

Colski.

16/4/74

wooden plan

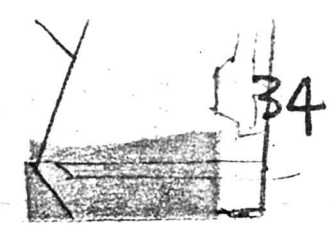
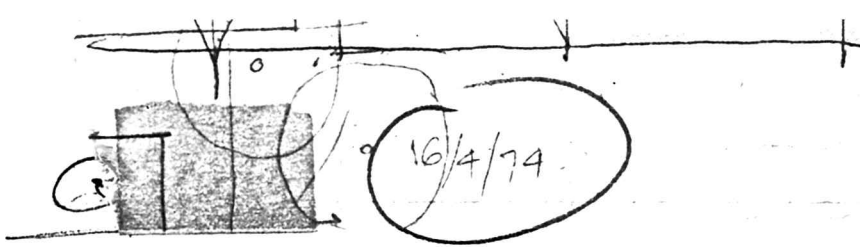
delete wall to BR S and make studied
increas in wall to living with WBR

- ✓ high wall to sloping ceiling timber living,
air lock and bath lobby. to WBR?
standard kitchen

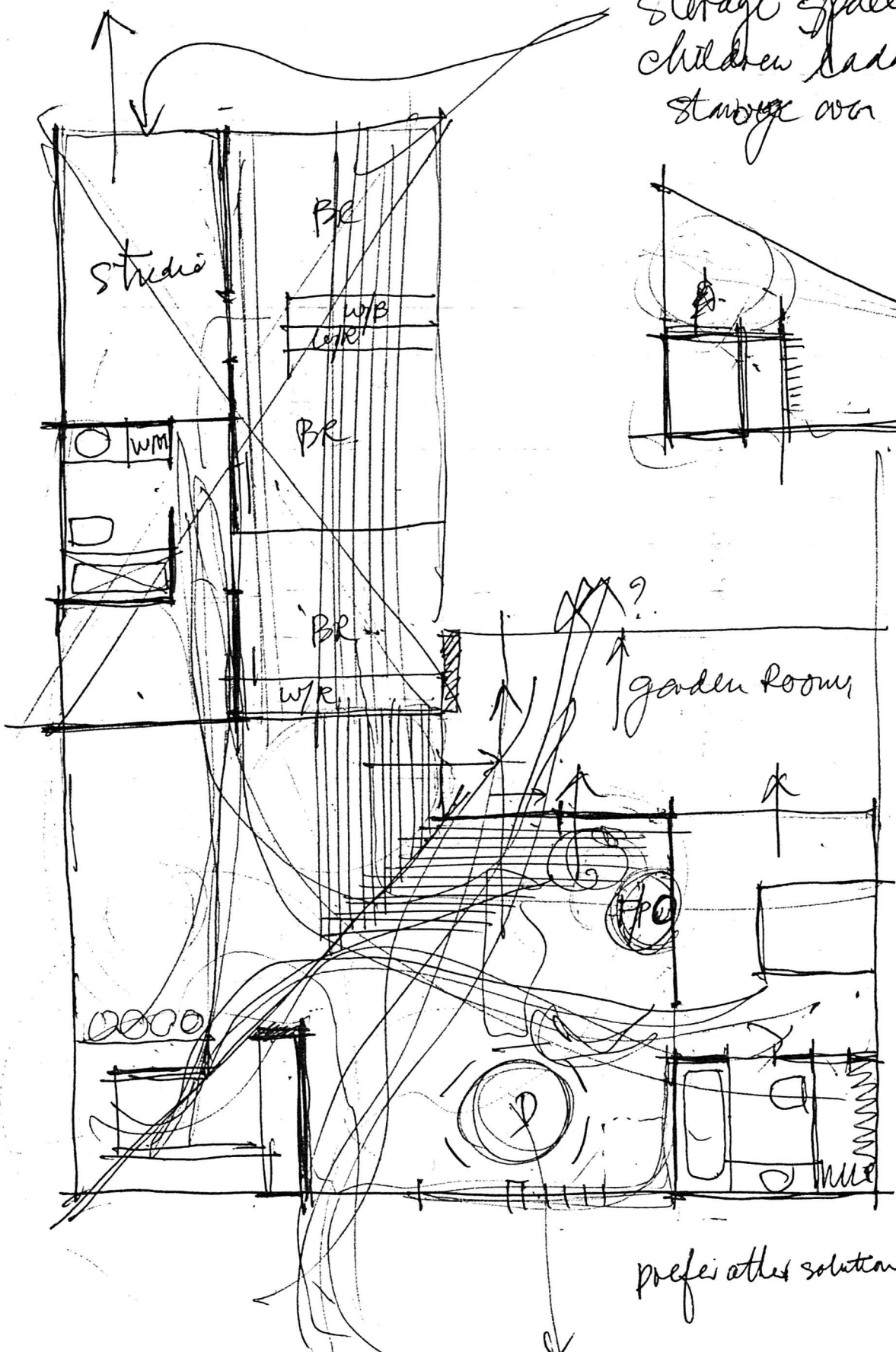
No coat cupboard at entry

~~Plan~~ Mass angle + corners! paintings!
garden room.

