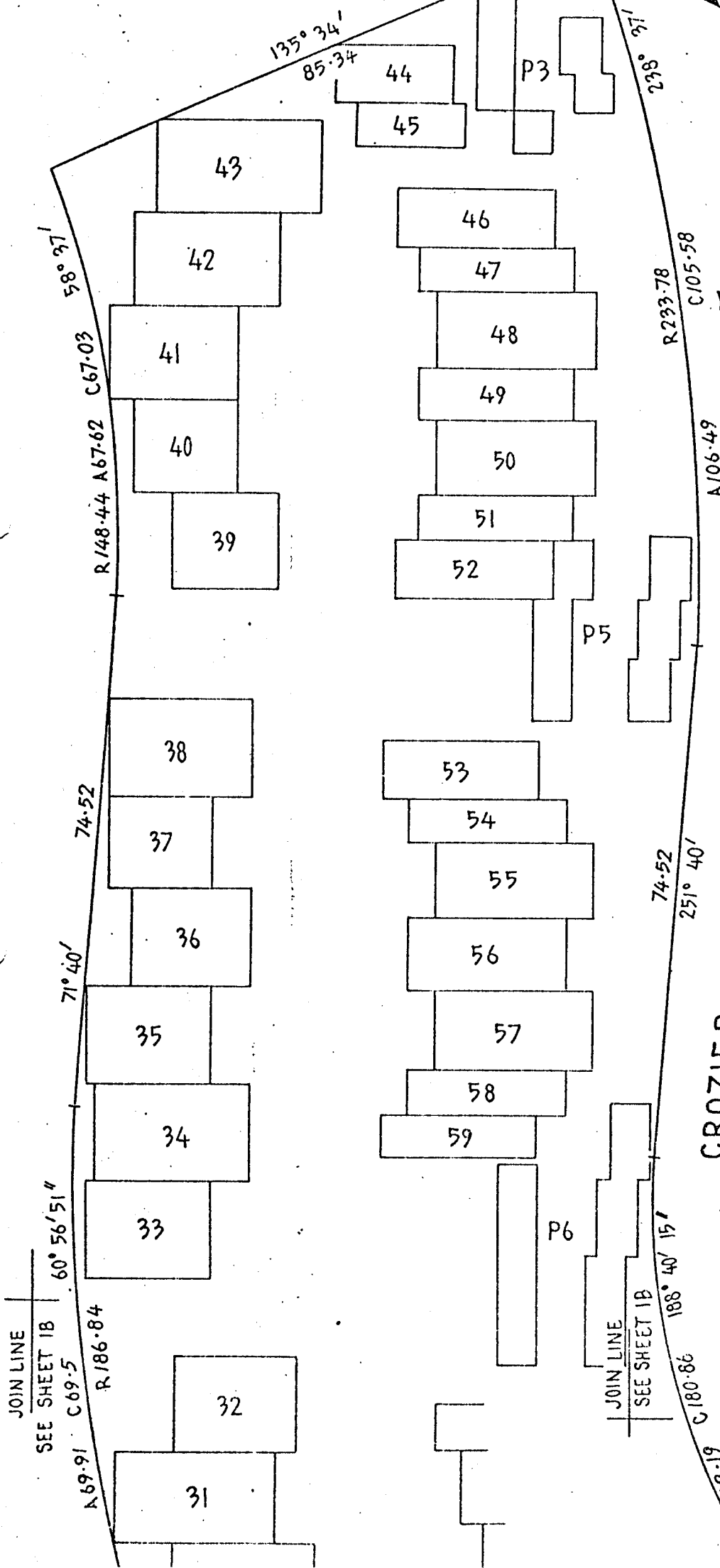


356° 34' 32"

JOIN LINE SEE SHEET 1A



SCALE 1:800



CIRCUIT

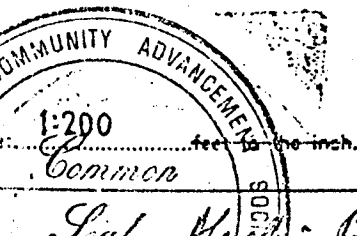
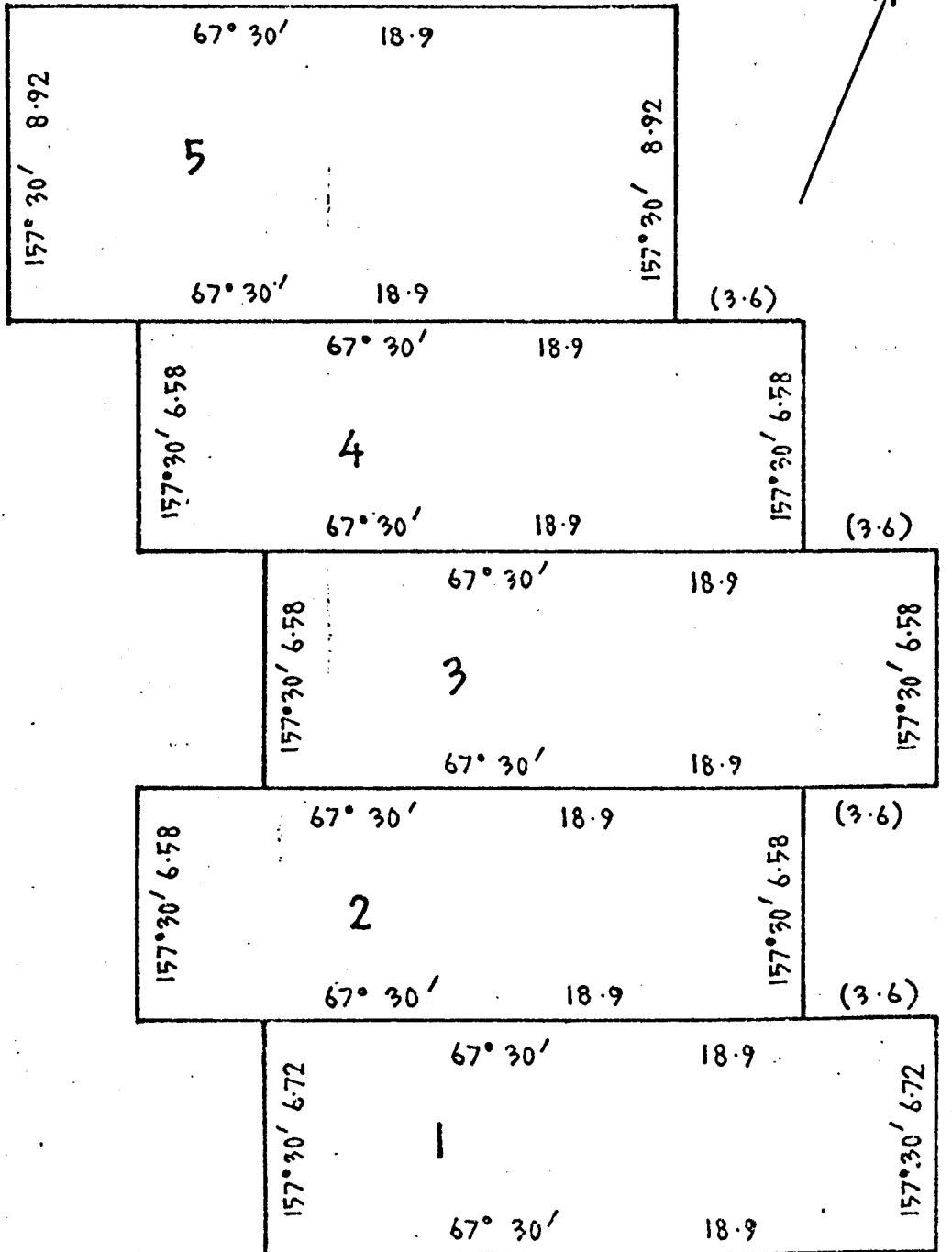
CROZIER



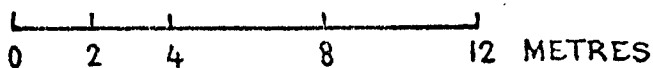
Block..... / Section..... 149 Division of..... KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



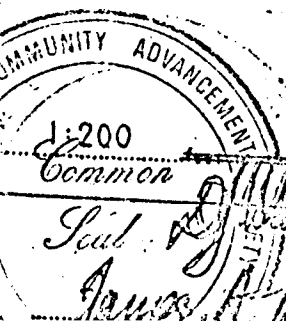
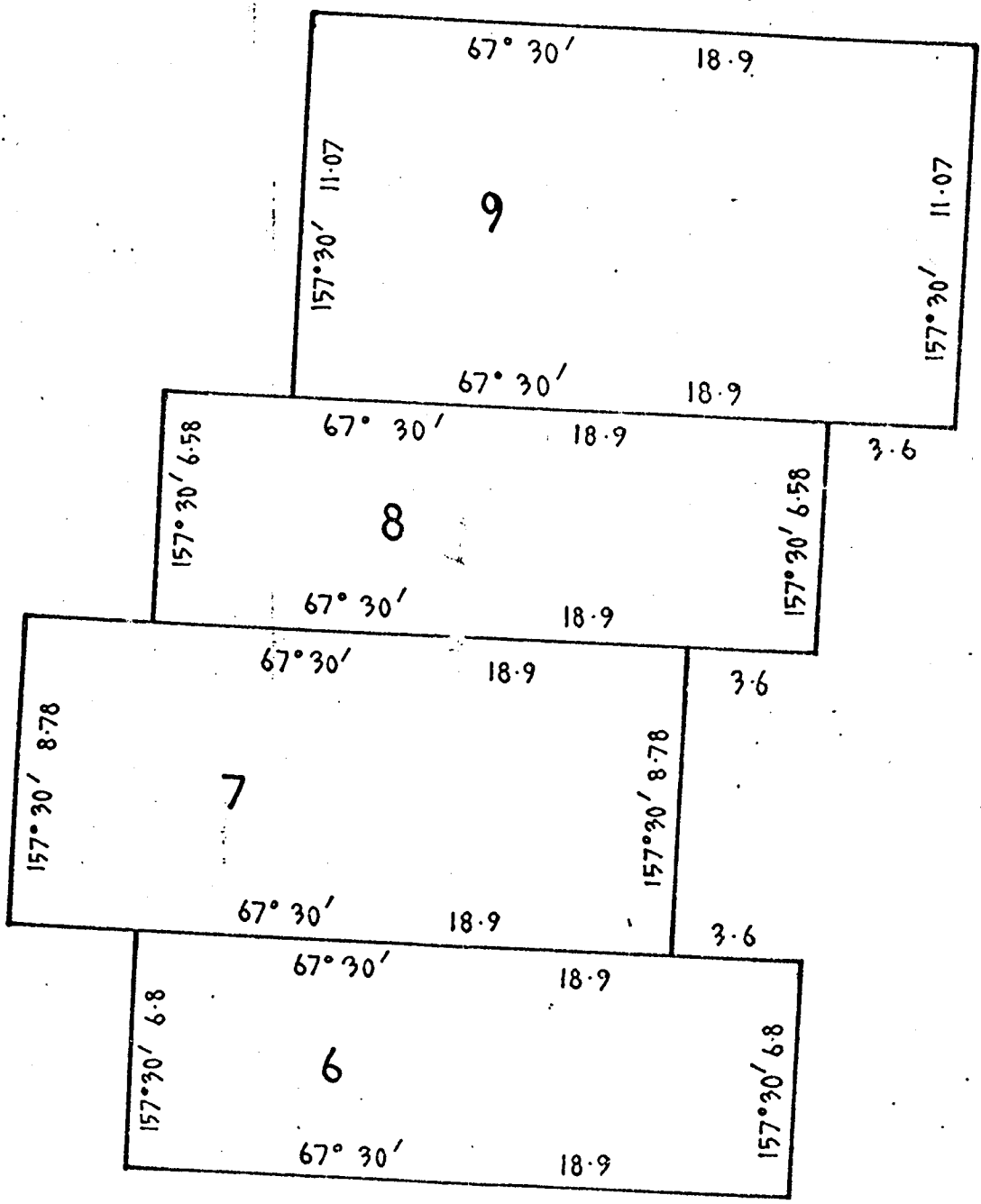
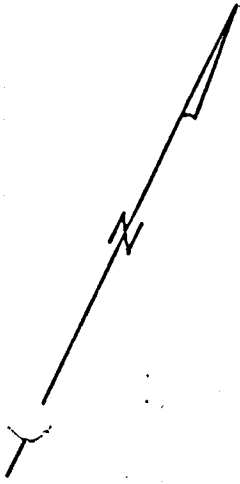
SCALE 1:200



Seal, Name of Architect, [Signature]

FLOOR PLAN

(1) GROUND CLASS 'B'



Seal: [Signature] (DIRECTOR)

