

Woodrow

10/2.

House 24.

conditional on checking with Dick Valler, ~~to~~ it is likely that he will be out of House 24 at the end of next week (18/2). Carol said that he would then be doing any further work after the ~~certifi~~ practical completion certification.

Thus we would need to obtain from Johnson ~~the~~ an estimate of the time required to complete work in House 24 if on Mon 17/2 they had a clear go.

CD Lang,
10 ii 77.

N. Bell noted. Will request
information for Johnson as above.

JM
10/2.

Urumbi Board
cc P Bell
C Woodrow.

House 24

Following discussion between M Dysart₃ and C Woodrow
on 24 September, C Woodrow now advises:

1. Two (2) skylights 3' square to be positioned with
centres $6\frac{1}{2}'$ from either end of large loft.
*could do
VPR to stools*

2. Kitchen (see attached diagram)

NO 1. single brick wall configuration as at A.

YES 2. no serving to be built in either a or b

NO
*because configuration
of brick not possible*
doors to be built on a and b.

4. telephone connection to be repositioned at

NO. B, in Family room.

5. cupboard doors (including on a and b) to

*Teak
finish discussed
with M.D.*
be finished in pine, tongue and groove,
with satin estapol finish.

6. All bench tops to be untreated TIMBEAM timber. YES

7. Hotplate to be positioned at C YES

8. Small single sink to be positioned at D. YES

9. Large single sink, with provision for dishwasher underneath, to be positioned at E; this sink has garbage disposal attachment. YES

10. Alcove c to accommodate

- 1. freezer 77 cm (W) x 155 cm (H) x 68 cm (D)
 - 2. refrigerator 58 cm (W) x 151 cm (H) x 64 cm (D)
- OK.

with standard air space requirements allowed for.

11. Power outlet at F to accommodate

microwave oven with specifications OK.

- Frequency 2450 MHz
- Cooking power 600 W
- Required power Simply plug into normal 240V 3 pin power outlet (10 amp)

Power consumption 1.4 KVA

(Note: M Dysart has detailed plans of above requirements, which were supplied by C Woodrow)

3. Fireplace is to be positioned in corner of LIVING Room as indicated in attached plan.

NO: client to advise

4. No doors to be affixed to alcove d; also no shelving to be built in alcove d.

OK

5. No doors or any other fixtures to be built in alcove e.

OK

6. BED 2 (see attached diagram)

1. extend brick wall f to measure 7'.

NO.

2. reposition HAAN heater at G.

Possible

3. no doors or fixtures in alcove g

YES OK

4. two ~~point~~ power points on wall f

to be located after discussion between

P Bell and C Woodrow.

MAYBE
Cost \$150.

7. BED 3

OK 1. shelf only to be affixed in Robe. No doors ✓

8. BED 4

OK 1. shelf only to be affixed in Robe ✓

9. BED 3

1. power point to be positioned on wall h,
extra exact position to be determined
after discussion between P Bell and
C Woodrow

Can I include
PTO + Haan.

2. reposition HAAN to position H.

10. BED 4

1. power point to be positioned on wall j,
exact position to be determined after
discussion between P Bell and C Woodrow.

ditto for
9.

2. reposition HAAN to position J

11. BED 5

Post-contract electrician can do power point k to be positioned 2'6" up wall.