- ✓ skylight to or space somewhere.



storage space over
children's beds +
storage over



prefer this solution

As Woodrow Plan

Filed
10.10.75

HOUSE NO: 34

HOUSE TYPE: UC Special

MEMBER: GOLSKI

The Contractor shall prepare a price based on the layout and dimensions of the house, which confirms with the General Specification with the following exceptions.

Omit Roof framing, as generally specified to Engineers detail to Dining, Study, Entry and Living Rooms.

Omit Ceiling Lining as generally specified to the above areas.

Add Provide sloping roof framing to engineers detail.

Add Extra height of face brickwork up to soffit of sloping ceiling.

Add Line ceiling with 75 x 25 nom t & g boarding alpine ash mitred at the valley, secret fixing.

Omit Door to Master bedroom and brick partition to leave an opening 1500 wide.

An Atlas rooflight Type TD 481 size 1220 x 405 shall be supplied and built into the roof in accordance with the manufacturers instructions.

Extend wall to Dining area.

✓ Kitchen cupboards shall be as Clause F30 with Conquest fronts and Dark Blue Tops.

✓ Wall and floor tiles shall be as Clause L2 & L4 supplied by client and fixed by builder.

✓ Provide Simpson Katani oven and grill with 4 plate hotplate in blackglass.

✓ Provide shower rose and tops over each bath.

Provide 1 garage a.b.s.

✓ Provide fireplace a.b.s.

✓ Heating ~~to be oil fired under slab coil system~~

to be electric under floor cable heat, pyrotenax

Add platforms and toilet as previously requested

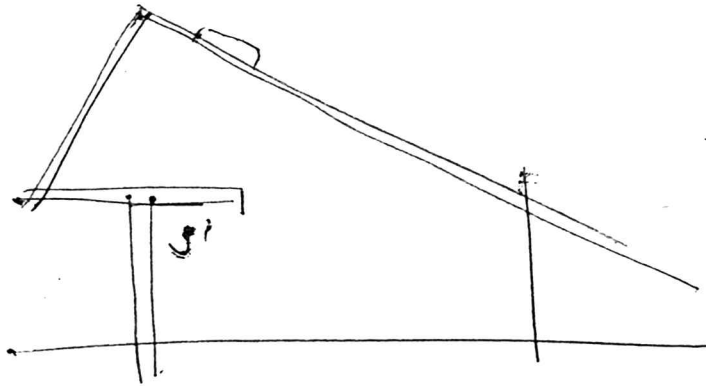
See queries.

↓
dimension
plan.

Golski

Eliminate wall between Study + BR
sc doors to BR 3 and 4

Platform including sloping roof space
extend on L.E. space 5' (design).
down lights to all decks.



URAMBI

SELECTION SCHEDULE

On the wall of the exhibition are five boards showing various wall, floor and general fitments selected as part of the basic house. Urambi members are invited to make a selection on the following items:

Ovens and hotplates
Wall and floor tiles
Kitchen veneers and laminates

OVENS & HOTPLATES : SHEET A

We have refined the oven and hotplate selection to two well known makes - Simpson and Westinghouse and prices for both these products are very competitive due to the bulk purchase situation.

We ask members to make a choice of one of the three models within manufacturers range. Current prices are shown against each item. Upright stoves are only available for the U1 houses.

SIMPSON	PRICE	SELECTION	WESTINGHOUSE	PRICE	SELECTION
KAMBARI Double Oven	\$352		POR 248 Double Oven	\$337	
KATANI Oven & Grill	\$237	✓	POR 246 Oven & Grill	\$251	
KARAMBI Auto Upright	\$329		EQUARIA Auto Upright	\$327	
Hotplate 4 plate Blackglass	\$140	✓	Hotplate 4 plate Enamel Ring Elements	\$130	

Golski 34

BATHROOMS : SHEETS C & D

Contained on sheets B & C are elements of the bathroom prices for the houses currently reflect a medium range of tiles. In consultation with our interior designer we have suggested a range of wall tiles to blend with the Topaz tinted shower screen and the bronze floor tiles shown in two sizes. Plentiful use of cedar boarding with matching cedar towel rails will provide warm tones to interiors.

Bench tops will be plain white marbledtone with recessed countertop basins with Raymor T4 taps. Laundry tubs will be a satin stainless steel flush fitting 10 gallon bowl.

FLOOR TILES	SELECTION	WALL TILES	SELECTION
Bronze 1" square mosaic		1. Camel	
Bronze 2" square mosaic		2. Tan	
Shower Screen Satin Chrome		3. Light Stone	
Shower Screen Bronze		4. Sand	
		5. Bamboo	
		6. White	

Will choose own tiles
and fittings

CLIENT:	Golski
HOUSE NO:	34

2 Showers over each
bath.

KITCHENS : SHEET B

Two timber veneers, teak and walnut are shown together with a range of Formica colours for the kitchen benches. Floors to the kitchens could ultimately be cork, vinyl, or quarry tiles, walls could be natural brick, and should be kept in mind in selecting colours.