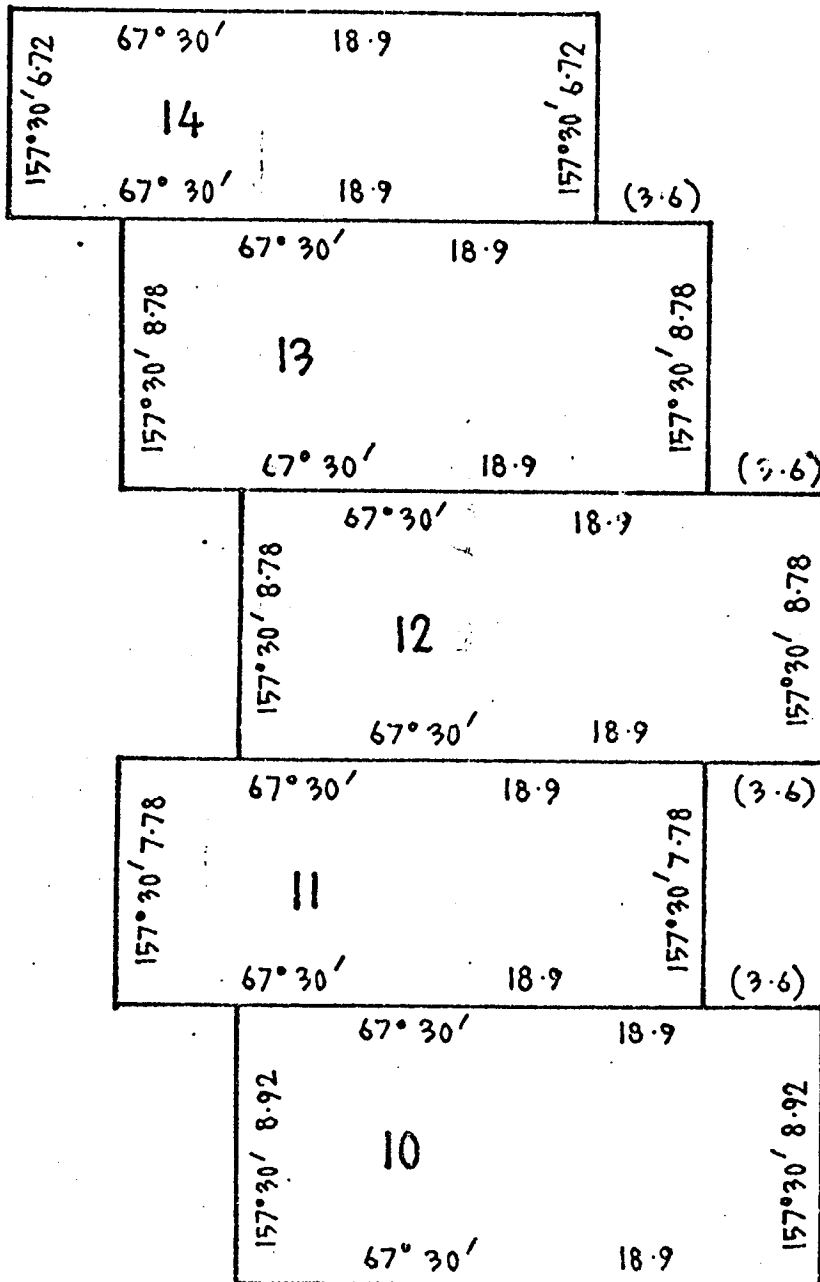
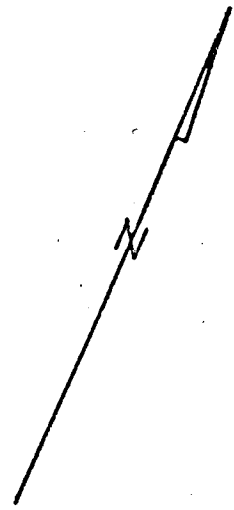
[Signature]

[Signature]

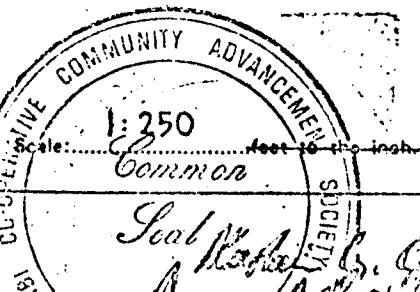
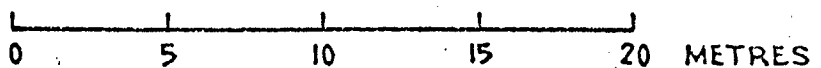
Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



SCALE 1:250



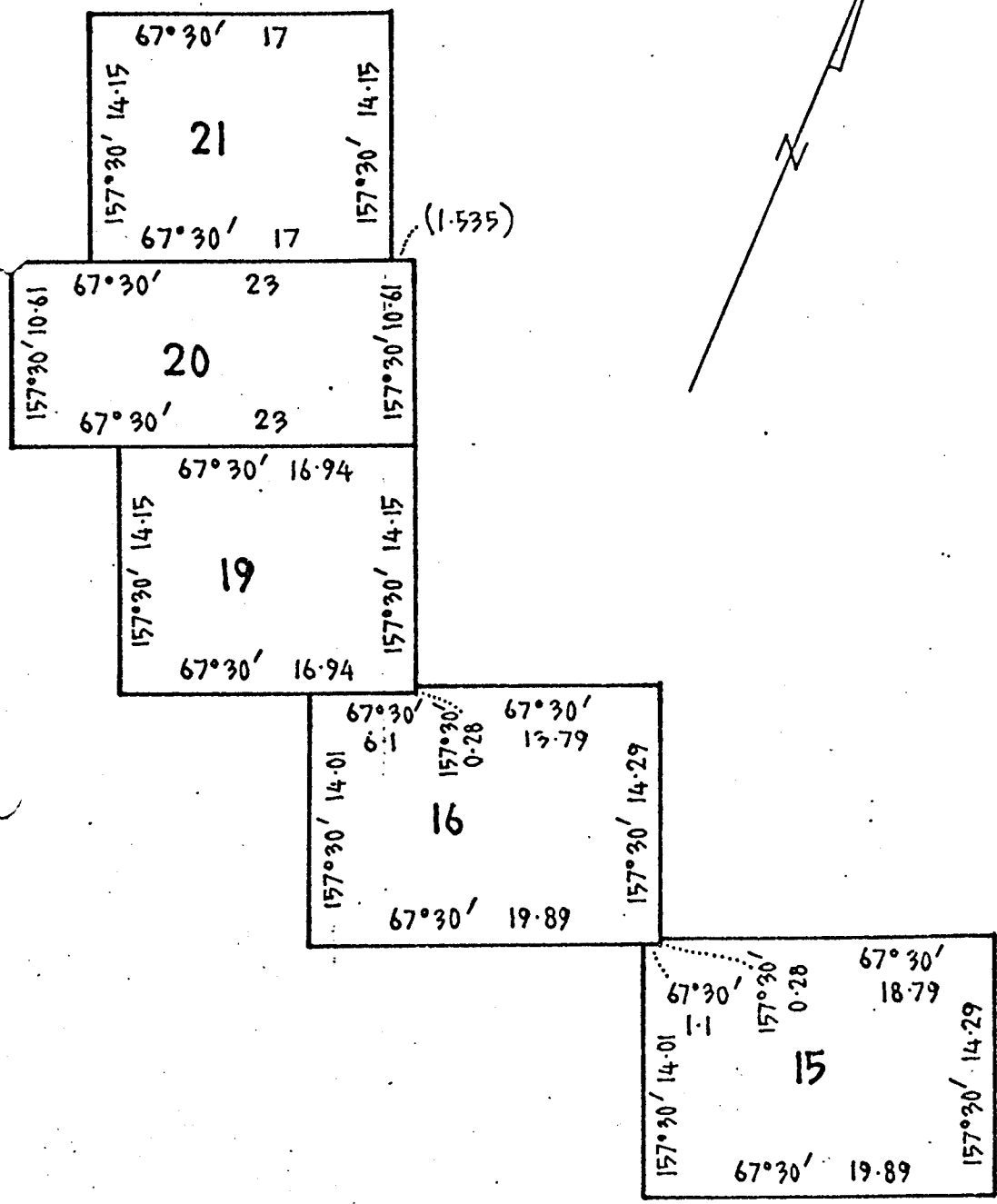
Seal No. [unclear] (Secretary)

[Handwritten signature]

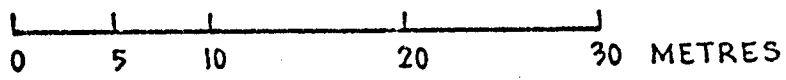
Block 1, Section 149, Division of KAMBAH

FLOOR PLAN

(1) GROUND
CLASS 'B'



SCALE 1:400

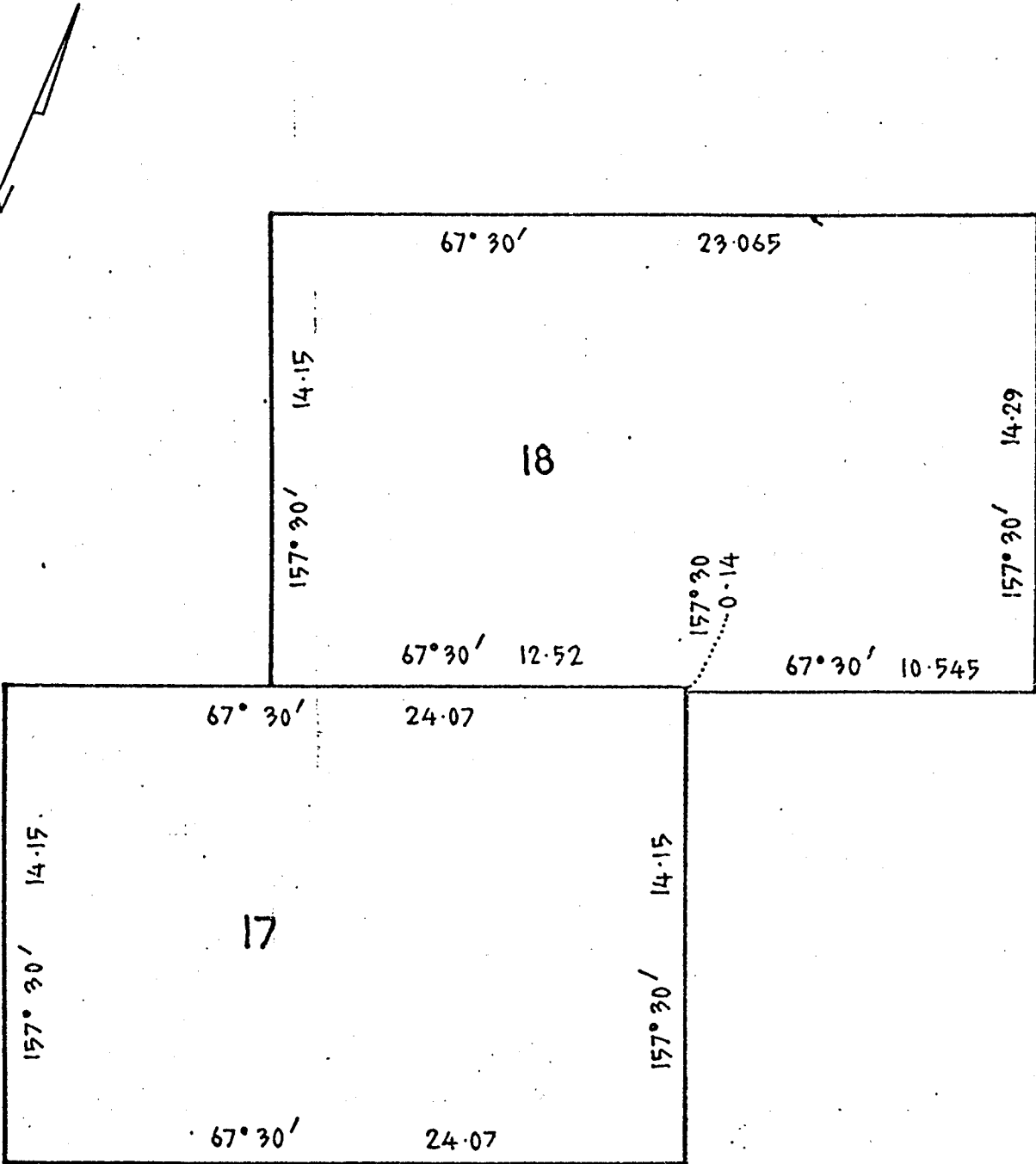


H. J. Henry

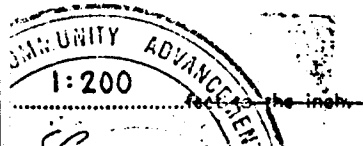
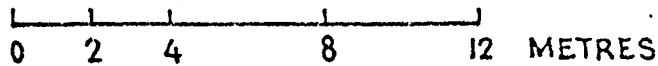
Block..... Section **149** Division of **KAMBAH**

FLOOR PLAN

(1) GROUND
CLASS 'B'



SCALE 1:200



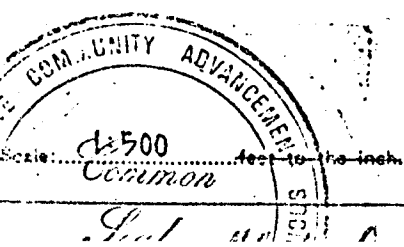
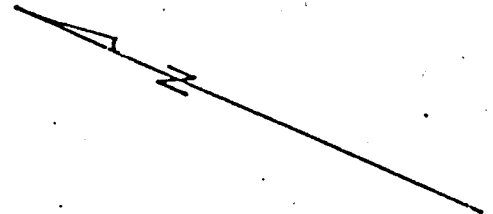
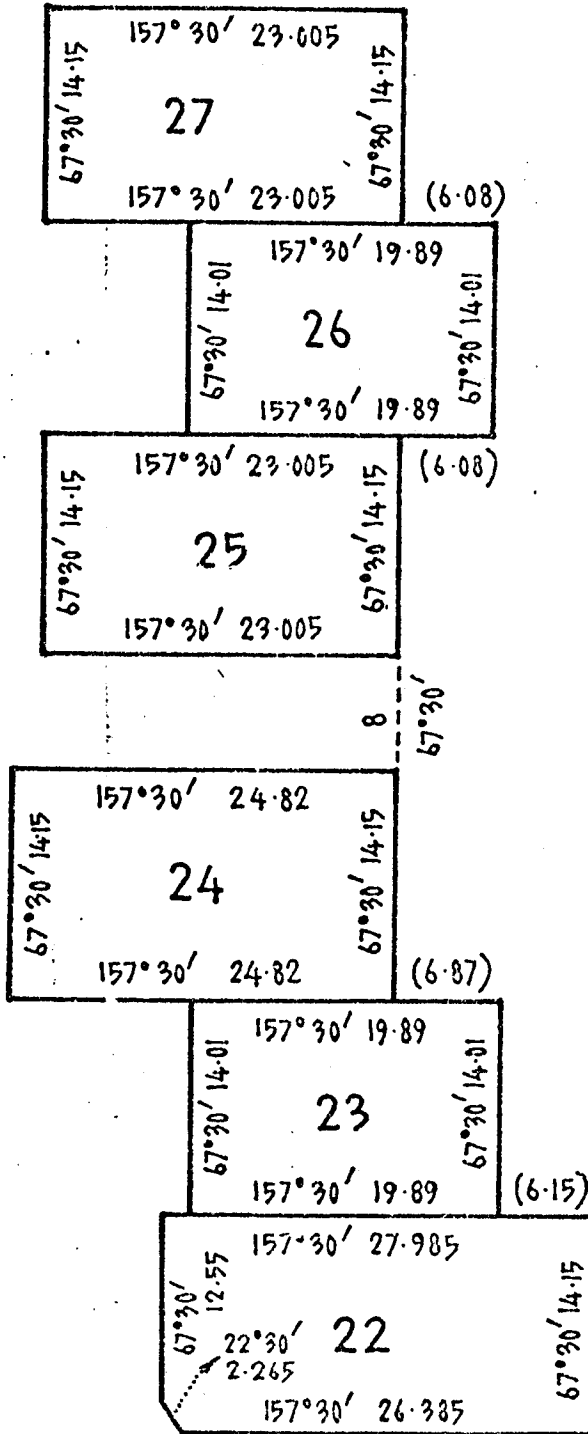
Common
 Secy. *[Signature]* (Secretary)
[Signature] (Inspector)

