

→ Members file
Liaison with architect.

25 Feb. 77.

Board members
Urambi CCAS.

Dear Sirs:

I have been informed by my solicitor (Higgins, Faulkes and Martin) that a Certificate of Fitness was issued for my house - No. 29 - on 1 Feb., 1977, and I have subsequently been told that practical completion was certified on 23 Feb.

2. I have arranged finance for purchase of the dwelling and would in the normal course of events settle the matter on Tuesday next, 1 March. However there are number of matters concerning standard of finish which I would want to have resolved before settlement takes place. Amongst these are:

(i) in the ensuite bathroom, relocation of the door has been carried out in a most untidy fashion, resulting in uneven and patchy mortar-work prominently visible inside. Corners broken off some bricks have simply been replaced with mortar. Plaster work around the shower alcove is sloppy. Two screws are missing from the shower rose. The toilet roll holder has been fixed with two different sizes of screwed stud.

(ii) in the living room area, the sliding door strikes the upright of the fixed window when rolled back, and minor chipping of the wood surfaces has occurred. This should be rectified not by relocating the door stop but by relocating the overhead track. The three overhead lights have not been installed in line. If down lights are promptly installed the matter could be rectified when

Could mean
replacements.

Yes, you be find

that work is done. The front door seems to have a lower edge which is not horizontal.

Not in drawing.

(iii) in the kitchen, no fan has been installed as yet (although this matter may be in hand).

Wall not visible.

(iv) in the main bathroom, something is plainly wrong with the levels of one (or more) of the fluorescent light, line of mortar in ~~brick~~ brickwork, and the upper surface of the cabinet. Which is not horizontal (?). Plaster work around tiles between the cabinet and the bench surface is incomplete. The vertical front surface of the bench is chipped on its lower edge.

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(v) in a number of places the edges of ceiling surfaces show lines at odds with the lines of the brickwork especially on the line of wall leading forwards to the kitchen from the main entrance.

Not finished

(vi) the external brickwork on the southern side is clearly concave to the naked eye in the lower courses.

3. I appreciate that many of these faults are minor, and I will be perfectly happy to have them rectified at any time over the next three weeks. I am far from happy with the concave brickwork at the front of the house; I imagine that Peter Bell will assure me that this is of no structural consequence and will not deteriorate further, and when and if that happens I will consider further what action might be justified. As to the poor brickwork in the ensuite, I would like to hear your proposals on what recourse we may have with Stocks and Holdings, or other means of solving the problem.

4. May I reiterate that I stand ready to settle for the house immediately upon receiving undertakings that faults will be rectified to meet an adequate overall standard, or that adjustments

(to the total price?) will be made in respect of faults which cannot be remedied except at great cost.

5. Finally, it may be my fault that although I have a space for a washing machine in the main bath-room, and a power-point for it, I have no taps to which to connect it. I would like these taps to be installed (in what I take to be the normal fashion) in the tile work under the bathroom cabinet to the right of the sink taps. This work could perhaps take place at the same time as the other faults in the bathroom are being fixed. (Obviously it should not take place after the other work is done.) I will be happy to debate with you who should be responsible for the costs of the additional plumbing. In addition, Peter Bell may be able to advise whether a waste outlet for the washing machine could be tapped into the waste pipe from the hand-basin.

Refer to investigate!

6. I regret that I seem to be creating additional problems for you, a group of people whom I know have worked extremely hard, and who have other more important things to deal with in looking after all our interests. Nevertheless you will appreciate that any member of the co-op. would want to feel that the outcome of the prolonged construction process is a house of at least a reasonable standard. Moreover, I believe that we should miss no opportunity to encourage our builders to do their job in a craftsmanlike fashion.

Yours etc,

(Digby Gascome).

Wombi Co-operative Development: Unit 29

March 3, 1977.