BENCH FRONT VENEERS	SELECTION	BENCH TOP	SELECTION
Blackbeam		Polar White	Dark Blue A
Teak		Cumquat	
White Laminate Cumquat Laminate ?		Butterscotch	
		Jet Brown	
		Linden Green	
		Adobe	
		Buckskin	

Tiled surface
adj. to bench (splash back)
— own tiles

CLIENT:	Golski
HOUSE NO:	34

To Urambi Co-operative Community Advancement Society Ltd.

I/we hereby request that, in accordance with clause 20 of the Agreement dated the day of 1975, you provide the following items additional to, varying from, or giving detail to, items specified in the plans and specifications approved by the Building Controller, in or on house Number 34 as shown on the said plans and specifications to be erected on Section 149 Division of Kambah.

I/we agree to pay the costs for such items as estimated below, and I/we agree that such cost may be varied in accordance with clause 20 of the said Agreement.

ITEM		COST (\$)
1. Fireplace	1	520
2. Covered car space	1	1200
3. Kitchen fitments	Dark Pine <i>banding</i>	
-tops (colour)	Blue	
-fronts (colour)	Cumquat	
-stove (type)	Katani, hotplate 64-624	
4. Bathrooms		
-walls tiles	<u>supplied</u>	
shower screen (colour)	Bronze	
-floor tiles (size)	<u>supplied</u>	
5. Lights .total	18	
-two-way switches	2	
-down-lights	3	
-dimmer switches	4	
-other		
Power points	2 waterproof outside	
-double	26	
-single	4	
T.V. points	1	
Telephone points	3	
6. Extractor fan		
-over fan	1 in bathroom 2	36



7. Other
 Shower rose over each end of each bath.
 Bidet. - *subject to cost*
 Loft over Dressing Room/Ensuite, rooflight over
 Sloping ceiling, ash boarding, - *whole house*
Pyrotanax underfloor electric heating *prco?*
 Dated this day of

\$3790 say
 \$4000

1975
[Signature]

Accepted by and on behalf of Urambi Co-operative Community Advancement Society Ltd.
 *[Signature]* Director/Secretary

HOUSE NO: 34
HOUSE TYPE: UC4 UCST
MEMBER: Golski

GROUP H

As is
delete floor between LR + FR. (open space).
.. wall between study + dining
door to corridor to form lock.

✓ 6.5.75 no door from LR to MR open at 5'
Amended 8.5.75. to ceiling

6.5.75 tiles by Golski ordered from Portugal
supplied by him to builder tiles when required
01

Michael Dysart, B.Arch., FRAIA.
Peter Bell, B.Arch., DIP. TCP.
Brian Cullum, ARAIA., ARIBA.

105 George Street,
Sydney Cove, N.S.W., 2000.
Telephone 241 2157

Architects Instruction

NO: 3A.

Project: VRAMBI COOPERATIVE

Project No:

To: STOCKS+HOLDINGS (Cambria) PL

Date: 11 Nov 29 1976

This instruction is issued on the understanding that the contractor shall inform the architect in writing if compliance with this instruction involves a variation to the contract. If a variation to the contract is involved the contractor shall obtain a contract variation before proceeding with the work unless otherwise instructed by the architect.

1. HOUSE NO. 29

Include extra light point and
~~insulate~~ exhaust fan to ceiling of kitchen

2. HOUSE NO. 34

Delete 2/60 gal. low pressure Zip heaters.
Add 2/30 gal. mains pressure Zip heaters.

3. HOUSE NO. 4.

Both wall tiles to be Mango
(former selection 'TAN')

4. HOUSE NO. 37

Replace damaged plastic laminate
Benchtop to kitchen - reposition
Hotplate opening behind fixed to
glass panel of kitchen window.

Distribution

General Contractor
Project Manager
Client
Clerk of Works
Quantity Surveyor
Structural Engineer

Electrical Engineer
Hydraulic Engineer
Air Cond. Mech. Eng.
Architect
File
Other

Authorised

Michael Dysart & Associates Pty. Ltd.

Michael Dysart, B. Arch., FRAIA.
Peter Bell, B. Arch., DIP. TCP.
Brian Cullum, ARAIA., ARIBA.

105 George Street,
Sydney Cove, N.S.W., 2000.
Telephone 241 2157

Architects Instruction

Project: URAMBI COOPERATIVE
To: STOCKS + HOLDING (Canberra) PA

NO: 17
Project No:
Date: 20/6/76

This instruction is issued on the understanding that the contractor shall inform the architect in writing if compliance with this instruction involves a variation to the contract. If a variation to the contract is involved the contractor shall obtain a contract variation before proceeding with the work unless otherwise instructed by the architect.