[Signature]

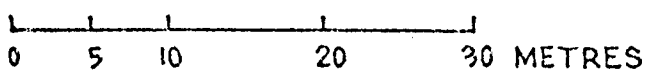
Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



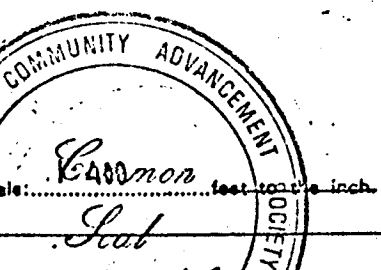
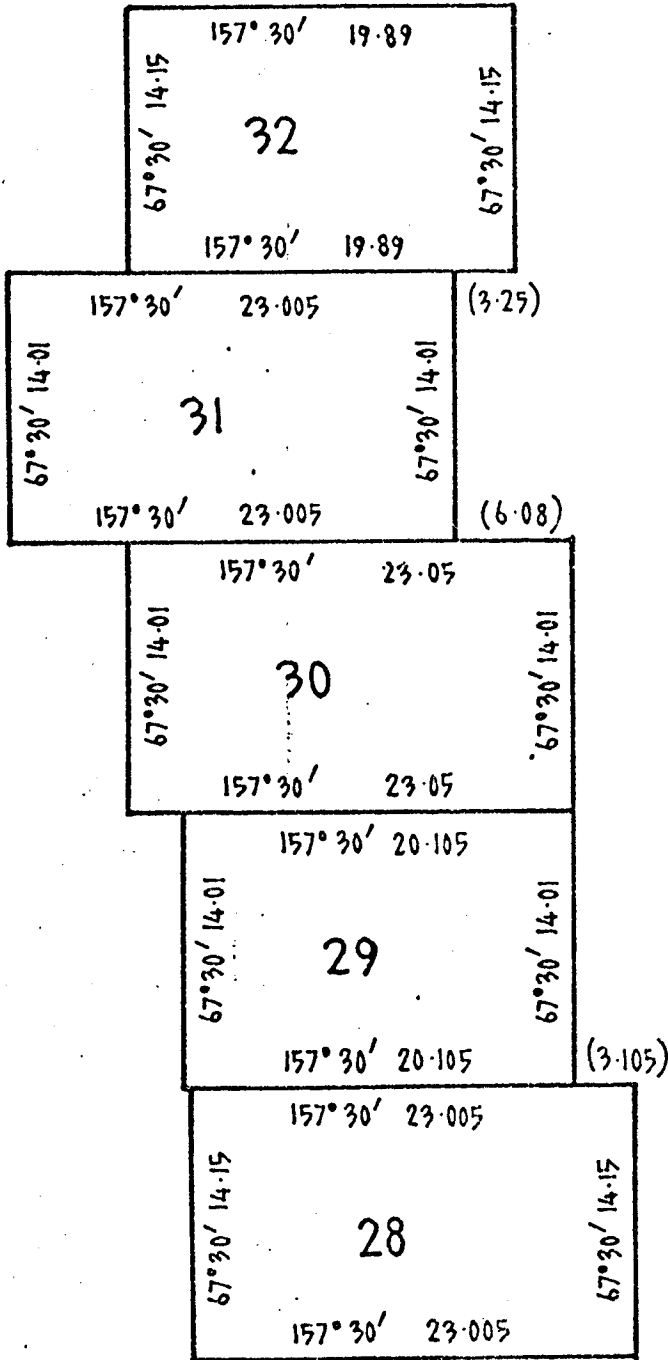
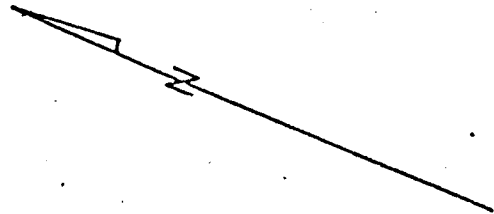
SCALE 1:500



Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



SCALE 1:400

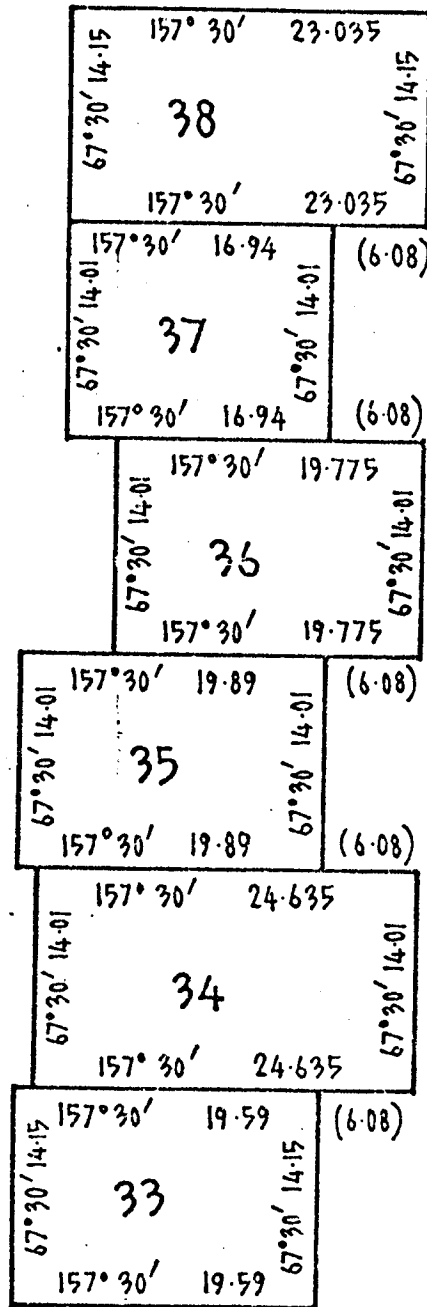
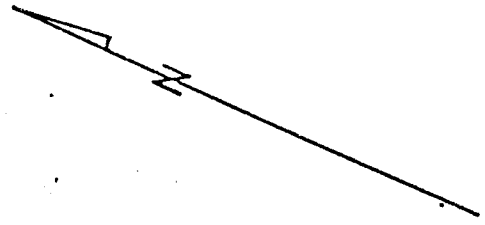


Handwritten signature: Herbert A. Ch. L. (Secretary)

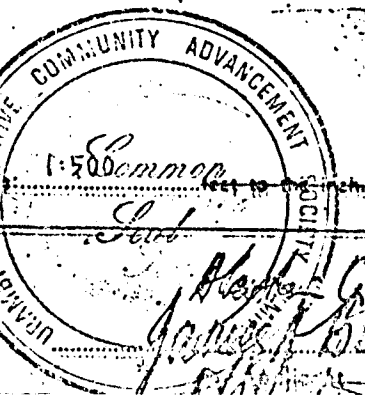
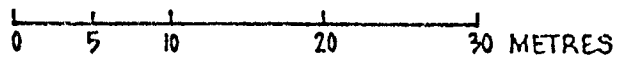
Handwritten signature: A. J. M.

FLOOR PLAN

(1).....GROUND.....
CLASS 'B'



SCALE 1:500



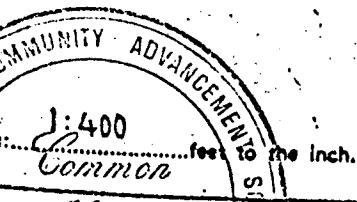
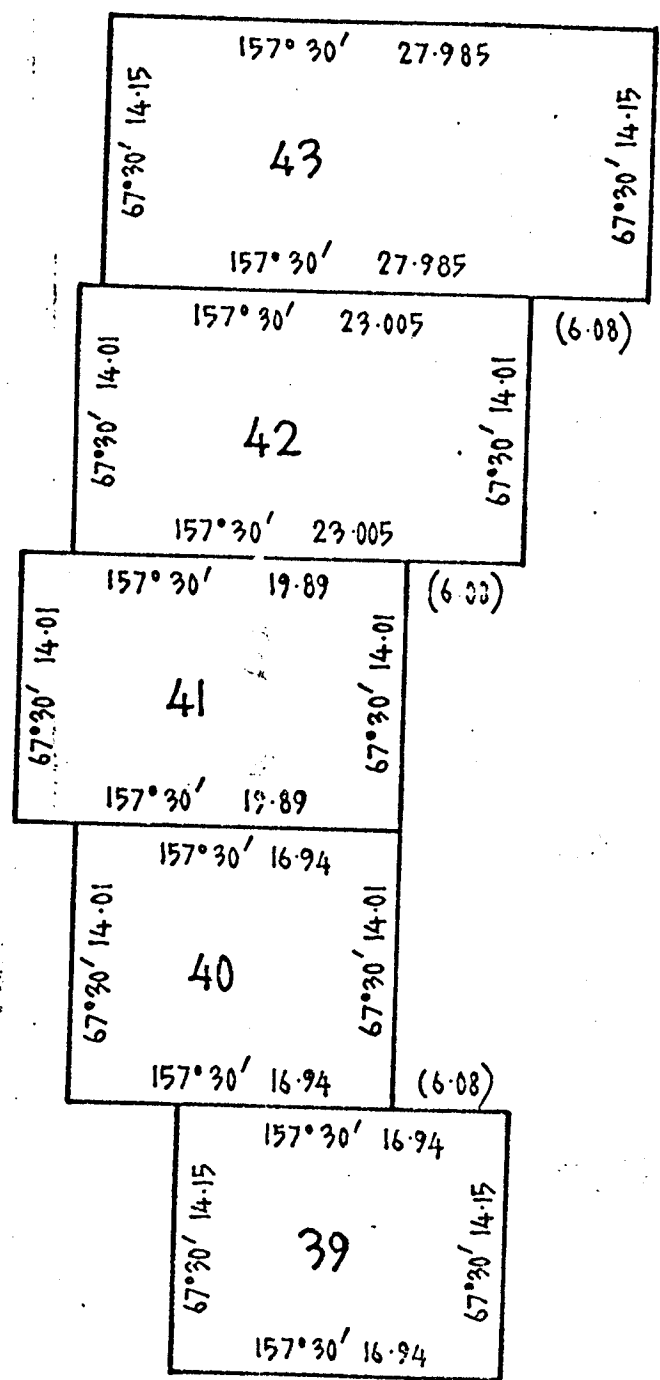
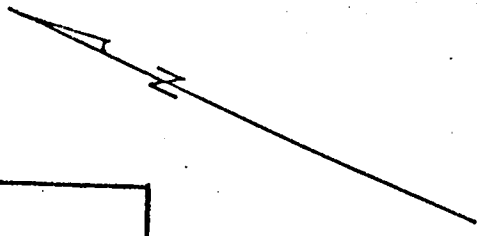
Robert G. Christie (Secretary)
James A. Kelly (DIRECTOR)

M. J. Henry
Deputy of the Minister of State for the Capital Territory

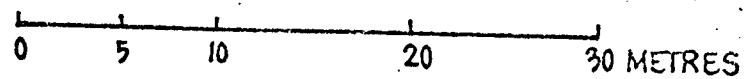
Block 1 Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