C. M. Lang

8 October 1976.

Add

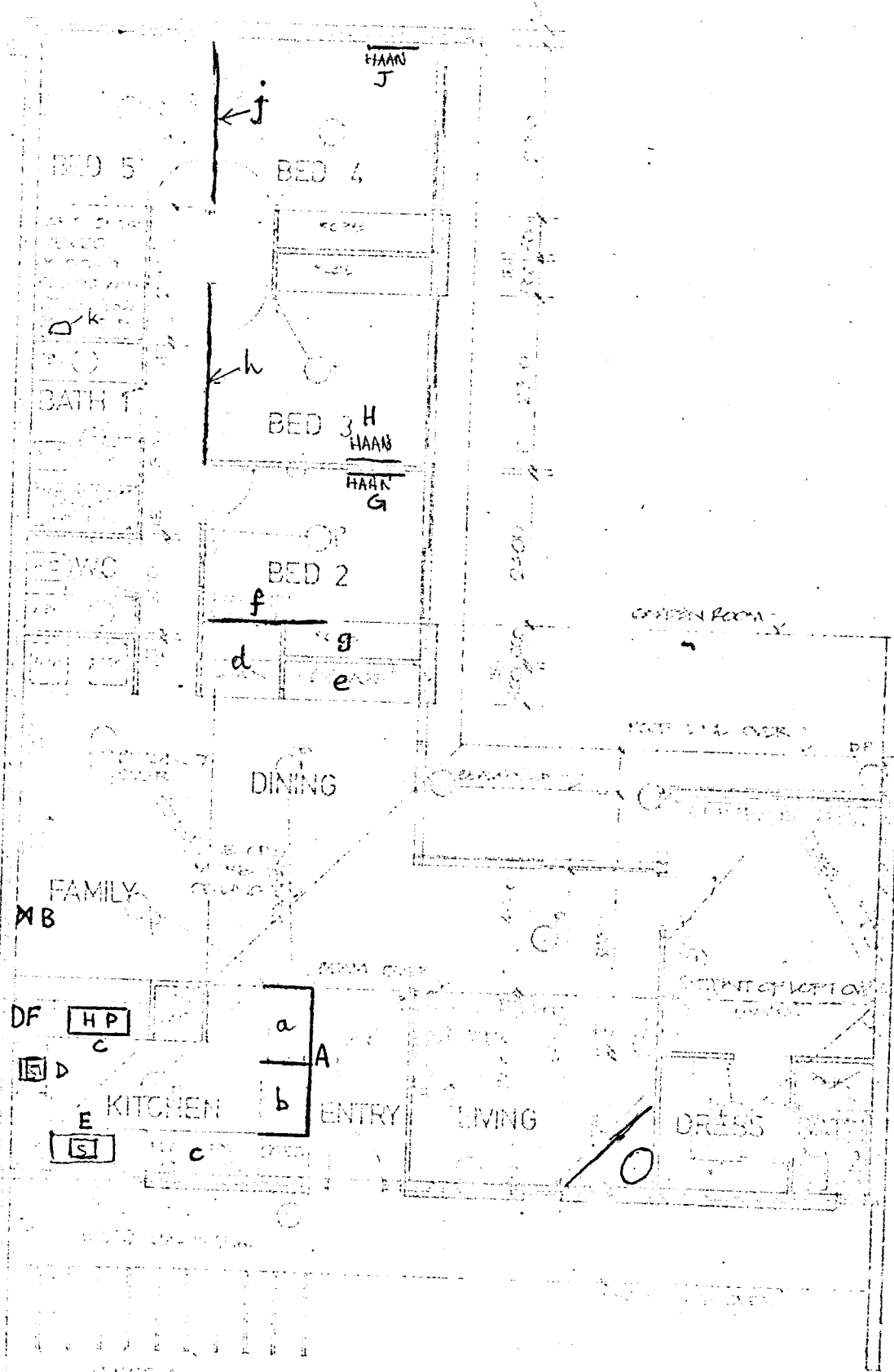
LOFT

Loft consists of four sections 6 1/2' in width.

Post-contract
Would need exposed conduit
1. power point required at loft floor level in centre of each loft section adjacent to external wall. \$150

2. one downward recessed light ~~in centre of~~ in ceiling in each section close to external wall.

yes.



1950
 1000
 1000

Alastair
David.

Members. 11
Chris

I would like your
assistance. Can we
summarize our
end of this week's
entwos by
House 24 by 11.3.77.
Woodrow have
been told \$2200
to be confirmed
to be confirmed

Sph to C Woodrow this pm.
re settlement.

They have a loan coming from
Civic. Their house is not yet sold.
They will settle within the 28
days of DIT certificate (ie Monday
7/3) and likely time is 3 wks
or end-March.

Carol would like to see David
re cost of extras. David shld phone
her (470781) this pm to make
arrangements.

CM Lang
4/3/77

D. Watson

- letter to M Dysart cc UCAS of Oct (?) 1976.
 - letter to M Dysart ^{cc UCAS} of 1 March 1977.
 - VPR No. 2
 - CVO No. 1
- } Documentation

- likely to take us to task on cost of loft.
- may request a rebate on the kitchen.
as it ^{has} ~~is~~ ^{has} mainly been built by Dick Vallee

cmhays

4.3.77,

Re: Woodward

AI No 33

Nov 76

- tile - domes \$ 263 + 7 1/2%
- \$ 309
- main theater
- wardrobe vanities
- lights in loft
- exhaust fans \$ 440.

\$ 1760

\$ 2200

1 1/2 units instead of 2
extra elevators

→ House 24? Yes

Refer: C.V.O N°1 issued by M.P. to S+H Aug 23/1976
at clients request. (V.P.R. N°2)

- a) Reduce loft over M. Bed. to be coterminous with Ensuite / Dressing Rm.
- b) Increase loft in Bedroom wing to cover Bathroom, ~~W.C.,~~ W.C.,
dry recess and passage.

TOTAL EXTRA \$369.

Refer: A.I. N°33 issued as a result of correspondence between client, C. Lang and Architect.

Items listed have been priced by S+H and a copy of this letter has been sent to coop.

Special item to note; that the provisional sum allowed for the kitchen may not in fact cover the cost of the kitchen installed - invoice from 'Peterbuilt' would have to be sighted.

I don't know how you have handled this before eg. House 27 but there lies a problem.

P.S. Our copy of Woodrow Addendum shows Kitchen = "extra cost"

P.P.S. Cost of Electrical Extras yet to come

Members.

F/V is to notify Mr Johnston

Settlement ⁷

~~Mr Watson~~

House 24

Spoke again to Carol Woodrow re her contractor, Dick Valle.

She says that Dick informed the site manager that he was not returning after the long weekend until the fourth week in February. That is, the last day Dick was on site was Friday 28 January 1977. Dick advised the site personnel that ceiling painting, electrical and plumbing could continue, but not the painting of walls.

This is the beginning of the 3rd week that Dick has been out of the house.

Carol has inspected the house recently and feels that most things have been done.

She is sending a letter containing the essence of her arrangements with Kreibitz.

CM Lang

14 ii 77

Should be practically complete
within a week (5th March)

Legal file.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

~~PAMELA M. GOWARD, B.A., LL.M. (ASSOCIATE)~~

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.
OUR REF **RM.7830**

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

17th March 1977

22/3.

L

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

Dear Sir,

APPROVAL OF PRICES OF UNITS -
SALE TO WOODROW - UNIT 24

We note that the time is fast approaching when units, the price of which has not been approved by the Department of the Capital Territory, will be complete. You will recall that a price approval was obtained for each of the 29 units numbered 15 to 43, but that no further applications for price approval pursuant to Clause 5 (c) of the Units Lease have been made.

Could you please prepare an appropriate table, along similar lines to that prepared for the approval of the previous 29 units, so that we may submit it to the Department of the Capital Territory as a matter of urgency.