RE: HOUSES 17 + 18

- Startings to be ex 75x20 in lieu of starting spec.
- Delete wall in 18 between Store Rm. and Study. *Delete wall 19.11.76 BA*
- Windows to Study of both 17 & 18 positioned approx 900 from corner (to be adjusted to suit brickwork) *ok 22.11.76*

RE: HOUSE 34.

supply and instal additional tiledomes to 1100 height - ~~make~~ all tiledomes to be clear (if possible) and to be operable. *there are 3 now 22-11-76 HA*

RE HOUSES 44/45

Offset reduced from 2500 to 1500 to provide better clearance of screen wall between 44 and 43. *BA 19.11.76*

Distribution

General Contractor
Project Manager
Client
Clerk of Works
Quantity Surveyor
Structural Engineer

<input type="checkbox"/>	Electrical Engineer
<input checked="" type="checkbox"/>	Hydraulic Engineer
<input type="checkbox"/>	Air Cond. Mech. Eng.
<input checked="" type="checkbox"/>	Architect
<input type="checkbox"/>	File
<input type="checkbox"/>	Other

Authorised

BA
Michael Dysart & Associates Pty. Ltd.

Michael Dysart, B.Arch., FRAIA.
Peter Bell, B.Arch., DIP. TCP.
Brian Cullum, ARAIA., ARIBA.

105 George Street,
Sydney Cove, N.S.W., 2000.
Telephone 241 2157

Architects Instruction

NO: 14

Project: URAMBI COOPERATIVE

Project NO:

To: Stocks + Holdings (Canberra) Pty

Date: Aug 31/76

This instruction is issued on the understanding that the contractor shall inform the architect in writing if compliance with this instruction involves a variation to the contract. If a variation to the contract is involved the contractor shall obtain a contract variation before proceeding with the work unless otherwise instructed by the architect.

House No 34.

We confirm our verbal instruction of Aug 23/76 that the contractor is to proceed with the modifications to No 34. The Board has accepted the estimated extra of \$5800 as confirmed by the contractor's letter of August 25/76.

Further details relating to the sketch already issued will be prepared as soon as possible.

Distribution

General Contractor
Project Manager
Client
Clerk of Works
Quantity Surveyor
Structural Engineer

Electrical Engineer
Hydraulic Engineer
Air Cond. Mech. Eng.
Architect
File
Other

Authorised

MBM
Michael Dysart & Associates Pty. Ltd.

August 26, 1976.

Dr. Alex Golski,
41 Mayo Street,
WEETANGERA, ACT 2614.

Dear Alex,

Modifications to House 34, Urambi Village

Following your verbal acceptance of the proposed modifications to Unit 34, Urambi, and to the revised price of \$58,500 plus "Rise and Fall" from December 1, 1975, the Society has agreed to instruct the Architect to proceed with the revised design.

To assure the Society of your intention to proceed with the revised contract, would you please sign the attached letter.