SCALE 1:400

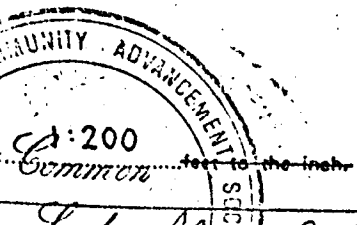
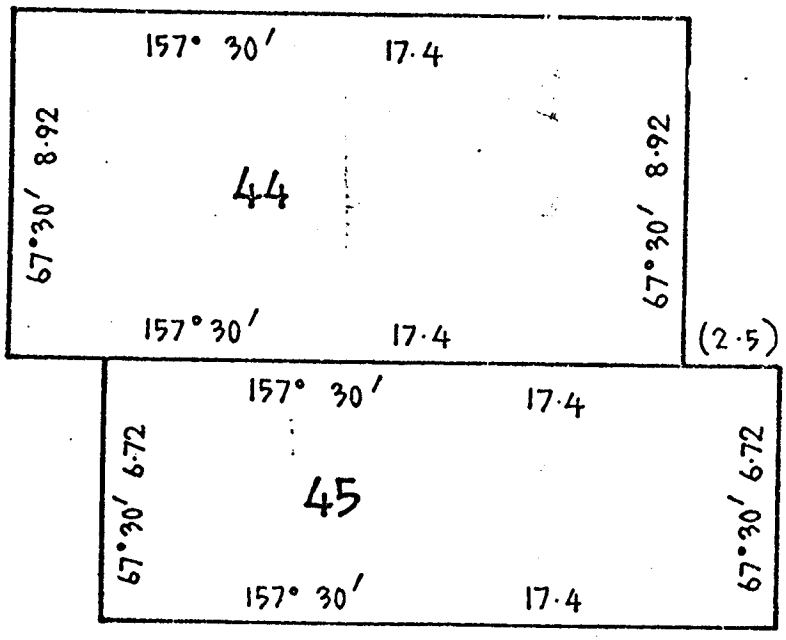
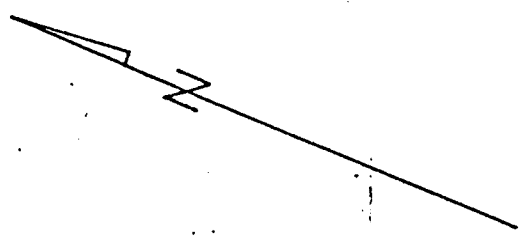


Seal of the Community Advancement Society (Secretary)

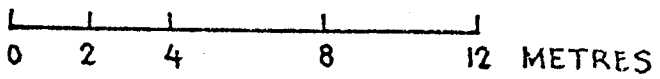
Handwritten signature

Block: / Section: 149 Division of: KAMBAH

FLOOR PLAN
(1) GROUND
CLASS 'B'



SCALE 1:200



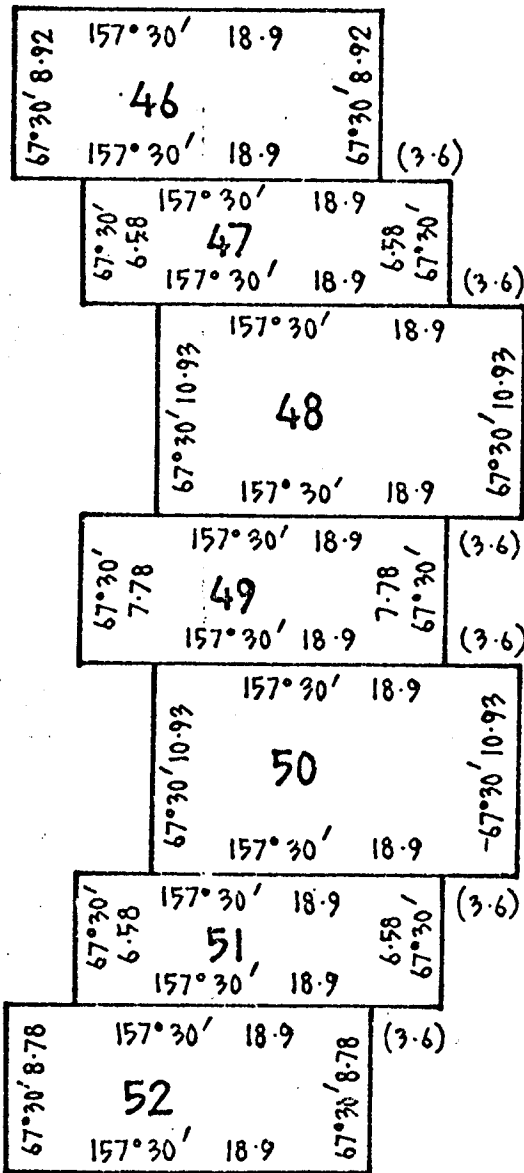
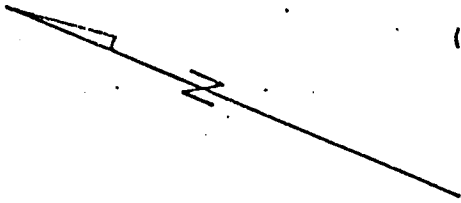
Seal of the Community Advancement Society (Secretary)

Handwritten signature

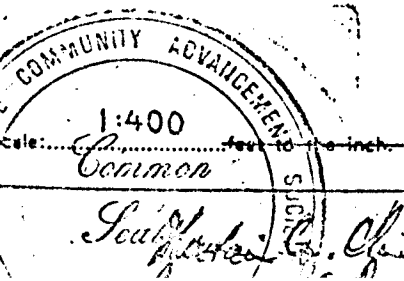
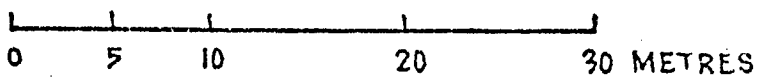
Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND
CLASS 'B'



SCALE 1:400

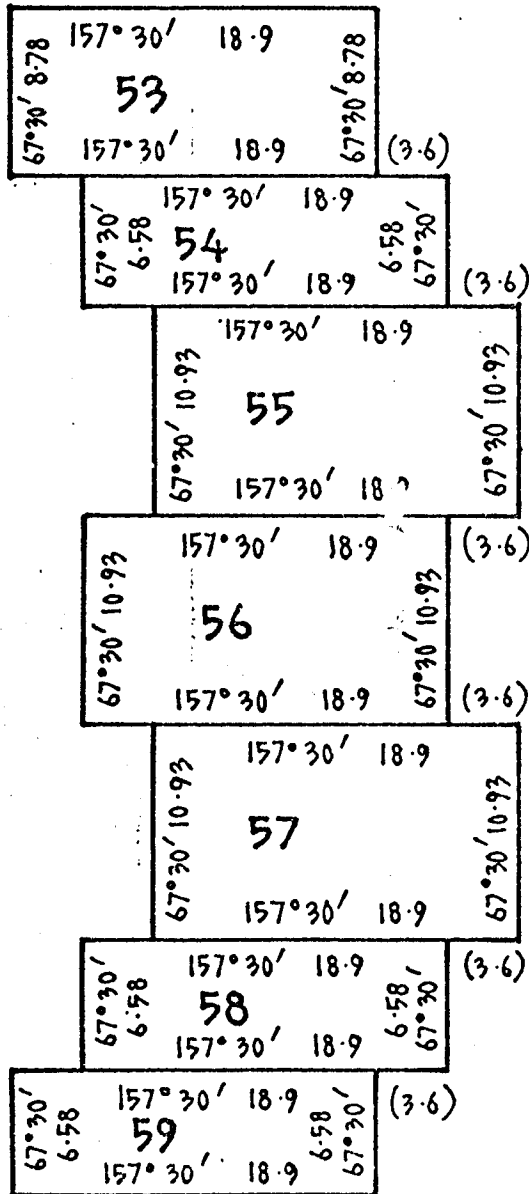
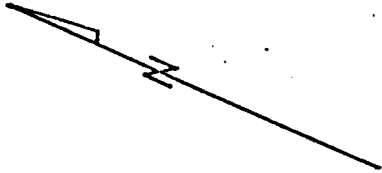


S. S. Chandra

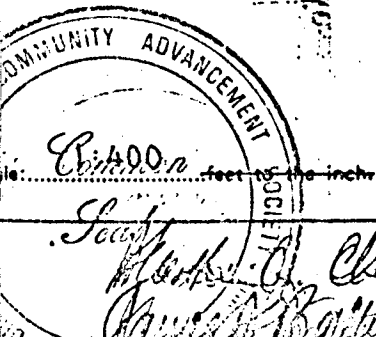
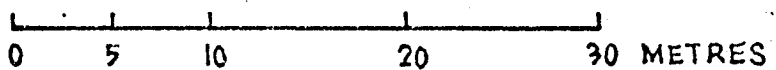
Block 1 Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND
CLASS 'B'



SCALE 1:400



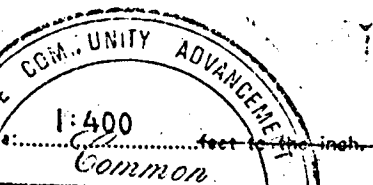
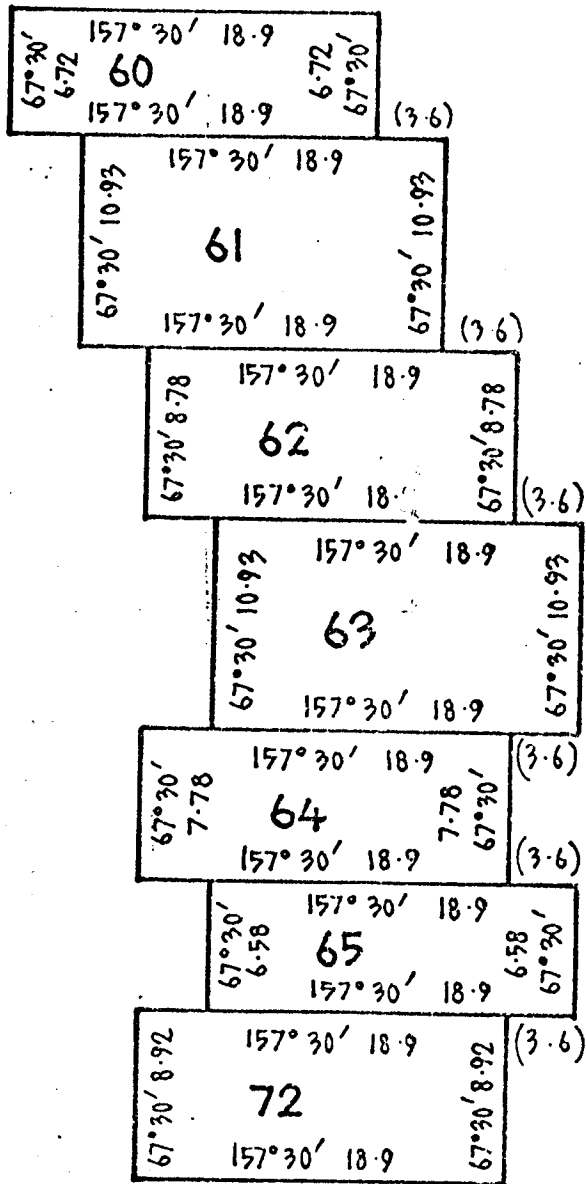
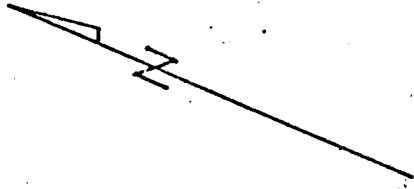
Mr. J. Henry

Block 1, Section 149, Division of KAMBAH

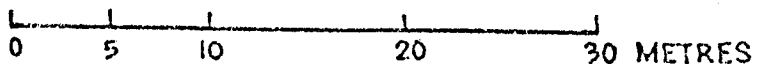
FLOOR PLAN

(1) GROUND

CLASS 'B'



SCALE 1:400



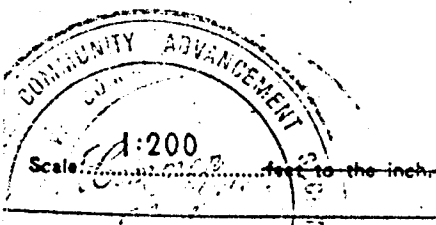
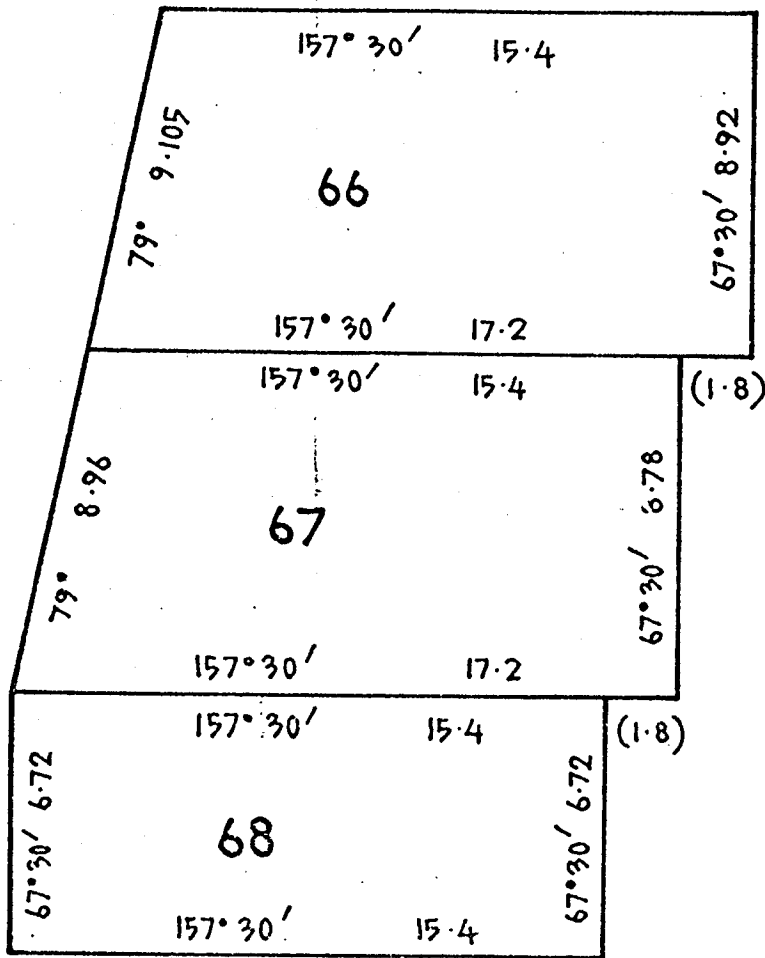
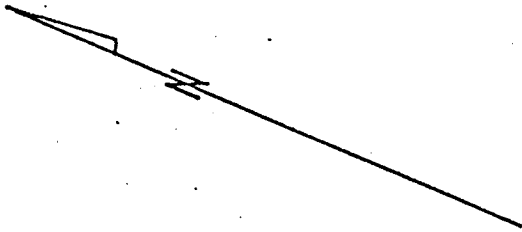
Seal of the Common Unity Advancement Society (Secondary) ...