Turning to the question of the sale of Unit 24, we note that the list of final prices provided by Mr. Watson for the writer's use had a note next to the price for Unit 24, stating that it did not include the special items which Mr. & Mrs. Woodrow had requested from time to time. Could you please advise us of the total amount of the special items which should be added to the price stated in that list, together with a breakdown of that additional amount, in the very near future so that we may arrange for settlement.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. P. Moloney

*David,
Could you prepare
this table,
then return letter
to me for reply
to*

→ David, can we fix this today

*CMhang
29/3*

legal file.

29 March 1977

Mr R.C. Moloney,
Abbott, Tout, Creer and Wilkinson,
P.O. Box 828,
CANBERRA CITY A.C.T. 2601

Your reference: RM 7830

Dear Sir,

I refer to your letter of 17 March 1977
paragraph 3.

Please find attached a listing of additional
special items, with costing, for Unit 24. The amount of
\$1958.00 should be added to the advised price of Unit 24.

Yours sincerely,



C.M. Lang
Secretary

30/3

Discussed the attached listing with Carol Woodrow:
She accepted it with minor reservations - I underbook
to check on 3, 7 and 10.

cmhang

UNIT 24

List of special items, with costing

	Cr.(\$)	Dr.(\$)
1. Alter loft		369.00
2. Install one extra tile dome		332.00
3. Dearer tiles to splash back		52.00 ?
4. Relocate HAAN in living room, bedrooms 2,3,4		151.00
5. Double GPO to living room, and lights to loft		182.00
6. Provide 7 extra GPOs		182.00
7. Provide switch for insinkerator		18.00 ?
8. Install and alter GPO in bedroom 3		111.00
9. Extend wire for power to end of bed		38.00
10. Re-position hotplates		27.00 ?
11. Delete 3 HAAN heaters	72.00	
12. Client supplied insink- erator	30.00	
13. Delete door-jams to robes in Bedrooms 2 and 3	152.00	
14. Kitchen cupboards	1000.00	1350.00
15. Special provision for 3 exhaust fans		222.00
	<hr/>	
Total	1254.00	3034.00
Total Debit		1780.00
	<hr/>	
Add 10% levy for administration charges		178.00
		<hr/>
Total addition to contract price		1958.00

House 202

27/2

Enter to contract for which the Woodrows should pay

	Cr	Dr
1. Alter loft		269.00
2. Increase tiles to splash back		52.00
3. Install 2 tile downer	One unit \$302 x 3 = \$906	987.00 (1)
4. Relocate WAF, Log Pan, Brs 2, 3, 4		151.00
5. Double GPO w log pan, & light to loft		182.00
6. 7 Additional GPO's		182.00
7. 3 Additional exhaust fans (2)		294.00
8. Delete dr & jam to porch w Br 2 & 3	152.00	
9. Client supply & installer	30.00	
10. Delete 2 WAF heaters	72.00	
* 11. Replacing hotplates		27.00
* 12. Extend p wires for power to end of bed		38.00
* 13. Installing & altering GPO w Br 3		111.00
* 14. Installing switch for misinverter		18.00
15. Kitchen cupboard	1000.00	1350.00
	1254.00	3761.00
Balance		2507.00

?
contract

* Was arranged with electrician by Woodrows.

(1) Check practice in other houses. Why so expensive?

(2) Had 3 in contract, they would make 6 - fans in contract were quoted at \$24.00 each.

Contract H. 24

Extract. fans 1 over stove
 2 over b/room } \$72.

lights

2 standard 21
requested 28
extra 7 115.50
2-way switches
downlights 4 (prep) 20.00
dimmers (5) 60.00

GPOs

2 standard
requested 3
extra 1 3.00

TV pts

2 extra 42.00
~~2 tele. pts~~

Tele

2 extra 35.00
~~45.00~~

Design kitchen design 140.00

House 24

from Crayle Keogh (S+H)
24/3.

Total price 35043.77.

~~extra~~

	Cr	Dr		
✓1. Alter loft		369.00		✓
2. Extra tiles to b/room		24.00	?	✗
3. Increase return for heater		23.00	?	✗
4. Timber panel - bathroom		13.00	?	✗
5. Bronze brown internal doors		100.00	✗	
✓6. Dearer tiles to splash back		52.00		✓?
7. 2 skip lights		29.50	?	✗
✓8. Install 3 Tlc domes		987.00	✗	✓
✓9. Relocate HAAN, L.R., Bed 2,3,4		151.00		✓
✓10. Double GPO to L.R. & light to left		182.00		✓
11. Exhaust fan to Bath 1.		98.00	?	Check contract (1)
12. Control jtr to ceiling		33.00	✗	
✓13. Addl 7 light		182.00		Check contract (2)
✓14. Ad'l 7 GPO's		182.00		" (22.00) (3)
✓15. Ad'l 3 Ex. fans		294.00	?	"
✓16. Delete dr & join to robes 2+3	152.00		✓	
17. " fire place	532.00		✗	Irrelevant.
18. Client to supply Disposal unit	30.00		✓	
✓19. Delete 3 HAAN heaters	72.00		✓	
20. Other wh arranged by purchaser with electrician -				
- shifting hotplates		27.00		✓
- extending wire for power to end of bed		38.00		✓
- installing & altering GPO in Bed 3		111.00		✓

(1) \$24 ea as specified in contract

(2) In contract at \$115.50 is 67.50 less than \$182.00

(3) 6 GPO's \$300 extra in contract

✓	installing switch for disposal unit		18.00	✓
✓ 21.	Kitchen cupboards	<u>1000</u>	<u>1350.00</u>	✓
		1786	4263.50	

Dr 2477.50

Notes by C.M. Lang 20/3.