Dear Mr. Gascoine,

Following receipt of your letter of 25 Feb. 1977 in which you list a number of matters of concern with respect to Unit 29 the Wombi Co-operative (C.A.S. Ltd) has asked its Architect and Clerk of Works to provide advice and/or certificates:

The results are summarised as follows:

(i) Ensuite bathroom:

- poor brickwork associated with relocation of a door will be rectified by a bricklayer under contract to the Society;
- plaster work around shower alcove is better than in most houses - the Architect ~~is~~ does not propose further action;
- screws missing from shower nose and studs fixing the toilet roll holder have been replaced (advice from Architect);

(ii) Living room area:

- sliding door ~~stuck~~ strikes fixed window

- upright as this upright has ~~to~~ bowed - the Architect proposes minor rectification now, with the final work (if necessary) to be done at the end of the maintenance period (3 months), as it is quite possible that further bowing will occur;
- The three overhead lights are fixed in accordance with the drawing - which does place them slightly out of line. The installation of down-lights will ~~also~~ rectify the problem;
 - The gap under the front door will be rectified by the provision of what I understand to be an aluminium storm seal (as in Houses 39-45);

(ii) Kitchen:

- one (as shown on the drawings) hob could be installed fairly easily by (subject to settlement) by yourself,

(iii) Main Bathroom:

- The brickwork is not particularly good and the mortar lines are apparently not horizontal.

As rectification would require the reconstruction of the whole wall the Architect is prepared to accept the wall as it is and proposes no further action;

- grouting to tiles is now replaced;
- the chip to the front surface of the bench has been removed by a chamfer to the edge,

(V) Larder:

- ceiling surfaces are of a standard similar to other houses in the development;
- external brickwork concavity adjacent to the front door is not a structural problem. As rectification is likely to result in a worse appearance the Architect does not propose further action.

(VI) Laundry - Bathroom:

- advice received from the Architect after checking on interview records etc. indicates that the Bathroom has been designed to ~~take~~ take account of your requirements. The Bathroom has been built in accordance with the drawings which do not give any suggestion of provision to be made for either laundry trough or washing machine. In these circumstances, the Society

Members file.

29 April 1977

Mr. C. J. Edwards
139 Conant Street
CURTIS 2606

Dear Conant,

In response to your letter of 28 April 1977, I can advise that the credit for the deletion of the wardrobe is \$463.00.

This reduces the settlement price of House 64 to 433,935.

Regards

Chris Lang
(Secretary)

→ Members file.

28 April 1977
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The Secretary
Urambi Co-op CAS Ltd
P.O. Box 666
CIVIC SQUARE 2608

Dear Chris,

Please delete the wardrobe from Bedroom 1
in my house, Urambi 64.

I understand that the credit of this deletion
will reduce the final purchase price of my house.
Could you please advise the amount of this credit as
soon as possible.

Regards,

J. Rose Edwards.

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

SYDNEY:

JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
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JOHN DAVID EDELMAN

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

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.8366

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 29 TO GASCOINE

We confirm that settlement of this matter was effected on the 8th March 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:



Digby Gascoigne
(No 29)

Urambi Village Body Corporate
Committee,
c/o 20 Urambi Village
2... August.....1981

Dear Digby,.....

In the undated Urambinews which appeared in mid-March, the Body Corporate Committee published its intention to survey tree plantings so that some of those which may, in time, prove costly to remove, should be identified & notified now.

The reasons for which particular trees are being recommended for removal are:

- that the tree is planted too close to a building and will damage footings, walls and facilities if allowed to mature;
- that the tree will damage drains or other facilities if allowed to mature;
- that the overcrowding of specimens will spoil the development and shape of individual trees, and that thinning is required.
- that other residents' views and amenity will be adversely affected if the tree is allowed to mature.

In your case, we suggest that the Eucalyptus pauciflora,
the peppermint & the small gum be removed.
.....

The underlining above indicates the appropriate reason(s).

If you wish, we can arrange for this to be done with or for you by one of the resident "experts".

Please contact me if you have any problems or queries.