Mr. J. Adnan

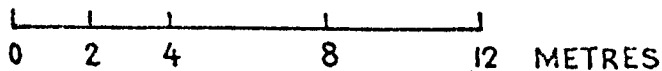
Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND
CLASS 'B'



SCALE 1:200



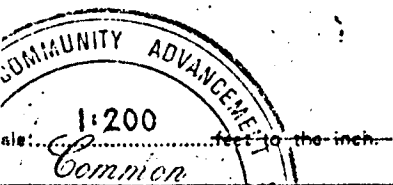
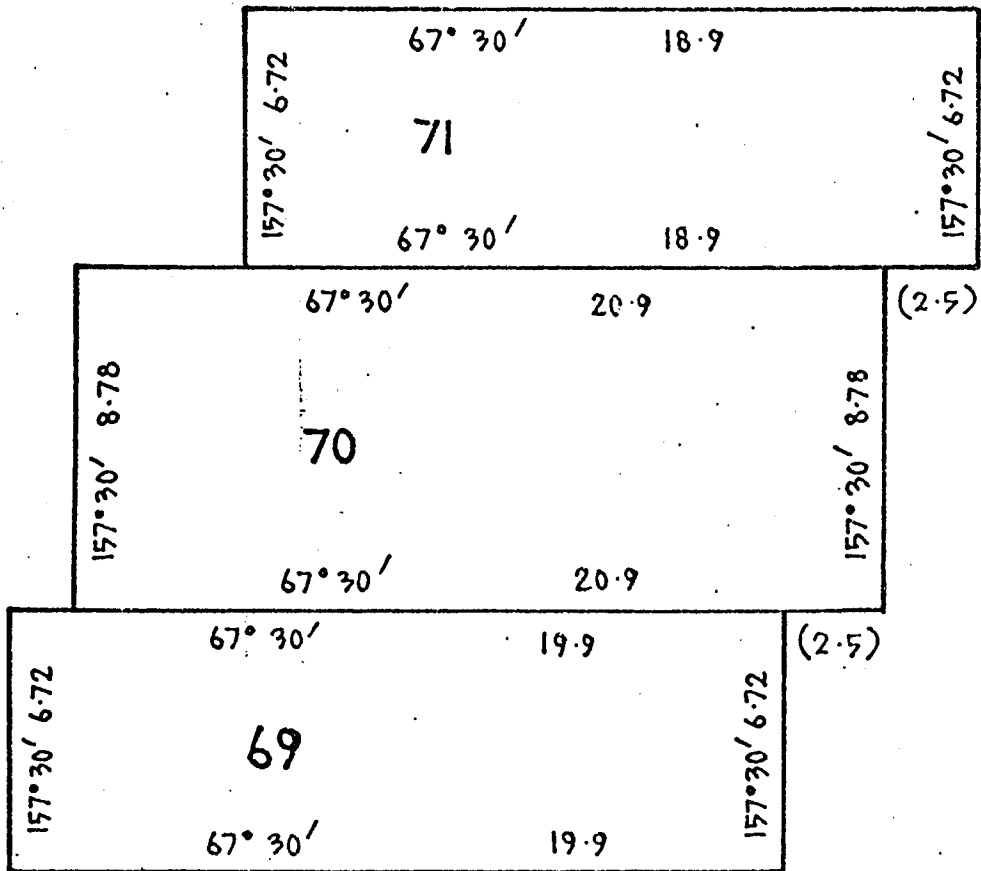
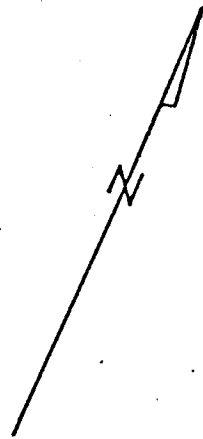
Master G. Chit (Secretary)

[Handwritten signature]

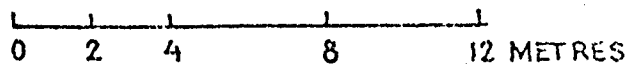
Block / Section 149 Division of KAMBAH

FLOOR PLAN

(1) GROUND CLASS 'B'



SCALE 1:200



Seal of the Council (Section)

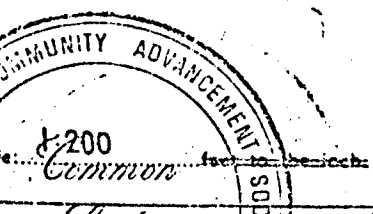
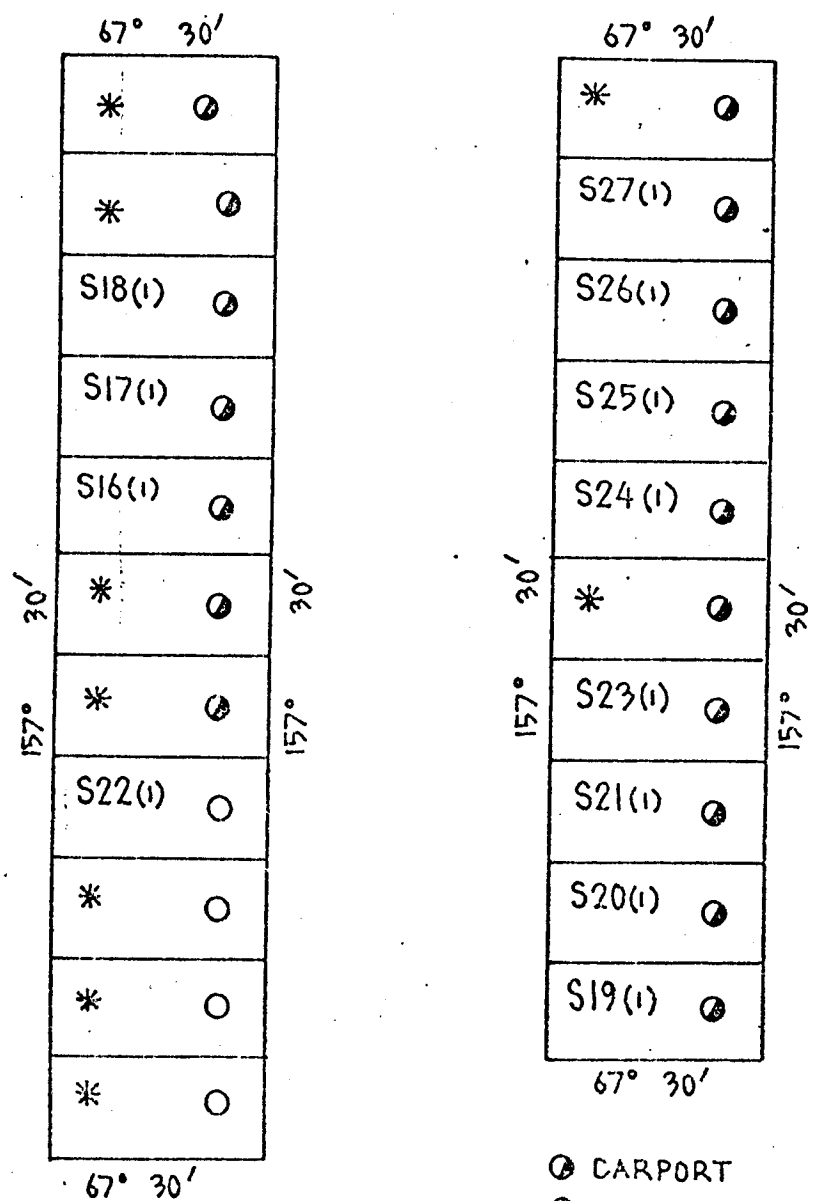
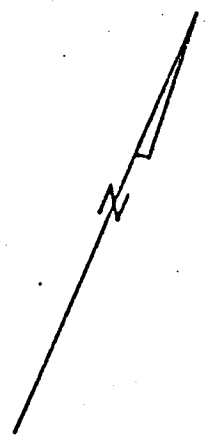
Handwritten signature/initials

Block 1 Section 149 Division of KAMBAH

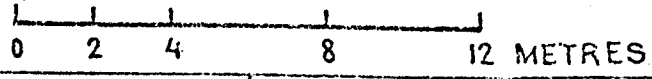
FLOOR PLAN

(1) GROUND
~~UNIT SUBSIDIARIES~~ UNIT SUBSIDIARIES

NOTE ALL CARPORTS AND PARKING AREAS **P 1**
~~SPACES~~ SHOWN HEREON
 ARE RECTANGULAR AND MEASURE 5.5 X 2.585
 AND EACH AREA EQUALS 14.22 m²



SCALE 1:200



Seal of the Community Advancement Society
Secretary
President

M. J. Henry

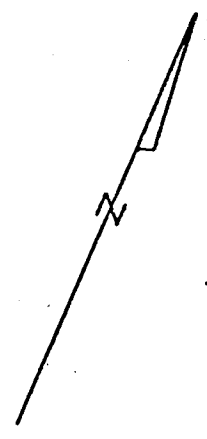
Block 1, Section 149, Division of KAMBAH

FLOOR PLAN

(1) GROUND

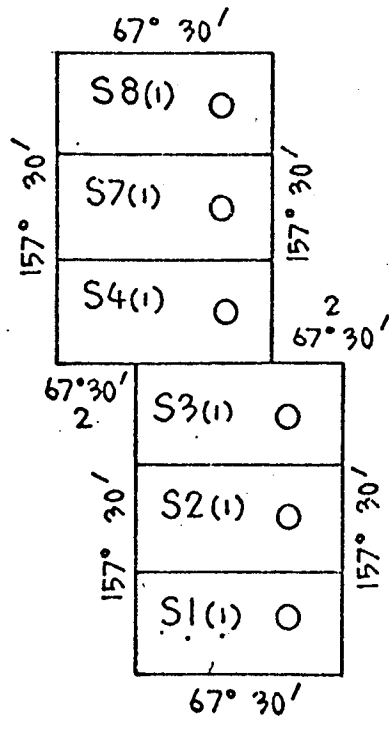
~~CLASS B4~~ UNIT SUBSIDIARIES

P 2



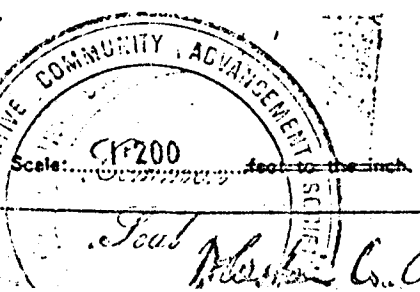
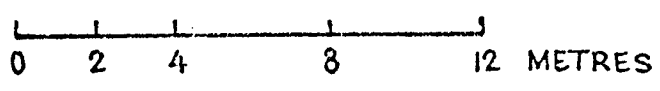
PARKING AREAS

NOTE ALL ~~CARSPACES~~ SHOWN HEREON ARE RECTANGULAR AND MEASURE 5.5 X 2.75 AND EACH AREA EQUALS 15.12.m²



PARKING AREA ~~CARSPACE~~

SCALE 1:200



[Handwritten signature]

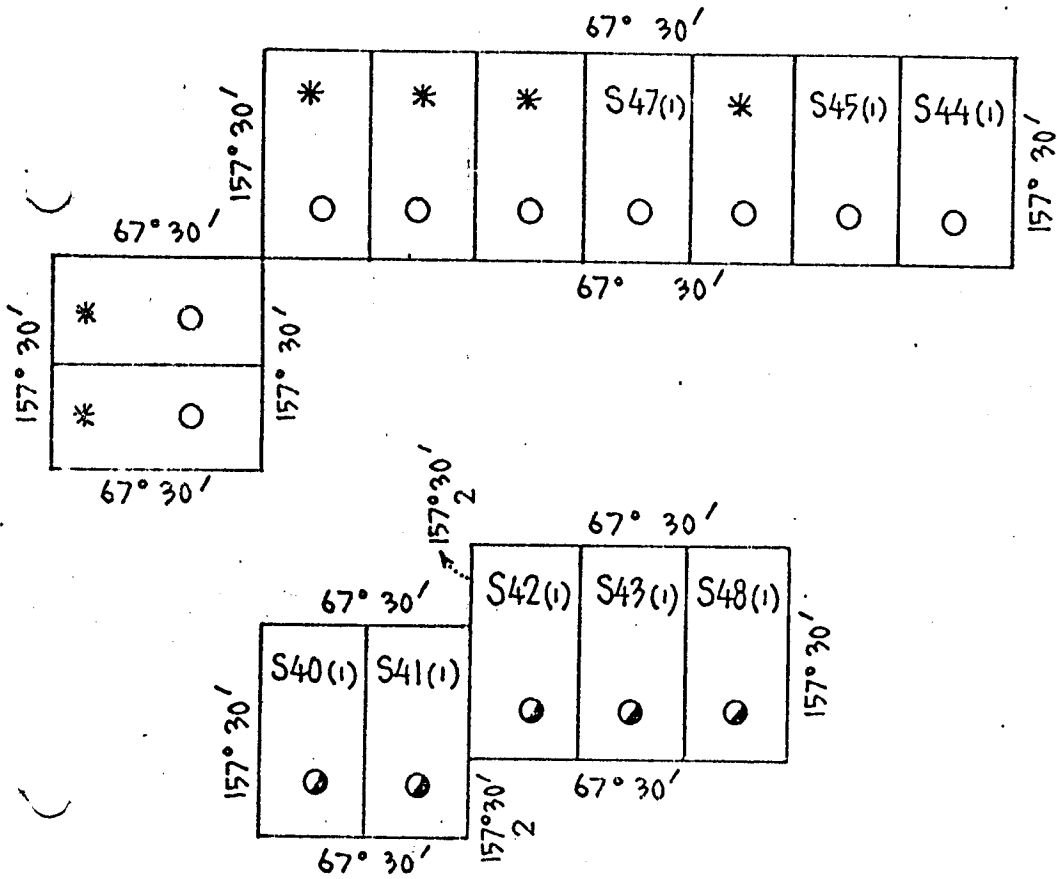
Block 1, Section 149, Division of KAMBAH