House 24.

	Cr	Dr
1. Reduce the of loft over M. Bed to be coterminous with Ensuite/Dressing Rm		
2. Increase loft in B/room wing to cover Bathroom, W.C., laundry recess + passage		
	Total extra	\$369.
		369
3. Supply + fix 3 ventilating tiledomes - 2 over loft area + 1 over Bath with shaft; hot water service relocated		987
4. Relocate HAAN heaters in living room, Bedrm 2, Bedrm 3, Bedrm 4		151
5. Provide double power pts in living room as indicated + lights to loft		182
6. Exhaust fan to Bathroom 1, W.C., through loft area		98
		1418
	sub. - Total	1887
7. Wardrobes to bedrm 3 & 4 to have no doors or jambs fix shelf only	152	
	Total	1635

Yet to check on cost of kitchen, electrical costs.

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. AND AT 60 MARTIN PLACE SYDNEY
(ASSOCIATE)

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.7830

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 24 TO WOODROW

We confirm that settlement of this matter was effected on the 4th April 1977. A settlement statement giving financial details of the transaction is enclosed.

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:



UNIT 24,
URAMBI VILLAGE,
CROZIER CIRCUIT,
KAMBAH, A.C.T. 2901

5 September, 1977.

UNIT 24 - DAMAGE TO CARPETING

BACKGROUND

Shortly after we moved into No 24 we experienced flooding of the main bedroom and the lounge room. At that stage we had mgs in the main bedroom and sea grass matting in the lounge room. The mgs dried out and are O.K.; the sea grass was generally O.K. but stained in part.

Stocks & Holdings said the water had entered through a TV conduit and claimed to have rectified the fault.

Over the past few days, however, the steady rain has caused a recurrence of the flooding. By this time we have carpeted the main bedroom, in the belief that the water problem had been cured.

Jet Kleen Services have advised that it will be necessary to take up the carpet, replace the underfelt, relay the carpet and clean it. They have not given a quote on this, but it is essential we move swiftly before mould sets in. If the sea grass matting is stained again we may have to replace it, as there is a limit to hiding the staining.

CLAIM

We request the Urambi Board to seek recovery from Stocks & Holdings of the cost of restoring the floorcoverings in the main bedroom and the lounge room to their previous state.

Goodrow.

The Secretary,

Members file.

Urban Management Committee

Unit 24
Urban Village
Cozie Grant
KANSAS ACT
6 September 1977

Request withdrawn
verbally - no
further action
pl.

Unit 24 - Flooding

29/11

L

About two months ago after steady rain, we found water had flooded the main bedroom and the lounge room of our house. Carol spoke with the then site manager, Alan Smith. He said the water had entered through a television conduit and would have the fault rectified.

After work had been done and we had been informed that the fault had been made right, we had carpeting laid in the main bedroom. After last week's steady rain, however, we experienced exactly the same flooding as before. Carol reported this to the site manager Rob Lancaster. He said that the conduit could not have been blocked off properly and carpet lifted and the underfelt removed. This will have to be arranged to have the work done. (Note that Col Perkins was present on both occasions.)
replaced, the carpet dried and relayed.

To minimise the cost of rectification (i.e. to ensure that the carpet did not rot) we have already commissioned Jet Klean Services to do the necessary work, rather than to seek quotes and/or await advice on alternative action. We shall notify the cost when we get the bill.

We would be glad if you would seek reimbursement from Stocks & Holdings for

- work done by Jet Klean Services on carpeting in the main bedroom
- replacement of papers melting in the lounge room which has gone mouldy.

J. Woodhouse
9 September 1977

Ms Chris Richards
House 23, Urambi Village
Kambah

Dear Chris

I write on behalf of the Body Corporate Committee (BCC) following its meeting last night where we considered the fence you have erected between your house and house 24.

The following points were made at the meeting.

- The fence is on body corporate land which means the BCC cannot expressly provide permission for you to erect any structure in that location. However, given that the fence has been completed, and that the complaint is not against the fact of the fence but rather against the process by which it has been put up, the current BCC will not require removal of the fence. Please note that it would be in the power of any future BCC to order its removal.
- Structures in Urambi Village should receive BCC approval BEFORE work commences. The BCC requests that this principle, together with the principle of wide consultation with affected individuals, be a part of any future plans you may have to alter your property.
- The approval process would ensure that any structure met the guidelines set down for structures within our Village. The fence you have erected does not meet the requirements for fences.
- The BCC requires that the fence be painted on both sides (that facing your house and that facing the neighbours) at your expense as soon as possible (within one month). The fence must be painted in a colour approved by the BCC. Noel Pratt has the approved colours. The painting will help to make the fence less noticeable. It may also be useful to plant around the fence so that it eventually cannot be seen.

If you have any issues with this, please let me know.

Yours sincerely

David Keightley

Structures coordinator
Urambi Village BCC

17 March 04

URAMBI STRUCTURES APPLICATION

House #24

Owner: Don Maye

On behalf of the Executive Committee of Body Corporate 119 (Urambi Village) I'm pleased to advise that after the 21 day notice period there have been no objections to your proposal and you are free to proceed with the works as documented in the advertised proposal.