Yours sincerely,

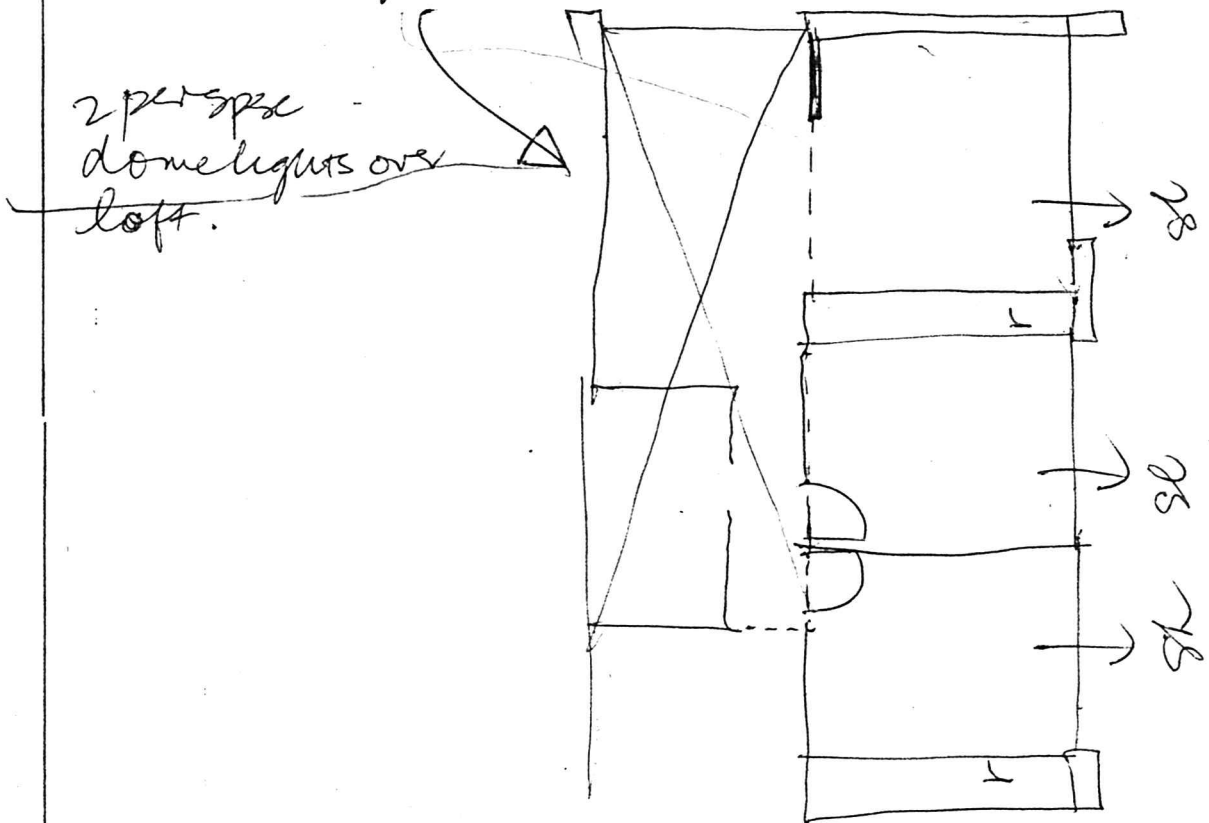


A. G. Christie,
Secretary.

Goldski UCSP 34, June 17/76.

1. timber lined ceiling?
2. exposed joists?
3. loft over M Bed - Bath / Dr to continue through over Entry / Living / Study.
4. loft ~~of~~ over Bath / land. to continue ^{over} Study wall between study / Bed 2 to go.

rearrange this.



5. length of wall in B2/Study to be length of span beams - and approx 2'3" high.