FLOOR PLAN

(1) GROUND

~~CLASS 13/4~~ UNIT SUBSIDIARIES

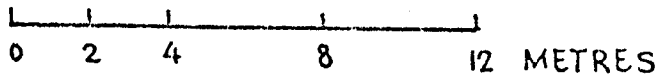
P 3



NOTE ALL CARPORTS AND PARKING AREAS
~~ARE~~ SHOWN HEREON
 ARE RECTANGULAR AND MEASURE 5.5 x 2.75
 AND EACH AREA EQUALS 15.12 m²

- CARPORT
- ⊘ ~~CARPORT~~ PARKING AREA
- * COMMON PROPERTY

SCALE 1:200



[Handwritten signature]

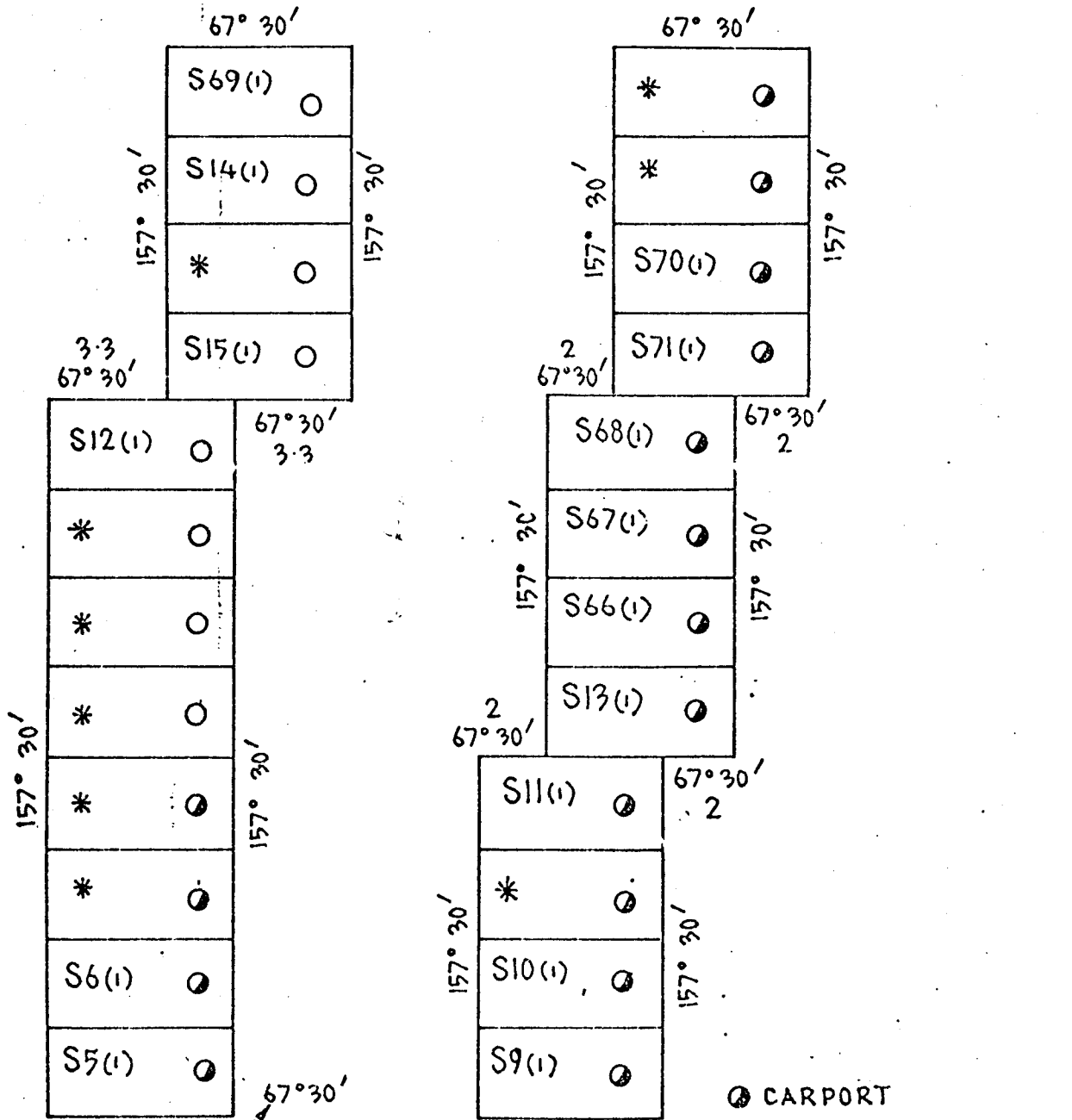
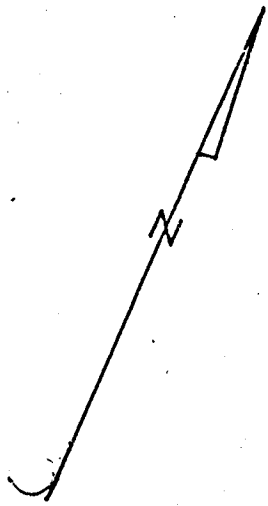
Block 1, Section 149, Division of KAMBAH

FLOOR PLAN

(1) GROUND

~~PASSAGE~~ UNIT SUBSIDIARIES

P 4



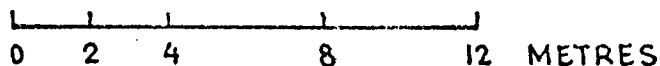
NOTE ALL CARPORTS AND ~~PARKING AREAS~~ PARKING AREAS SHOWN HEREON ARE RECTANGULAR

AND MEASURE 5.5 x 2.75 and

EACH AREA 15.12 m²

Scale: 1:200 feet to the inch.

SCALE 1:200



Common
Society
Seal of the Society
Secretary
Kambah A. R. ...

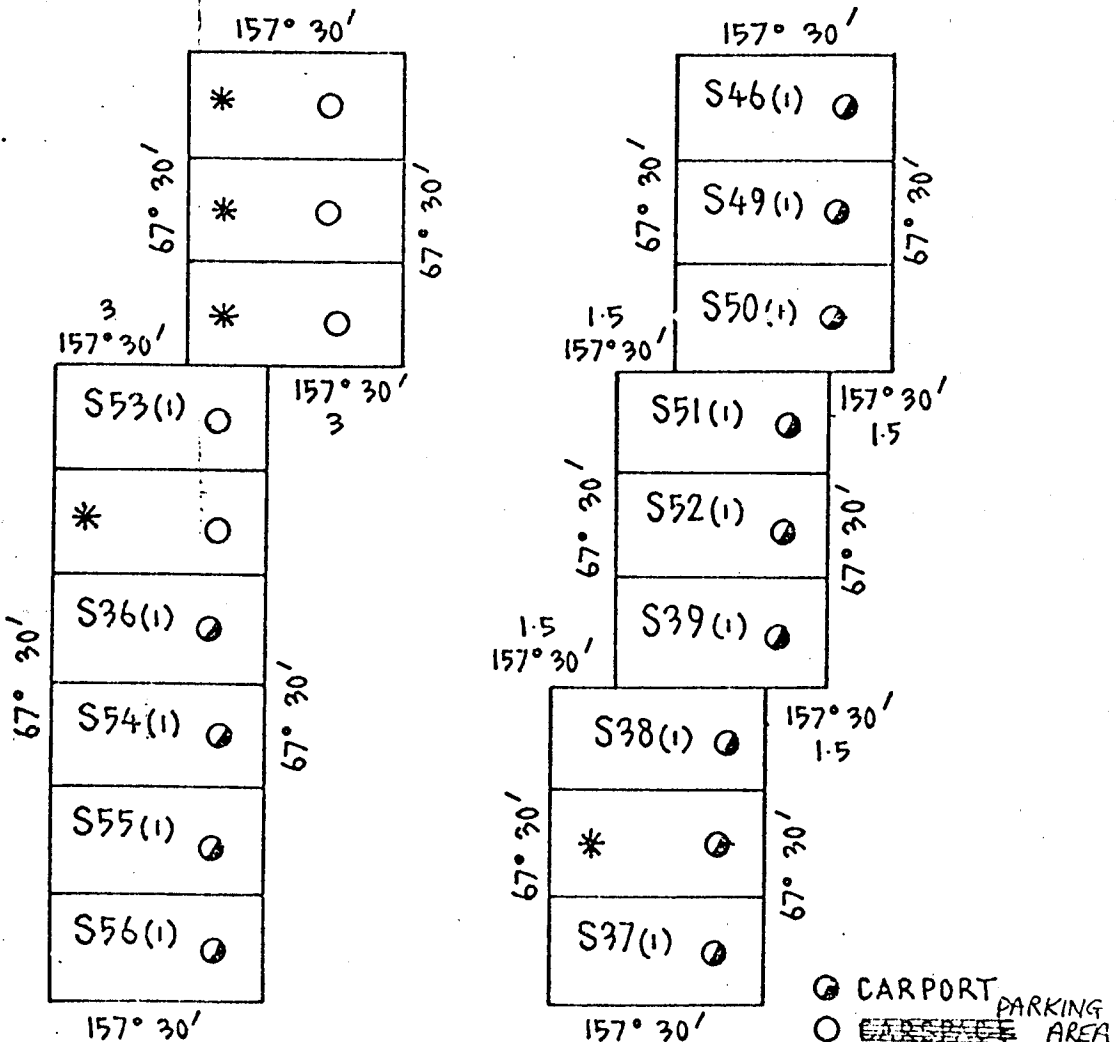
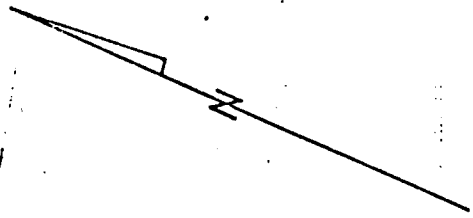
[Handwritten signature]

FLOOR PLAN

(1) GROUND

~~CLASS B~~ UNIT SUBSIDIARIES

P 5



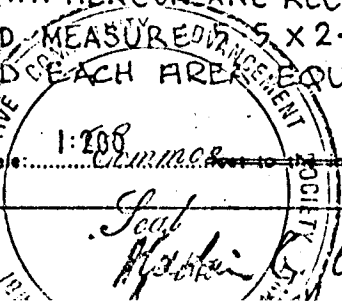
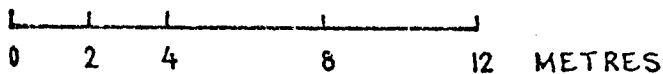
ALL CARPORTS AND ~~PARKING~~ PARKING AREAS

OWN HEREON ARE RECTANGULAR

AND MEASURED 5 X 2.75

AND EACH AREA EQUALS 15.12 m²

SCALE 1:200



Seal
Mr. M. S. Chintamani (Surveyor)

[Handwritten signature]

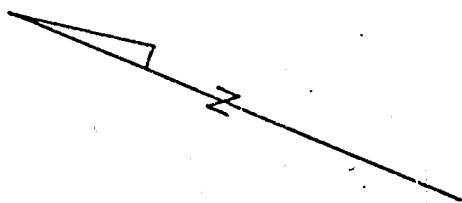
Block 1 Section 149 Division of KAMBAH

FLOOR PLAN

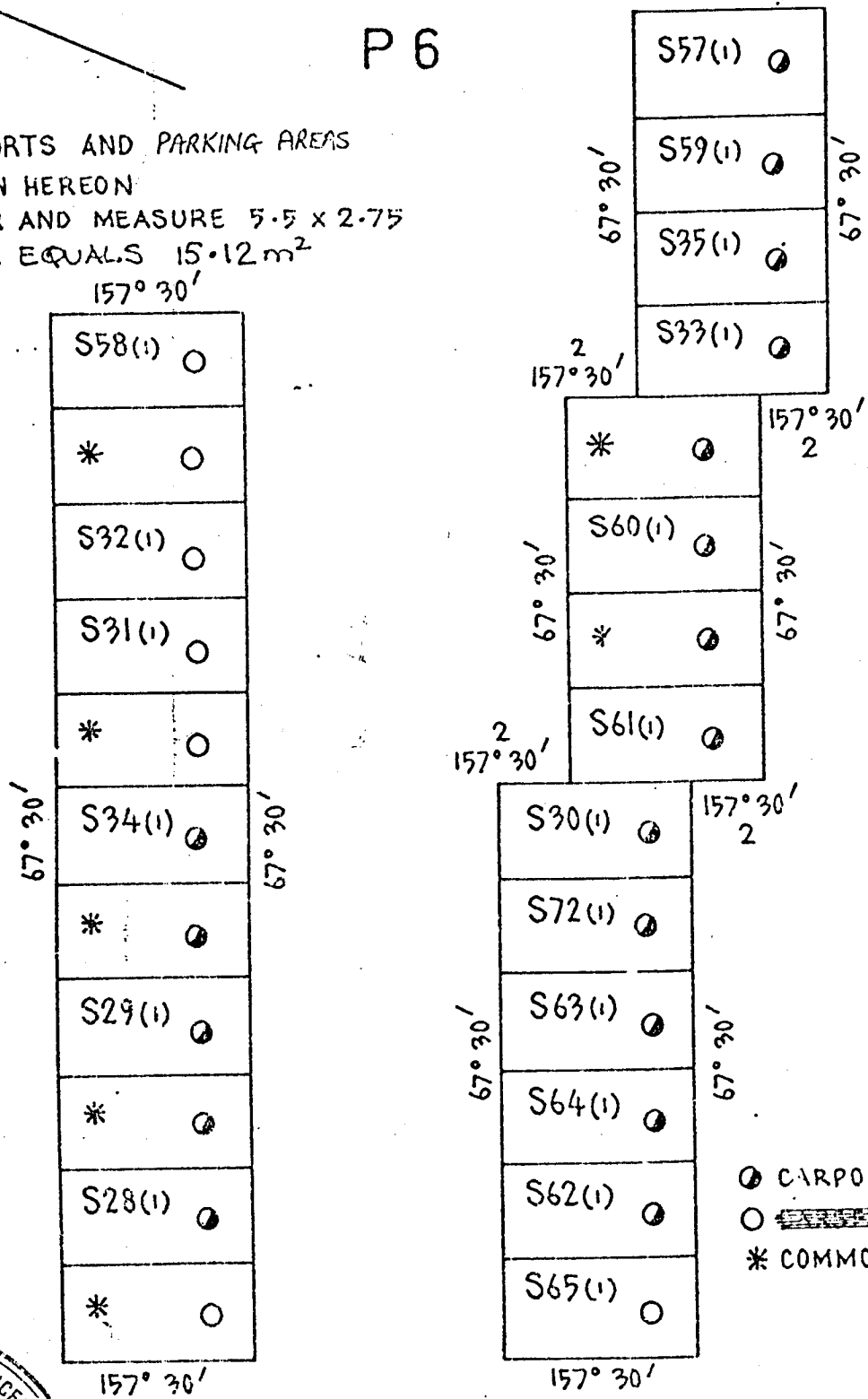
(1) GROUND

~~UNIT SUBSIDIARIES~~ 157° 30'