David Hobbes
Urambi EC Structures Co-ordinator
14th June, 2016

URAMBI STRUCTURES APPLICATION

House No 24

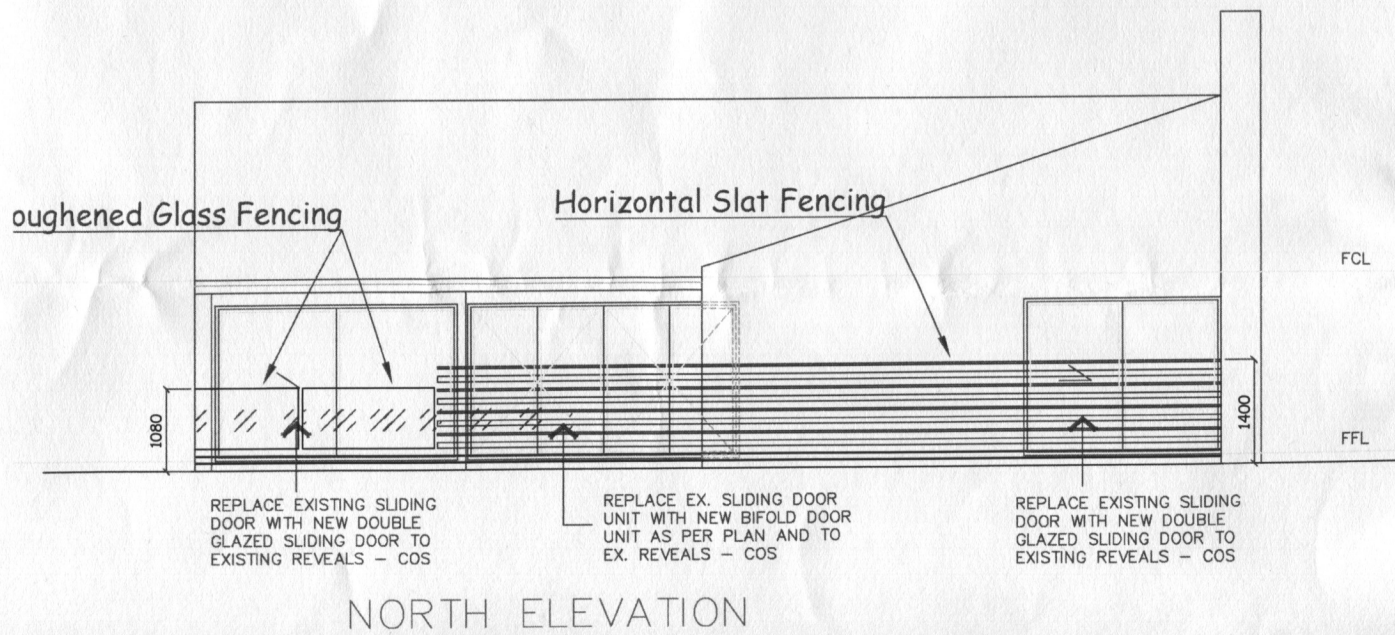
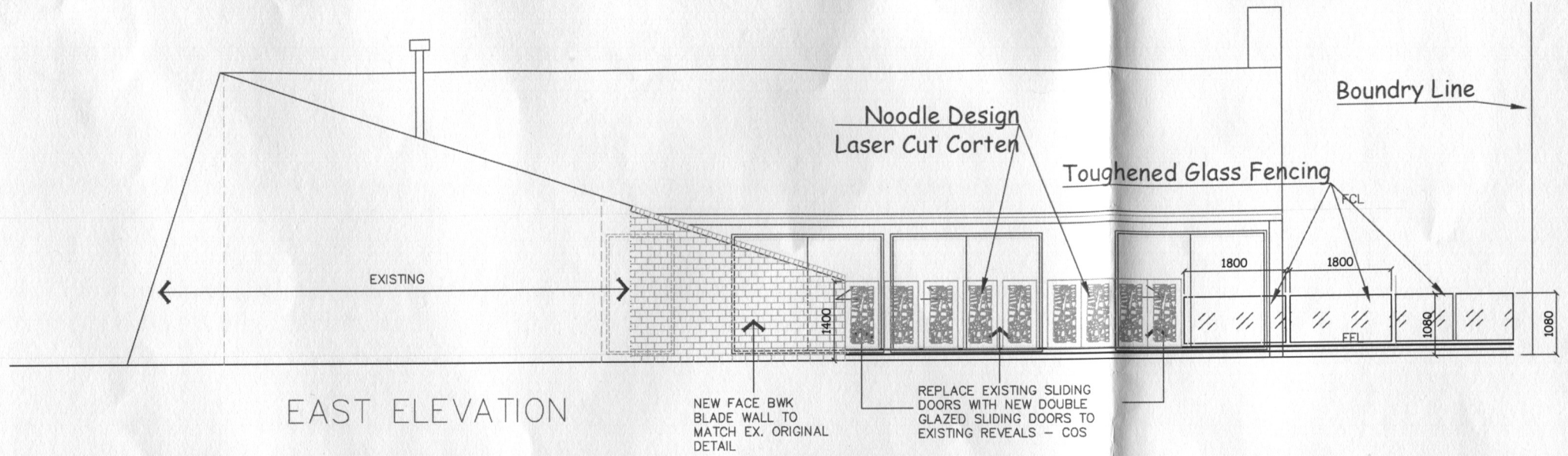
An application has been made for various alterations and additions, including;

