



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

December 4, 1975

Dear Mr. Ryan,

House No. 20

You will find enclosed the contract and relevant attachments for the purchase of your house to be built by the Urambi Co-operative Community Advancement Society Limited.

The price of the house, stated in clause 20 of the contract, consists of 2 parts: those items on the plans and specifications as submitted to the Building Controller; and those additional items which you have elected to have which are not shown on the above-mentioned plans.

The plan and specifications submitted to the building controller show that you require the following:

		COST(\$)
House type	UCSP	32,500.00
Covered car space		1,200.00
Raked ceilings (            lined)		
Tiled area (        m <sup>2</sup> )		
External staircase		
Share garden room incl. electrics		420.00
Fireplace		520.00
	SUB TOTAL	34,640.00
Additional items (as per Attachment B)		106.00
	TOTAL	<u>34,746.00</u>

You have chosen the following colours and sizes in your bathroom and kitchen:

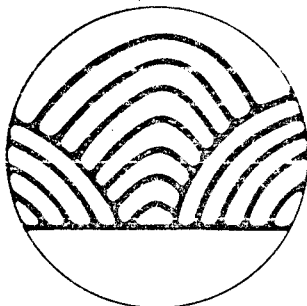
Kitchen	
- tops	White
- fronts	Teak
Bathroom	
- wall tiles	Sand
- floor tiles (size)	25 mm
- shower screen	Satin Chrome

It is important that the signed contract be exchanged with our solicitors, Messrs Abbott, Tout, Creer & Wilkinson, First Floor, N.R.M.A. House 92 Northbourne Avenue, Canberra City, 2601, by 1.30 p.m. on the 12th December. Please ensure that you and your solicitor meet this time limit if at all possible.

Yours sincerely,

  
Ian Lowe,  
Chairman

Pat Ryan phone (work) 832332.



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

Sept. 13, 1976

Dear Mr. & Mrs. Ryan,

TOTAL PRICE FOR UNIT 20

The society has at last received revised cost estimates for the building program from our main contractors, Stocks and Holdings (Canberra) Pty Ltd.

These costs, together with the costs expected for all the other items in the project allow the Society to estimate the total project cost in current prices.

In arriving at the final prices for all houses, allowances still have to be made for inflation in building costs, possible cost increases for identifiable items and for ~~un~~ unidentifiable contingencies.

In order to cover all these items it will be necessary to levy 5.5% on all contract prices under the conditions of the "Rise and Fall" clause. This is less than the amount by which the Master Builders index has risen to date.

The setting of the 5.5% levy implies that the Society expects to have sufficient revenue to pay for all budgetted costs and that no further increases are expected to be necessary over the life of the project.

The final price for your house, Unit No. <sup>20</sup> is derived as follows:

Contract price: (includes "extras" as previously agreed e.g. cupboards, etc.)	\$ 34,836.00
plus "Rise and fall" variation (5.5% of contract price)	\$ 1,916.00
plus Miscellaneous items as agreed	\$ 600.00
therefore, Total price:	<u>\$ 37,352.00</u>
less Deposit paid:	\$ 4000.00
less Miscellaneous advances paid:	\$ -
therefore, Amount to be paid at settlement:	<u>\$ 33,352.00</u>

The figures above are final and reflect the limit of your liability to the Society. The expected completion date is *late October 1976.*

You should arrange your finances to meet the settlement amount as soon as possible after your house is completed. You will appreciate that it is extremely important to the Society's finances that settlement takes place very quickly after Certificates of Completion are received.

If you have a solicitor acting for you, the Society's solicitors will advise him of the above information.

On behalf of the Society,

*Alexander G. Christie*

(A.G. CHRISTIE)  
Secretary

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA:  
DAVID C. D. HARPER, B.A., LL.B.

PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)

SYDNEY:  
JAMES NEILL CREER  
PETER MARSHALL WILKINSON, LL.B.

KENNETH LEA ADDISON  
VICTOR FRANCIS KELLY LL.B.  
KENNETH JOHN PALMER, B.A., LL.B.  
ROBERT WILLIAM McCORMACK  
WILLIAM JAMES HENTY, LL.B.  
MICHAEL LANCASTER OATES  
JOHN DAVID EDELMAN

92-96 NORTHBOURNE AVENUE  
CANBERRA CITY

ROBERT JOHN McCOURT, B.A., LL.B.  
(ASSOCIATE) AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS  
"ABATOUT," CANBERRA

TELEPHONE: 49-7788  
CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.  
OUR REF. RM.8418

23rd May, 1977.

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

Dear Sir,

Re: SALE OF UNIT 20 TO RYAN

We confirm that settlement of this matter was effected on the 11th May, 1977. A settlement statement giving financial details of the transaction has been handed to you already.

As you are aware, the rates on the unit had not been paid at the time of settlement, and accordingly an appropriate undertaking was handed over at settlement. No doubt you will sort this matter out with purchasers in due course.

We have notified the Department of the Capital Territory of the change of ownership of the unit, and all future rates and notices should be forwarded to the new owners at their home address.

We enclose a memorandum of our costs and disbursements for acting for you on this sale.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



*Structure*

Body Corporate Committee

*11/8/77*

The structures sub-committee met on 9 August.

The proposals for structures were considered.

- . House No. 20 (Ms A. Ryan):
  - proposal was for an anodised aluminium (brown) pergola as a grapevine support, within the courtyard.
  - approved.
- . House No. 27 (Dr A. Christie):
  - proposal was for construction of a pergola attached to the north wall, design to be in accord with the Architect's specification (except for minor modification of footings and fastening to wall)
  - approved.

Proponents have been advised accordingly.

*for* *Al Hodge*

STRUCTURES SUB-COMMITTEE

*11/8/77.*

Structures.

20 Urambi Village,  
KAMBAH 2902

13 December, 1979.

To: the Structures Committee

Re: Dividing Wall between Garages 33 & 34.

I refer to our previous submission, concerning installation of Roll-a-Doors to garages 31, 32, & 33, in which it was stated that the material for a side-wall between Garages 33 & 34 had not been selected. We are now in a position to seek your approval for the erection of this wall.

The material we propose to use is Colourbond brown steel sheeting. We recommend this on the grounds of

- aesthetic compatibility with other Urambi fittings
- aesthetic compatibility with the Roll-a-doors already installed (it is a ribbed sheet.)
- availability.

A wooden frame will be installed by a carpenter (Mr Harman) who has tendered to do the work, & he will secure the steel sheet cladding to this.

The dividing wall will extend from the floor to the roof, & above the ceiling will be secured to the existing roof trusses.

Costs are to be met by Houses 19, 20, & 21.

We have attempted to secure the approval of the owners of Garage 34\* to this second proposal. (They had no objection in principle to the proposed construction of the Roll-a-doors & dividing wall, as submitted formerly). Unfortunately, until the matter of their drain has been resolved, they are not prepared to consider our proposal. We are therefore obliged to submit this to you without their concurrence.

Yours faithfully,  
Aunt Ryan.

for Houses 19, 20 & 21.

\* Mr & Mrs Ohlsson, House 23, whose Unit Entitlement includes Garage 34.