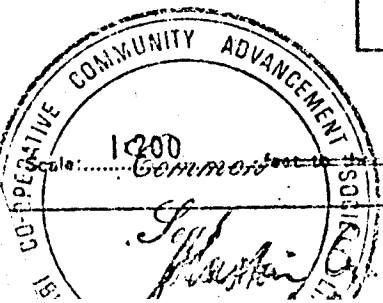
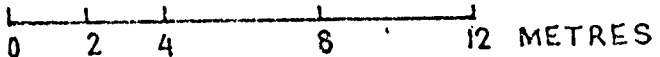
P 6



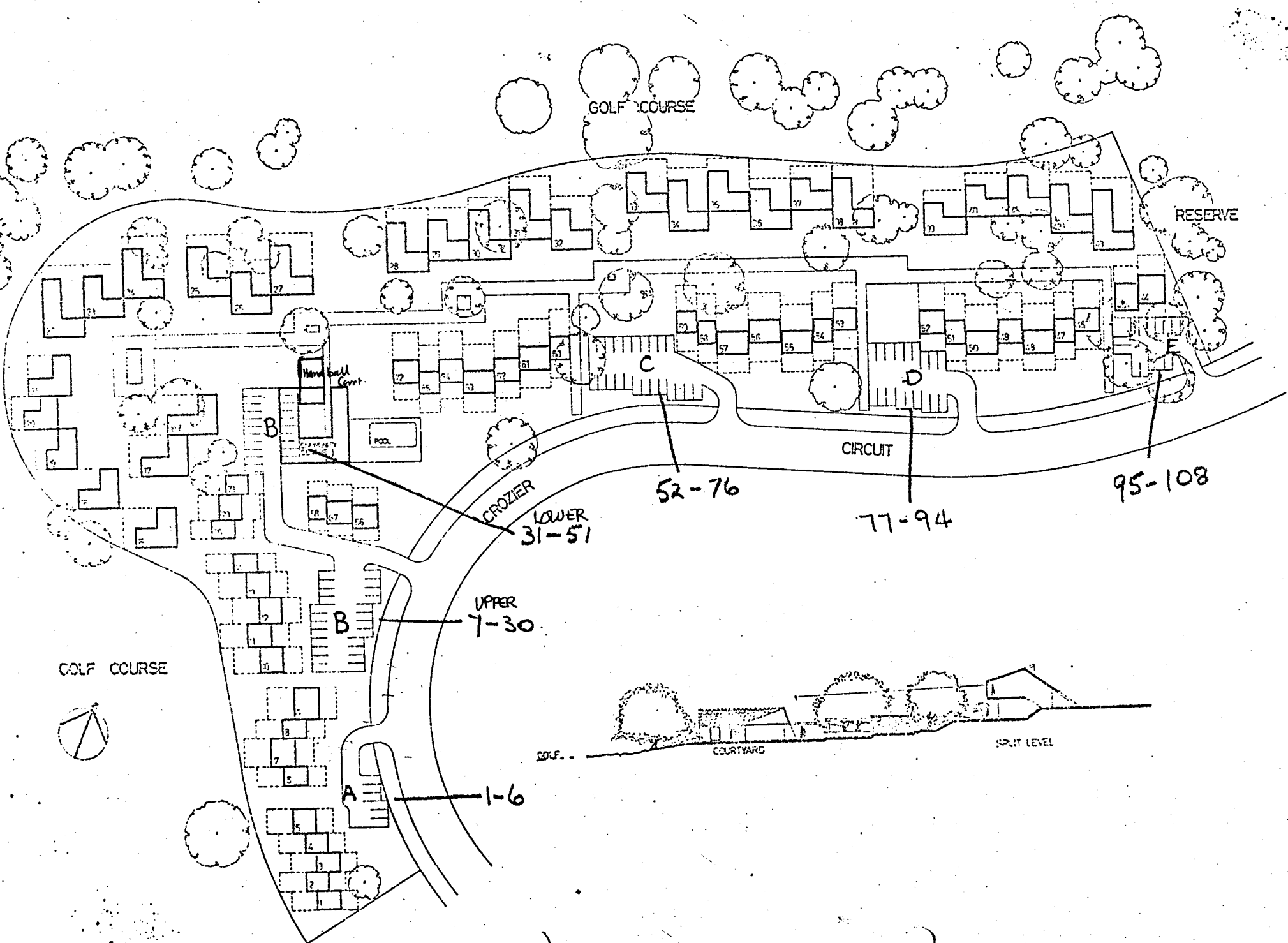
NOTE ALL CARPORTS AND PARKING AREAS
~~ARE SHOWN~~ SHOWN HEREON
 ARE RECTANGULAR AND MEASURE 5.5 x 2.75
 AND EACH AREA EQUALS 15.12 m²



SCALE 1:200



M. J. Senoo



GOLF COURSE

RESERVE

Hand ball Court

POOL

CIRCUIT

CROZIER

52-76

77-94

95-108

LOWER 31-51

UPPER 7-30

1-6

GOLF COURSE

GOLF

COURTYARD

SPLIT LEVEL

B

B

A

C

D

E

UNIT TITLES ORDINANCE 1970-1975

PROPRIETORS OF UNITS PLAN NO. 119

THE SCHEDULE OF ARTICLES AS AMENDED OCTOBER 1976

1. In these Articles, unless the contrary intention appears, "the Ordinance" means the Unit Titles Ordinance 1970.

2. (1) In this article, "authorized agent" means a person authorized by the Corporation for the purposes of this article.

(2) Subject to this article, an authorized agent may, at all reasonable times -

(a) inspect a unit for the purpose of ascertaining whether or not the Ordinance and these Articles are being observed;

(b) carry out in, on or to a unit any maintenance, repairs or work that the corporation is, by the Ordinance or these Articles, required to carry out in, on or to the unit;

(c) carry out in, on or to a unit the functions imposed, exercise the powers conferred, and perform the duties imposed, by the Ordinance and these Articles on the Corporation in so far as they related to the unit,

and may, for any of those purposes, enter and remain in or on the unit for such period as is reasonably necessary for the purposes of doing any act referred to in this article.

(3) An authorized agent shall not do any act referred to in this article unless -

(a) the Corporation or the authorized agent has given to the proprietor of the unit or to the occupier or user of the unit reasonable notice of his intention to enter in or on the unit or to do the act; or

(b) by reason of an emergency, it is essential that the act be done without notice having been so given.

3. Each member of the Corporation shall -

(a) pay all rates, taxes, charges, outgoings and assessments payable in respect of his unit,

(b) repair and maintain his unit and keep his unit in a state of good repair;

(c) comply with any requirement made by or under any law in force in the Territory to carry out repairs or to do any work or thing in relation to his unit;

(d) if his unit is to be unoccupied for a continuous period exceeding thirty days, give notice of the

20x72 1400

fact to the Corporation;

(e) if a change occurs in the occupancy of his unit, notify the Corporation of that fact and of the name of the person who will occupy the unit

4. A member of the Corporation shall not -

(a) use the common property or permit it to be used so as unreasonably to interfere with the use and enjoyment of the common property by another member of the Corporation, by the occupier or user of another unit or by an invitee or licensee of such a member or person;

(b) use his unit or permit it to be used in such a manner as to cause a nuisance, hazard or substantial annoyance to another member of the Corporation or an occupier or user of another unit or to an invitee or licensee of such a member or person;

(c) make within his unit or on the common property such a noise as might reasonably, in the circumstances, cause substantial annoyance to another member of the Corporation or to the occupier or user of another unit;

(d) use his unit, or permit it to be used, in a manner that results in there being a contravention of a law in force in the Territory;

(e) except in accordance with the express permission of the committee of the body corporate and in accordance with the provisions of any law in force in the Territory applicable in the circumstances, erect or alter any structure in or on his unit; and the committee of the body corporate shall cause to be displayed, details of the proposed erections or alterations for a period of not less than 21 days and if there be no objections grant such permission;

in the event of there being objections the committee of the body corporate shall call a meeting of all members of the corporation at which meeting a vote shall be taken; a two-thirds majority of the entitlements of members present and voting shall be required for the proposal to be permitted to proceed;

(f) except in accordance with the written permission of the Corporation (which permission may be withdrawn at any time by written notice given in pursuance of a special resolution of the Corporation), keep any animals or birds in or on his unit or the common property;

(g) attach to or remove from his or her unit any sunblind (as defined in the Building Manual A.C.T.) without first obtaining the approval of the Committee of the Body Corporate.

5. (a) A person who becomes the proprietor of a unit shall, within seven days after lodging with the Registrar for registration the instrument under which he has become the proprietor of the unit, give to the Corporation notice that he has become the proprietor of the unit.

(b) A person who ceases to be a proprietor of a unit shall within seven days of transfer of title to that unit notify the corporation of said transfer.

Architectural items

items for consideration w/e 28.10.76.

1. House 24 :
 1. heaters and power points : clarification.
LIVING, BEDS 2, 3, 4, FAMILY
 2. copy or original of plans by C. Woodrow
(seen by P Bell) for kitchen.
 3. lights in lofts
 4. Require wall in BED2 REGARDLESS
 5. Require skylight over BATH R.* REGARDLESS
- position of hot water service?
*2' from external wall; 1½' from either end
 6. Ventilation of loft.
 7. 2 power pts in loft; 1 4' from N. end;
1 9' from S. end.
 8. Kosciusko in LIVING.
2. House 23 : dimmer switches.
3. House 40 : finish on window in LIVING south side
4. General
 1. fan cost. ✓
 2. doors and carpets. - owner's responsibility
SUPPOSED TO BE 25cm.
 3. paths - Streets ASAP.
 4. fences.
5. House 12 - VPR, AI, —
6. U3b Kitchen
7. House 42 - Cupboard in B/R 2.

CM Lang

Secretary

28.10.76.


Current bills

for W/e 28.10.76.

1. Mrs Souter \$36.00 - typing certificates of title
(8 x \$4.50/hr)
2. P. Weller \$300 - refund of ~~\$200~~ deposit
A. Byrne \$300 " " "
3. DCT water, sewerage & general rates \$4104.35
4. Martin & Barker - registration of unit plan \$26.00
5. A R O'Dea (Valuations) P/L
Progress valuations 4 & 6 @ \$25.00 ea = \$50.00
6. Barry Webb and Associates
Consulting Electrical Engineers Invoice No. 409.
amt owing \$725.84.

CM Lang

28.10.76.



Uvumbi Board meeting, 5:30 p.m., 28 October 1976,
Lombard House.

Agenda

1. Minutes of meeting 21 October 1976
2. Action responsibilities
- Report on sheet distributed 22.10.76.
3. Progress
 - * MOGO
 - * Guideline
 - * Stocks
4. Budget
 1. current bills (see attached list)
 2. financial position
 3. cost estimates - A Christie to give preliminary report on investigation of cost estimates.
5. Architectural items
(see attached list)
6. Sales
7. Committee reports
 1. opening ceremony
 2. body corporate
 3. landscaping
 4. advantage purchasing
8. Other business

CM Lang

Original only : =

Uraniki Board meeting, 5:30 pm, 4 November 1976
Lombard House.

Agenda

✓ 1. Minutes of meeting 28 October 1976 (attached)

✓ 2. Action responsibilities

- Report on sheet distributed 29.10.76.

✓ 3. Progress

* MOGO :-

* Guidelines :- can't do any work until

* Stocks

-- Birch Development Research Institute.

✓ 4. Budget

✓ current bills

✓ financial position

✓ income estimates.

Resolution next week.

✓ 5. Architectural items

- HOUSE 12 QUOTATION
- ELECTRICAL DIAGRAMS
- PG - WEST WALL
- HEALY'S INTERNAL WALLS
- USB KITCHEN DETAILS.
- OPENING CEREMONY FINISH

✓ 6. Sales

7. Committee reports

- 1. opening ceremony ← Invitations issued
- 2. body corporate ←
- 3. bank. mins. ←
- . int. budgets.