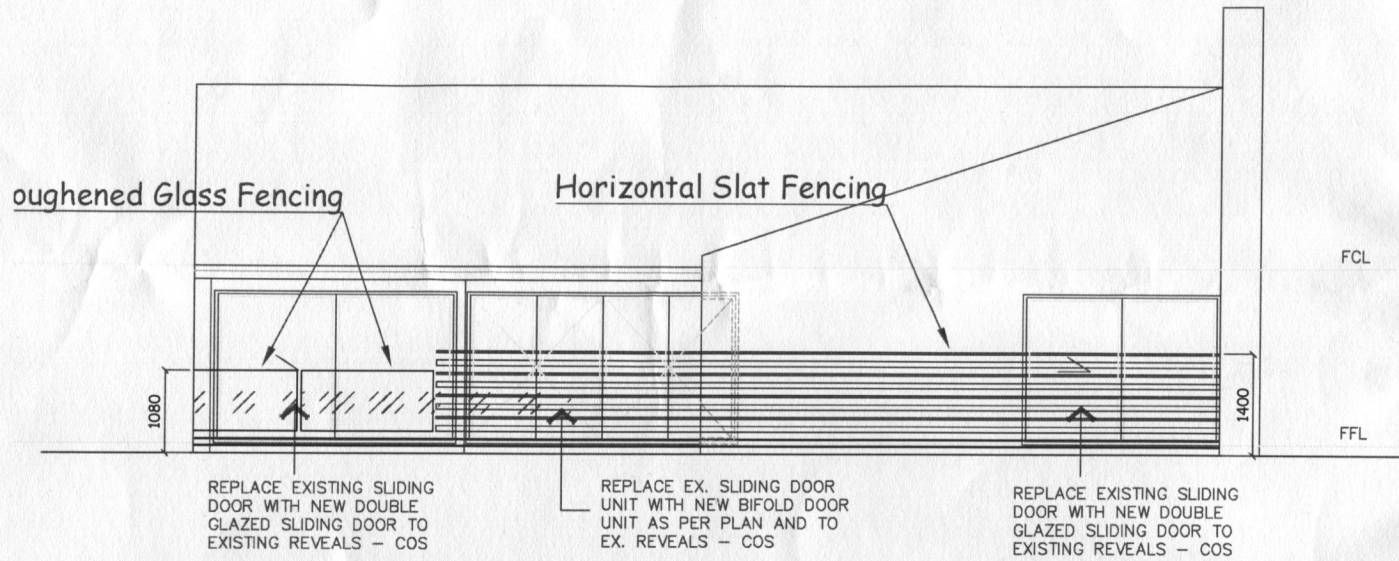
- New shed at front of house
- Extend wing wall on east side
- New fencing to rear courtyard
- Replace windows and doors

Drawings have been posted on the Community Centre noticeboard.

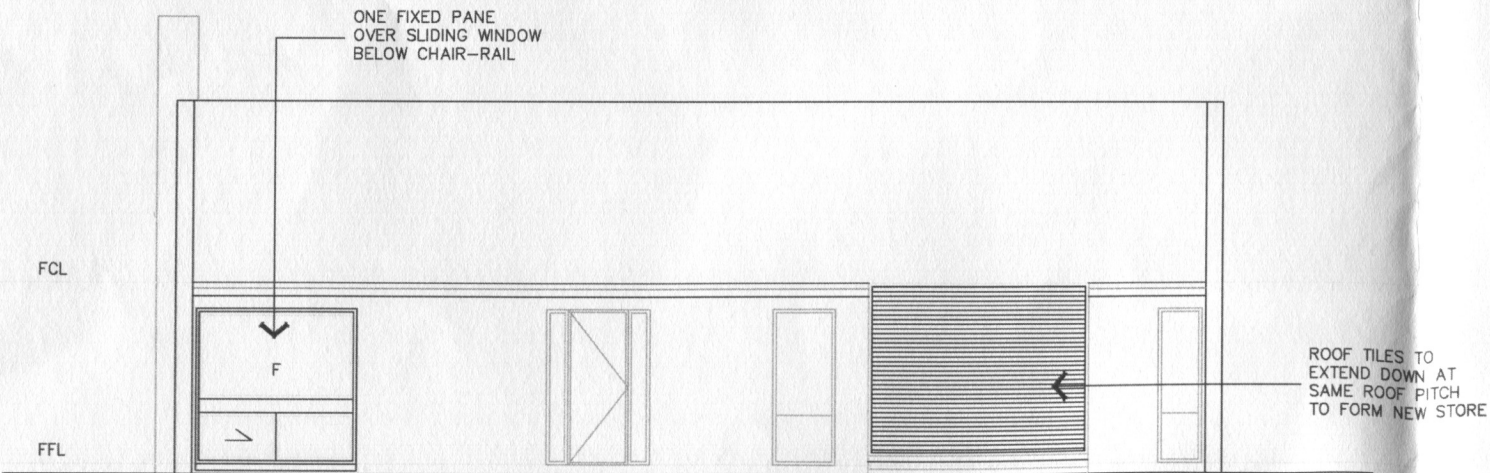
Any objections must be submitted by Friday 3 June.