Yours sincerely,


SECRETARY

Minutes

Urambi Body Corporate Committee
Meeting, 7.30pm, Wednesday, 14 November 2001

Present: Richard Dowe (convenor), Allan Sharp, Alastair Swayn, Brian Coates, Sheila McAlpine, Anne Lomax, Michael Burton

In Attendance: Katherine Harris (Urambi News editor)

Apologies

David Watson, John Bevan, David Bowditch (ACT Strata Management Services)

Minutes of previous meeting

The minutes, having previously been circulated were approved (moved Anne Lomax, seconded Michael Burton) subject to the amendment of Item 5 to read:

Alastair Swayn reported that the sub-committee appointed to consider exterior colours had decided to ask the interior designers at Alastair's office to come forward with three or four colour palettes, which can be agreed, and then offered to residents as the approved colour choices for use on Urambi houses...

Matters arising from previous minutes

Richard Dowe said he had spoken to Ray Green (House 34) about the removal of rubbish on golf club land behind Ray's house. Richard said Ray had proposed dumping a load of soil on the rubbish to create a mound. The Committee agreed this was inappropriate and asked Richard to convey to Ray the request by the committee and golf club to remove the rubbish.

Reports

Treasurer: Alastair Swayn tabled his report and spoke to the main points:

Overall expenditure to the end of October is within the budget parameters;
A comparison of water bills for the past year with the most recent bills indicates a small reduction in water usage after repairs to leaking valves, stopcocks and toilet cisterns. The budget allowance for water appears to be appropriate;
Maintenance and rubbish removal expenditure is generally in line with the budget, but expenditure on rubbish removal has been increasing as a service to the village. This will need to be managed to stay within the overall budget;
Plumbing is exceeding budget due to the investigation of leaks in the water system. Some savings in water usage should offset this. Alastair will review the overall budget in December to find compensating savings.

The BCC agreed residents should continue to be reminded about the need to conserve water on gardens and lawns during the summer months. It was also suggested that residents be informed through Urambi News that single-flush toilet cisterns could be

modified to double-flush systems for just over \$200 as another way of reducing water use.

Maintenance: David Watson had spoken to Canberra Rubbish Removals about reducing the costs of clearing the mulch bins. CRR said it could not maintain standards if it reduced costs. The BCC agreed to continue the arrangement with CRR but to monitor costs.

Landscaping: Sheila McAlpine said she had asked Arborcare to quote on the removal of three trees around Entrance A, and for the removal of a dead tree behind House 9. She reminded the Committee of the new ACT ordinance requiring permission to remove trees with a diameter of more than 150cm.

Structures: Michael Burton said House 29 had erected a brushwood fence. There were no objections from, neighbours and the fence complied with Urambi guidelines.

The Committee noted a letter from Unit 72 to install an air-conditioning unit .

Parking/pets: No report

Swimming pool: The Committee noted the resignation of Andrew McAlpine as pool cleaner and thanked him for his excellent work.

Community Centre: No report

Golf Club liaison: Brian Coates said the Secretary/Manager of the Murrumbidgee Country Club had assured him the club had no intention in the near future of developing land adjoining Urambi following the recent lease rationalisation.

Urambi Colour Committee

Alastair Swayn said he expected to have several palettes to present to the next meeting of the BCC.

Urambi Christmas Party

The Committee agreed to organise a party/barbecue at the Community Centre on Saturday, 9 December. The BCC would pay for bread and salads and residents could bring their own food and drink.

The BCC also agreed to arrange a barbecue on Saturday 26 January 2002 to mark Urambi's 25th anniversary.

Other business

Levy arrears

The BCC authorised David Bowditch (ACT Strata Management Services) to institute legal proceedings to recover levy arrears from House 9.

Untidy letter boxes

The BCC that a note be put in Urambi News asking residents to remove junk mail left on top of letterboxes and in the letterbox trays.

There being no further business, the meeting closed at 9.10pm.

The next meeting will be held at the Community Centre, Wednesday, 12 December 2001.