8. Newsletter

9. Other business

3 November 1976.

John Lang

Secretary



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

Dear Members

Comprehensive Insurance Cover

You may by now have been informed by your mortgagee(s) that provision of mortgage finance at time of settlement will be conditional on proof of payment of the first year's premium on a comprehensive insurance cover on the building(s) to be erected on your unit title.

The Board of the Society has arranged, through A.C.T. Insurance Brokers Pty Ltd, for members to have insurance cover for their unit title building(s) by getting individual mortgagee copies from the South British Insurance Pty Ltd, rather than having to obtain separate and individual insurance cover. Effectively this means that members will be able to get comprehensive insurance cover on their houses (and garages, if they have them) with South British for a premium of \$15 per year, compared with at least \$40 per year through normal insurance arrangements.

So that South British can prepare your mortgagee copy, you will need to complete the attached form and return it as soon as possible and not later than 19 November 1976, together with a cheque or money order for \$15 payable to Urambi Co-op. C.A.S. Ltd. South British will then send your mortgagee copy direct to you.

If you have any queries, contact me on 45.2127(W) or 86.2767(H).

We will keep you informed of other insurance cover you may wish to arrange.

For the Urambi Board

C.M. Lang
Secretary.

Complete and return as soon as possible and not later than
19 November 1976 together with a cheque or money order for
\$15 payable to Urambi Co-op. C.A.S. Ltd. to:

The Secretary,
Urambi Co-op. C.A.S. Ltd,
P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

Full name of member(s):

House No.:

Mortgage details

* First mortgagee's name:

P.O. Address:

Amount:

* Second mortgagee's name:

P.O. Address:

Amount:

* Third mortgagee's name:

P.O. Address:

Amount:

Have you enclosed your cheque or money order for \$15 payable
to the Urambi Co-op. C.A.S. Ltd?

Christie
Lang
Batty
Watson / Bell

Urambi Board meeting, 5:30 pm 25 November 1976
Lombard House

Agenda

1. Progress

- * Stocks - certificate of completion for Group J Expected Tomorrow
 - progress on other Groups
 - expected dates for move-in of members; various Groups. Bell says No change for Gps A, B, & C; they are now February
- Terry Sumner will be on site in January
Colin F finishing foreman.

Block F:
• Not before Christmas
• Sometime in January

2. Budget

1. current bills (see attached list)
2. financial position
3. cost estimates

3. Architectural items

4. Committee reports and/or progress

1. opening committee
 2. body corporate - rules etc
 3. landscaping - 500 railway sleepers, - O.I.C. Batty
- Advisory Group:
• Parking
• Banking
• Rules
• bricks
• Landscaping

5. Sales

6. Other business

- meetings over Christmas New Year
- new director

Follow-up

1. ~~Maloney or Macintyre's acceptance of loft changes.~~
2. Binnie/Munro - advice.
3. January Roster Chikang
4. Print-out for folders. Secretary 25 Nov 76

Uranbi

Accounts outstanding at 25 Nov., 1976.

Irish, Young & Onthwaite	\$1400.00
Martin and Barber	26.00
P.T.C. of N.S.W. (railway sleepers)	500.00
A.C.T. School Authority	30.00
W. J. Gordon	2103.00
Opening ceremony	104.98
{ Taylor, Thompson & Whitting	3912.88 }
R. J. Sullivan	150.00
{ Stocks, Payment claim No. 8	256440.24 }
Barber & Taylor Progress claim No 2	7119.00
D. J. Watson	15.92
Livic Co-Op. P.B.S. IB End for Nov 1	8406.25
" " " " " Dec 1	" ?
Darry Wells & Ass.	1116.85
"	725.85

CM Lang
25 / 11 / 76.

Mr Christie,

For your consideration.

Urambi Board meeting, 25 November 1976, Lombard House

Present: A. Christie (Chair), D. Watson, C. Lang, J. Batty
P. Bell (architect)

Apologies: J. Maher, I. Lowe

The meeting commenced at 6 p.m.

Progress

2. Fitness certificate depends on DCT being satisfied that garages are fit to park cars in. Certificate should be issued tomorrow.
3. Finishing foreman is now working through Groups J and H. There is one team-week's work in Group J. There was discussion about what constitutes possession and occupancy of a house and its relation to settlement date. People should be informed that the DCT has issued a fitness certificate, but that the houses have not yet been completed to the architect's satisfaction. Any occupancy by way of installation of carpets would be at members' risk before rectification of items are completed.
4. The fitness certificate had been delayed due to a breakdown in communication about garages. It is the role of the builder to apply to the DCT for an inspection prior to the issue of a certificate of fitness. In future, two certificates would be issued in relation to other Groups: one for the houses, one for the garages.
5. The priority of the work-through would be 39-40-43, 42, then 41. Implications for floor covering work.
6. Progress on other groups: only Group H would be finished in addition to Group J before Christmas. Implications are still grave for the Society; it would be dependent on Stocks for bridging finance over the Dec-Feb period. Terry Sumner would be on site over Christmas. The finishing foreman would work on Groups G and F; it may be possible for Colin F. to turn these Groups off over the break. Terry Sumner is the foreman on G, F, E, and 69,70,71. Edwards are on A,B,C,K,L and E. The tri-levels are going quite well. There are some bad tradesman on the tri-levels. Groups A, B and C are still likely to be finished in late February.

Budget.

7. Current bills were discussed. Current interest bills are in the vicinity of \$10,000 a month. The accounts from Barry Webb would be referred to P. Bell for consideration. It is reasonable that supervision, design etc. is 95% complete?

8. Jim Batty proposed that Bills 1-6, 8, 10 and 11 be passed for payment. This was agreed. Jim Batty proposed that A. Christie be empowered to pay the Civic interest of

\$8,406.25 plus accrued interest on 1 December, and this be ratified (Bill 12). This was agreed. Jim Batty proposed that Bills 13 and 14 be approved for payment subject to M. Dysart and Associates agreeing to them. This was agreed. Jim Batty proposed that Stock's payment claim 8 be approved, subject to M. Dysart and Associates approving the amount. This was agreed. Also ratified was the interest bill to B.NSW for \$

9. Financial position. The current bills (\$22,000 approx.) can be paid from the CBA (\$16,000) and a small amount from Civic. There is some \$60,000 in the B.NSW for use over Christmas.

10. Cost estimates. Stocks will provide estimates up to 25 November. These will be available towards the next week. D. Watson would visit Stocks to update schedule of selected items in houses. Discussion suggested that Stocks were a little behind in their paper work. It would not be worth D. Watson's time going to Stocks.

Architectural items

11. There was discussion about Golski's tiles. Authorisation was given to P. Bell to handle any contingency. P. Bell and C. Lang would handle items bilaterally. P. Bell left.

Committee reports

12. Opening ceremony. It was a successful event, and C. Lang moved a vote of thanks to the organisers of the ceremony, J. Batty and I. Lowe.

13. Body Corporate rules. Rules would be codified by J. Batty for consideration by the Body Corporate at the next meeting. There was discussion of several items. J. Batty would be responsible for forming an advisory group on Body Corporate matters.

14. Landscaping. A new director would need to be put in charge of landscaping. The Committee appointed Jim Batty. Jim Batty would organise the railway sleepers, chips and bricks. 10,000 bricks would be needed by Christmas. Jim Batty would also organise tube-stock and mulch. The site-truck may be used for trips to Sydney.

Sales

15. No holding deposits have been obtained in the last 5-6 weeks. On Saturday after the opening ceremony many people visited. Sunday was too wet. No advertising after this week for the rest of 1976. D. Watson proposed that there would be no representatives on site from after 12 December 1976 until mid-January. This was agreed. D. Watson reported that Willensen was selling his houses around the corner - similar houses for a slightly less price.

Other Business

16. No meetings immediately before Christmas or

between Christmas and New Year. Meeting on the 6 January 1977.

17. New director. Work would proceed on a short list early next week.

18. The meeting closed at 7.40 p.m.



C.M. Lang
Committee Secretary

25 November 1976

Urambi Board meeting, 5:30 p.m., 2 December 1976
Lombard House.

Agenda

By Monday afternoon
↗

1. Progress

* Stocks - Group J - House 43

Other groups - A - certificates within about
a week.

* Guideline - P5.

G & F (except 24, 26, 28 & 34)

good chance of certificates.

Group F problems - garage & ACTED

2. Budget

1. current bills
2. financial position
3. cost estimates

3. Committee reports and/or progress

1. body corporate
2. landscaping

4. Sales

5. Other business

1. legal matters
2. new director
3. access to houses by purchasers.

CM Lang

Secretary

2 Dec., 1976.

Urambi Board meeting, 12:30 p.m., 9 December 1976
Lombard House

Agenda

1. Building program
 1. Review of house building progress - H
 2. Priorities for building for next two months
 3. Completion of Group J - accepted; Healy proposal
 4. Industrial relations on site - Nikolic fixed
summe to stay on
 5. Car parks - P5 and others not paved. / Christie
P1 as not started.
 6. Schedule of selected items. — follow-up early next week
with Bell
2. Settlements
 1. Group J — Lang today
 2. Occupation - faults in houses
 3. Board contact — Lang
 4. House 43 — \$500 for paneling study - two
\$100 for painting laundry
3. Budget
 1. current bills
 2. financial position
 3. cost estimates
 - letter from Stocks of 2.12.76
 4. revenue from settlement
4. Committee reports
 1. body corporate
 2. landscaping — take a budget of \$20,000
 - tree surgery
 - positioning of landscaping materials.
5. Sales program
 1. new sales
 2. withdrawals
 3. future plans.

6. Other business

1. new director.

2. access by Woodrow to House 24 in January 1977.

CM Lang
Secretary

9. 12. 76.

URAMBI BOARD MEETING, 12.30 p.m. 9 December 1976, Lombard House

Present: A. Christie (Chair), C. Lang, D. Watson, J. Batty
Apologies: J. Maher, I. Lowe.

1. Building program

Review of house building progress Group J has been practically completed. Group H have certificates of fitness. Courtyards are still high priority. Devaluation may increase costs e.g. Oregon. Groups L and M will go ahead in due course. C. Lang would write to M. Dysart re. plans for architectural supervision in new year. Group J are complete and faults will be attended to in maintenance period.

2. Industrial relations on site. P. Nikolic has resigned. Another sub-foreman has been fired. T. Sumner is remaining at this stage. A replacement has been hired to replace Nikolic according to Bell. It seems that the site will be able to continue through the break period.

3. Car parks. A. Christie will provide explanation for the lack of progress on car parks for Groups H and G.

4. Schedule of selected items. P. Bell is currently updating the schedule of selected items and will provide the information to Stocks. D. Watson will follow up P. Bell and continue to liaise with the architect on the matters.

2. Settlements

5. Group J. Langs will settle at 3.15 p.m. Apart from House 41, other settlements within the week.

6. Occupation-faults in houses. Faults should be notified to both Bill Lewis and the Board for resolution with the architect, and the builder. List of faults would be collected weekly.

7. C. Lang would be Board contact for enquiries from purchasers on settlements.

8. House 43 - Healy. P. Bell proposes that \$600 be spent on panelling two walls of the study and painting the laundry. Allowing for Stocks to do it, it would cost \$700. A. Christie would negotiate agreement on the proposal with T. Healy.

3. Committee reports

9. Landscaping. J. Batty proposed a landscaping budget of \$10,000. This was agreed. It was also agreed to spend \$688.60 on immediate landscaping. Also \$1 - 2000 would be spent on tree lopping and removal as a matter of urgency. J. Batty would follow this up. There was to be a working party on site Saturday and Sunday.

10. No other business was done. The meeting closed at 2.p.m.



C. M. Lang, Secretary

[Handwritten initials]

Urambi Board meeting, 12:30 p.m., 16 December 1976
Lombard House

Agenda

1. Minutes of meeting 9. 12. 76
2. Building program
 1. Review of house building progress
 2. Schedule of selected items
3. Settlements
 1. Group J and Group H
 2. Occupation - faults in houses
 3. House 43
4. Budget
 1. Current bills
 2. Financial position
 3. Cost estimates
5. Committee Reports
 1. Body corporate
 2. Landscaping — three blocks to be completed for the next job
• tree surgery
6. Sales program
 1. New sales
 2. Future plans.
7. Other business
 1. New director — Blanche Pratt.

C. M. Lang
Secretary 16. 12. 76.

Urambi Board meeting 12.30 p.m., 16 December 1976

Present: J. Batty, D. Watson, C. Lang, P. Bell (architect),
A. Christie

Apologies: J. Maher, I. Lowe

Landscaping: J. Batty reported that ^{there had been} a successful workparty last Sunday. On Friday there would be can-turf and woodchips arriving, and planting of natives would be done on Sunday next. Tree surgery on site would be handled in the new year. Notice of work parties would be put in the newsletter. It was agreed to pay \$294 to Canberra Turf.

2. Sales: Sales activity has dropped away over the last few weeks. Canberra Times had messed up advertising. Interest is very low. Finance seems to be a problem. Civic Permanent is not providing loans. The sales goal of 10-12 houses to sell has not been achieved. Sales activity will recommence in the new year. D. Watson would produce a roster.

3. New director: Blanche Pratt has agreed to be a director and would attend the first meeting in the new year. This was agreed.

4. Building program: P. Bell reported that Houses 36-38 might be completed for settlement before Christmas. No others. Groups F and G may be ready in mid-February. P. Bell would report to the Board after his inspection of houses if it was feasible to practically complete them.

5. P. Bell provided a revised schedule of selected items with accompany^yA.I.

6. Car parks: Car parks for Group F would not be commenced until walls on the community centre are ready to be built.

7. Financial position: It was agreed to borrow to the limit from B.N.S.W. and Civic. This would enable payment of Stocks Progress claim 8. There was another bill from Stocks in hand due by the end of the month.

8. The meeting closed at 1.30 p.m.

C.M. Lang
Secretary