David Hobbes
Urambi EC Structures Co-ordinator
13 May, 2016

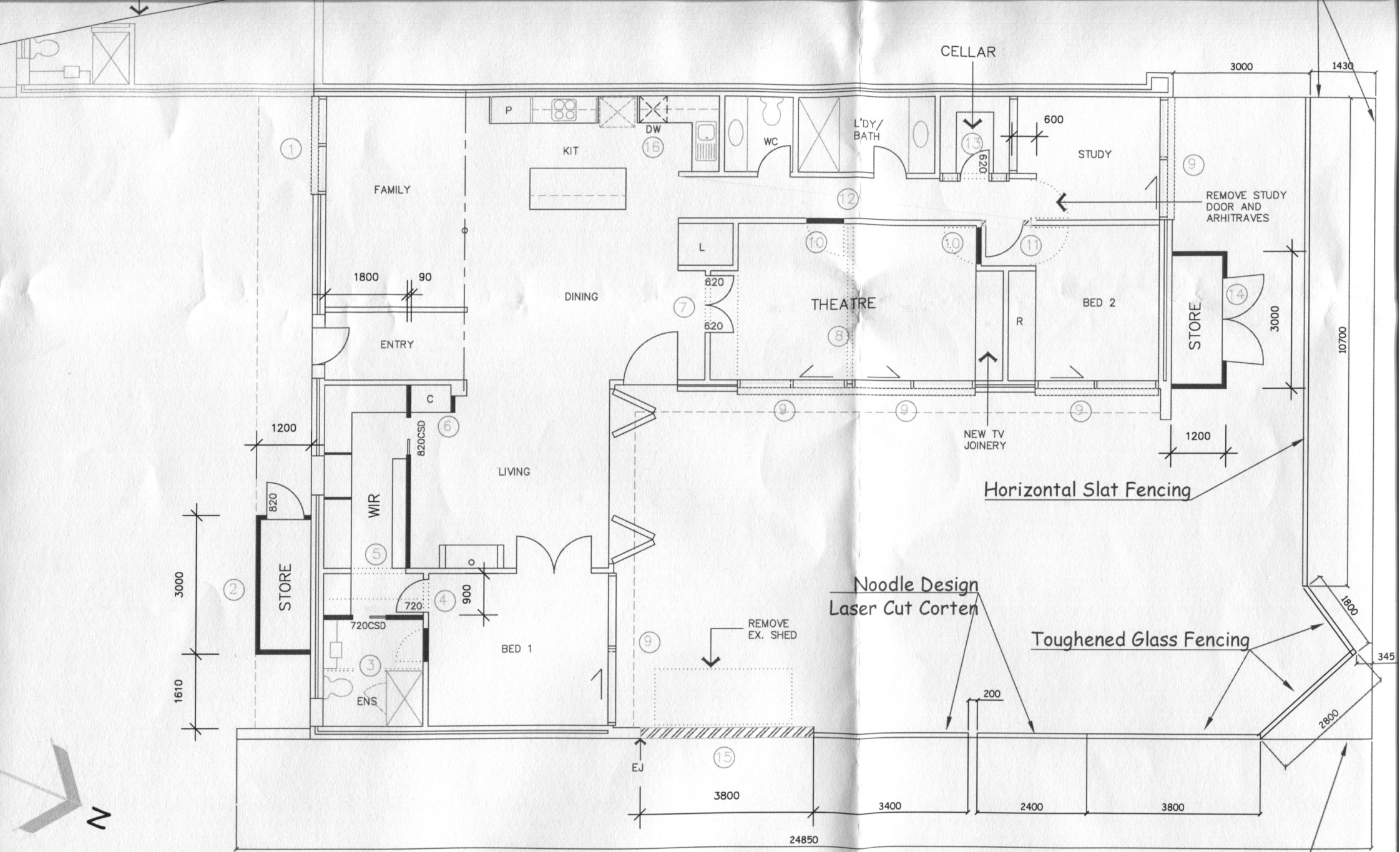




NORTH ELEVATION



SOUTH (FRONT) ELEVATION

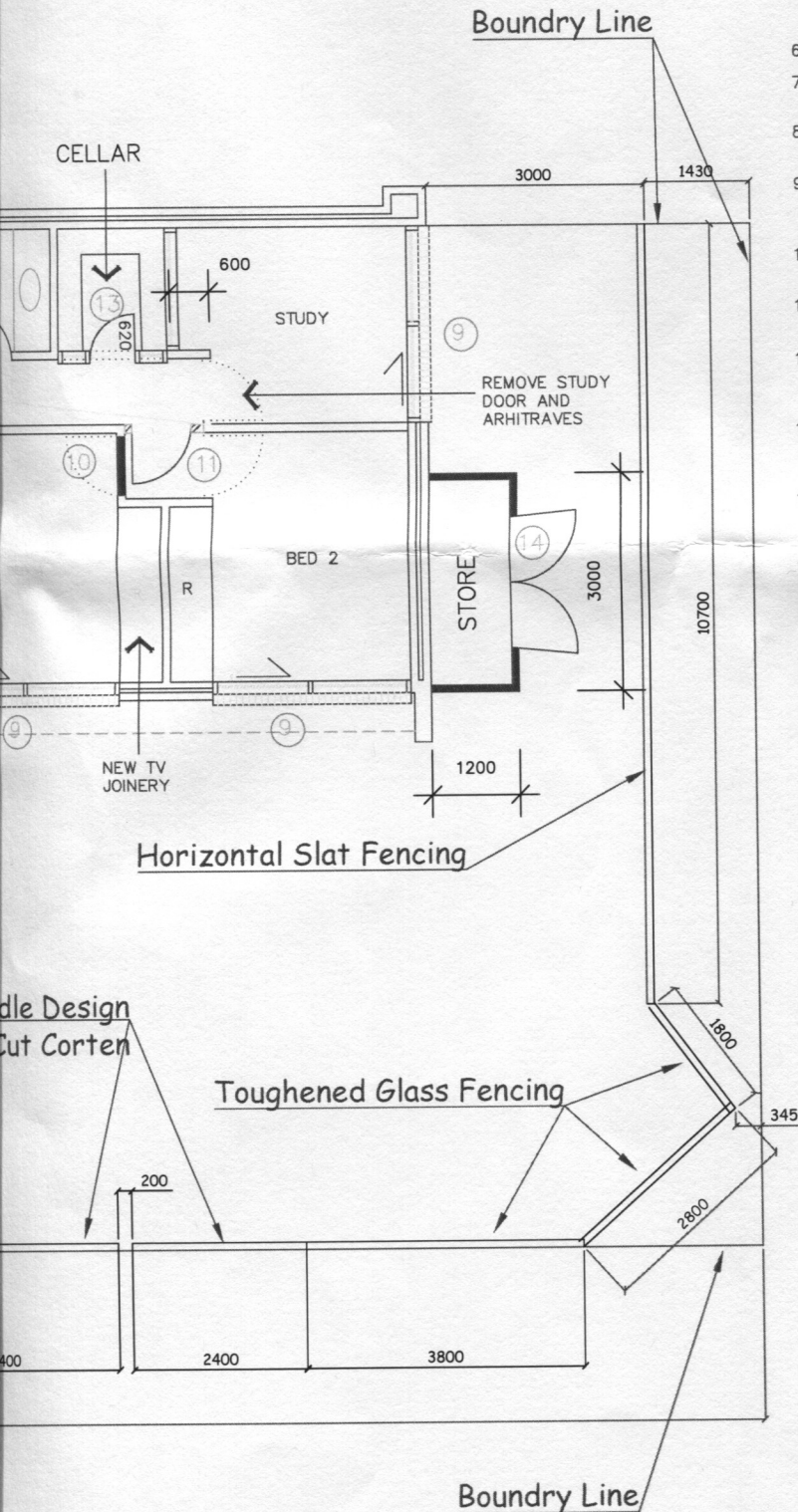


PROPOSED FLOOR PLAN

Boundry Line

PROPOSED ALTERATIONS

- 1 REMOVE EX. GLAZING AND REGLAZE IN DG WITHIN EX. REVEALS AND AS PER ELEVATION.
- 2 PROVIDE STUDFRAMING AND SLAB FLOOR TO FORM NEW STORAGE - CONTINUE SLOPE OF ROOF DOWN AND CLAD IN ROOF TILES AND CORETEN CLADDING TO SIDES AS SHOWN
- 3 REMOVE GLAZED DOOR AND AMEND TO FORM SHOWER SCREEN. CONSTRUCT NEW STUD WALL AND PROVIDE 720CSD TO ENSUITE AS SHOWN. BLOCK UP EX. ENS DOOR WITH STUDFRAMING
- 4 DEMOLISH EX. BWK TO SUIT NEW 720 DOOR. MAKE GOOD
- 5 DEMOLISH BWK TO 2100 H/H TO FORM OPENING AND PROVIDE STUDFRAMING TO CREATE NEW WALK IN ROBE AS SHOWN AND TO CLIENTS DIRECTION. MAKE GOOD
- 6 PROVIDE NEW CUPBOARD AS SHOWN
- 7 DEMOLISH EX. BWK TO SUIT 2x620 FULLY GLAZED DOUBLE DOORS AS SHOWN. MAKE GOOD
- 8 DEMOLISH BWK WALL AND CONVERT BED 4 AND 5 TO NEW THEATRE (TV ROOM) AS SHOWN.
- 9 REMOVE EX. SD UNIT AND REPLACE WITH NEW AL. PC DOUBLE GLAZED SLIDING DOOR UNIT TO EX. REVEALS (COS).
- 10 REMOVE EX. BEDROOM DOORS AND BLOCK UP WITH STUDFRAMING AND PB LINING
- 11 REMOVE EX. DOOR AND PROVIDE NEW DOORWAY AND ARCHITRAVES AS SHOWN. MAKE GOOD
- 12 REMOVE EX. LOW CEILING AND RAISE TO RAFTERS AND RELINE EXTEND WALLS OF HALLWAY UP TO FCL. MAKE GOOD
- 13 PROVIDE NEW GLASS WALLED CELLAR AS SHOWN. DEMOLISH EX. BWK WALL TO INSTALL NEW DOOR AS SHOWN. MAKE GOOD
- 14 PROVIDE NEW STUDFRAME STORE WITH CORETEN CLAD SIDES AND OPEN SLATTED GATES AS NOTED.