* Michel D - definitely no rooflights. 20.7.76

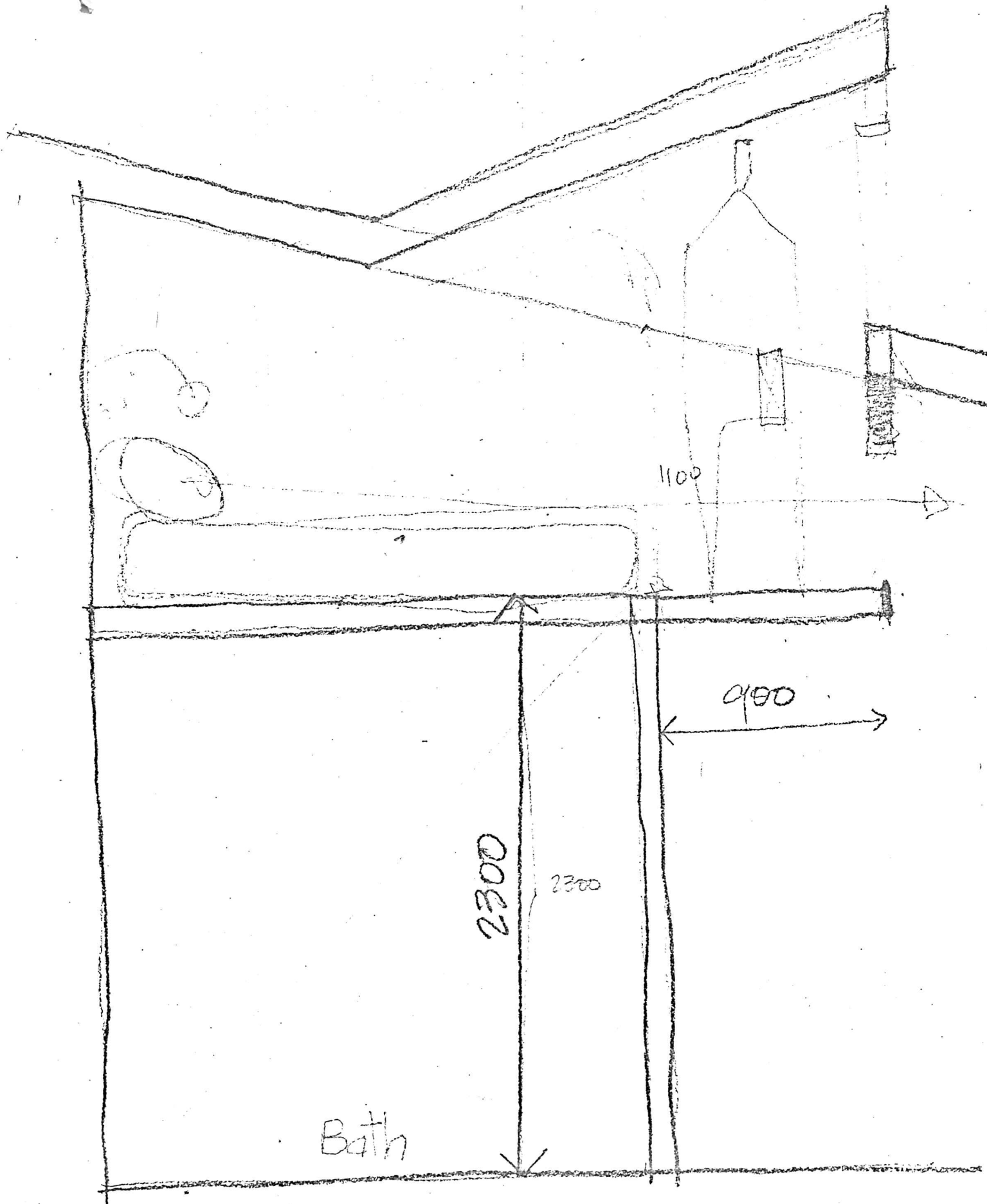
Mrs Goldski

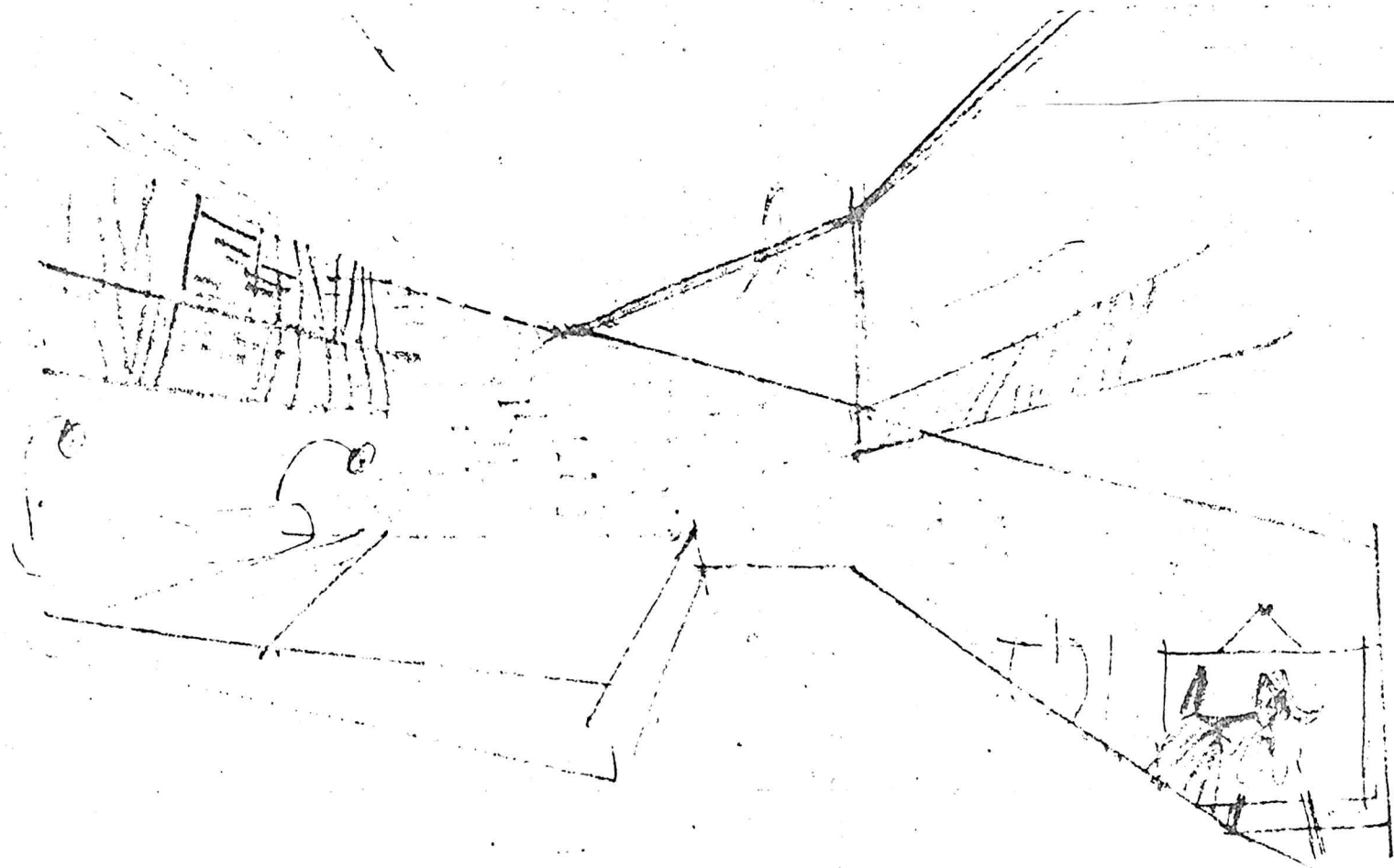
Drop ceiling of bathroom to increase ceiling of childrens bedroom

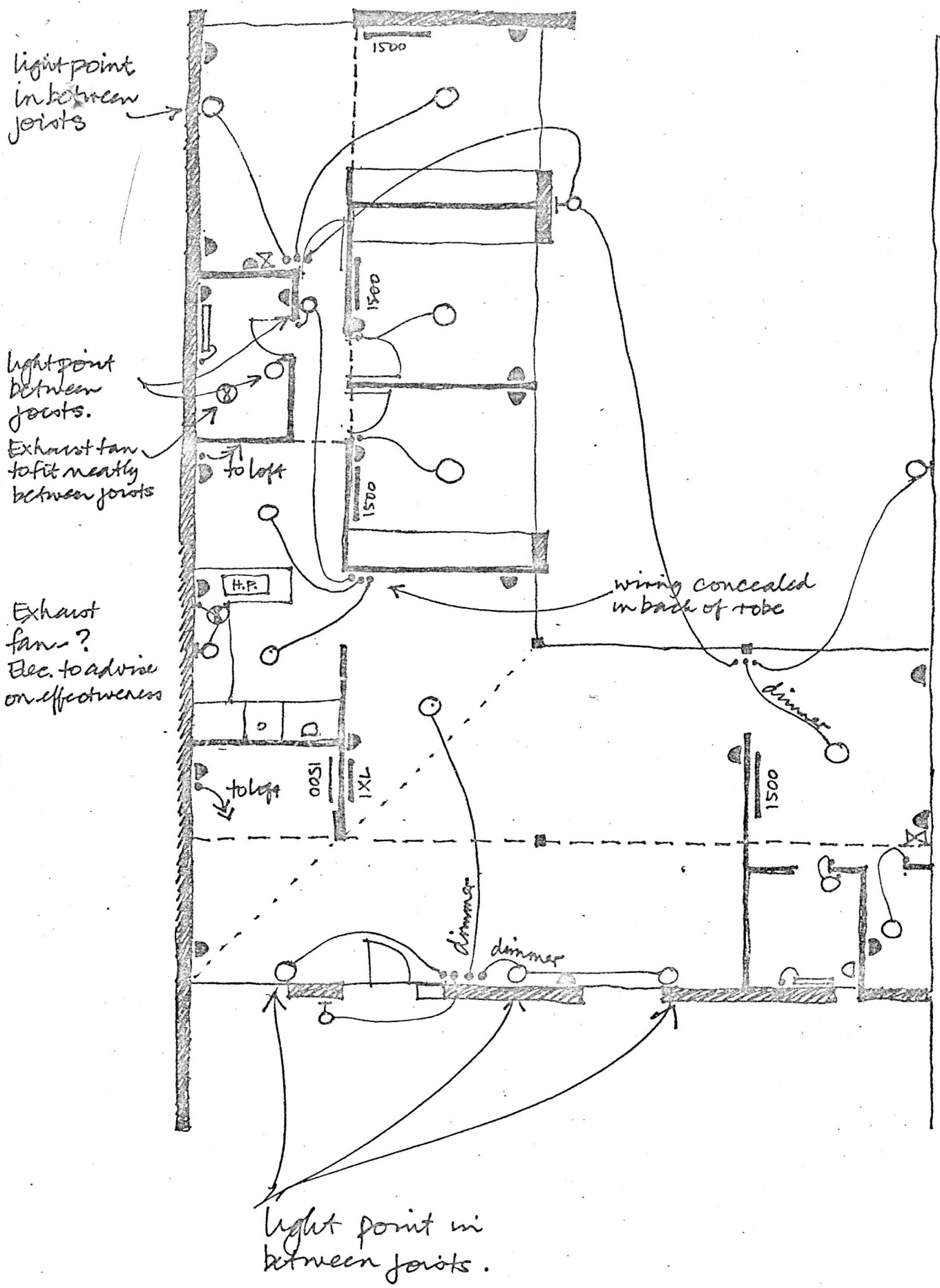
Larger hotwater ^{cylinders} size 60 galls each
60 galls each