- 14 PROVIDE NEW STUDFRAME STORE WITH CORETEN CLAD SIDES AND OPEN SLATTED GATES AS NOTED.
- 15 BUILD ANGLED BLADE WALL CONSISTENT WITH ROOF PITCH & EXTERNAL MATERIALS. MAKE GOOD
- 16 NEW DW AND DRAIN TO BE INSTALLED TO CLIENTS DIRECTION



PROPOSED ALTERATIONS

UNIT: 24 BLOCK: 1
 SECTION: 149 KAMBAH
 CLIENT: D MAYE of
 24/83 Crozier Street Kambah

C:\DRAWINGS\cbd-logo.JPG

DWN: A.KWONG - G.CARMODY
 SCALE: 1:100 DATE: 9/5/16
 DWG No.: 1624 SHEET: 3 OF 4

Urambi Structures Application House 24

An application has been made to locate six boxes beside the steps to house 24.

They serve two purposes:

- as a garden feature, and
- as a mount for the handrail.

The boxes are made from Corten rusting steel. Corten steel features are very common in current landscape architecture design. Once the Corten finishes its rusting process it will be an earthy brownish colour, and when the new plantings take hold the boxes will blend into the existing landscaping. There are two houses in the eastern end of Urambi that have done work to their common area that sets a precedent for this type of landscaping.

The boxes are currently 1220mm long x 800mm high x 200mm deep. The gap between the boxes in the photograph is 75mm, but on the suggestion of a neighbour this will be increased to 300mm after the boxes are cut down slightly.

Objections must be submitted to the Executive Committee or to me by **5pm on Friday 6 January**.

This notice and photographs are on the Community Centre noticeboard.

David Keightley

House 55 (david@dara.com.au)

12 December 2016