↳ seems a bit large for ensuite. PAB

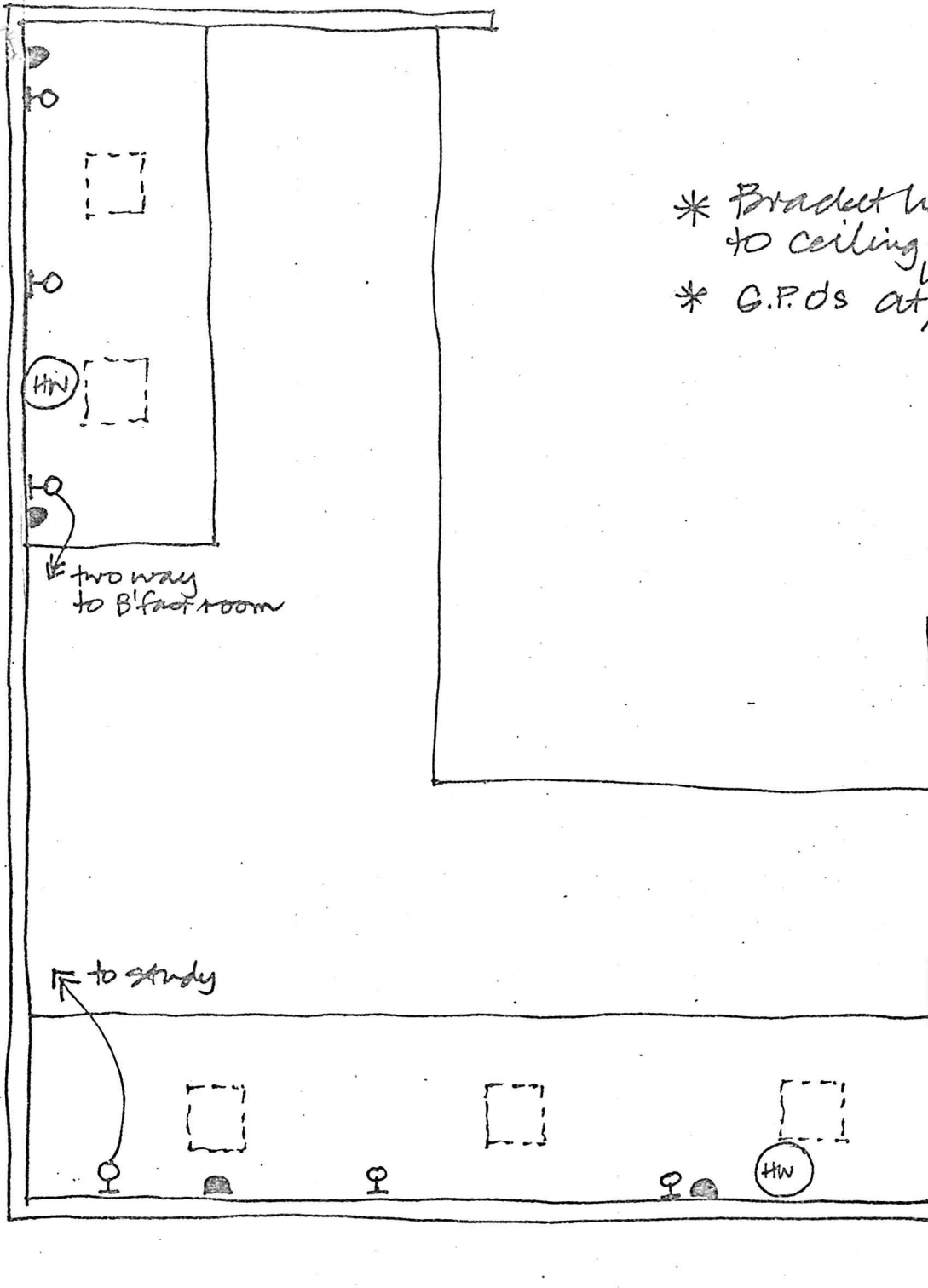
The attached drawings are copies of sketches given to Mrs. Goldski (18/12/75) as an interpretation of what she thought she was going to get (together with Peter Muller's suggestion)







ELECTRICAL LAYOUT - N^o34.



- * Bracket lights close to ceiling ^{loft} integral switch
- * G.P.Os at floor level

LOFT - ELECTRICAL LAYOUT

N^o 34.



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

August 30, 1976.

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

Dear Sir,

I hereby confirm my intention to purchase Unit No. 34 of the "Urambi Village" development at Section 149, Kambah. I agree that:

- . Revised Contract Price \$58,500
- . Rise and Fall clause to continue from December 1, 1975 (amount expected to be around \$3,000)
- . Plans as submitted to and approved by Department of Capital Territory and modified by drawings presented to me by Peter Bell (Michael Dysart & Associates) on or about August 20 1976.
- . Sources of funds:
 - Own (including deposit): \$ 14.500.
 - 1st Mortgage from Civic : \$ 35.000
 - 2nd Mortgage from Bank NSW: \$ 12.000

TOTAL: \$61,500

Yours faithfully,

Alex Golski

Sneaden Hall & Gallop

Barristers & Solicitors

1st Floor, T & G Building,
39 London Circuit,
Canberra City, A.C.T. 2601
P.O. Box 794
Telephone 488 111
STD 062

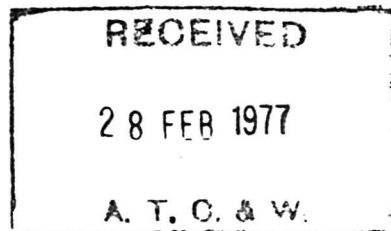
~~XXXXXXXXXXXX~~
Stuart F.C. Wilcox LL.B.
William N. J. Swan LL.B.
E. David Lardner LL.B.
Gregory A. Stretton B.A. LL.B.
Raymond J. Jenkins
Associate,
John D. Harris LL.B.

Your Ref

Our Ref 37112:SW

25th February, 1977

Messrs. Abbott, Tout, Creer
& Wilkinson,
Solicitors,
DX 5622,
CANBERRA.



Dear Sirs,

re: Doctor Alexander and Mrs. Katharine Golski

We act for the abovenamed of Weetangera who are the purchasers of Home Unit No. 34 of Urambi Village pursuant to a contract with the Urambi Co-operative Unit Advancement Society Limite dated 9th April 1976. We understand that you act for the Society.

Our clients have had discussions with your clients and with the architect over a number of weeks concerning the construction of the mezzanine floor in the premises and about that construction being unsatisfactory.

The writer went to inspect the mezzanine floor with our clients last week and it is clear that the mezzanine floor is too high in that there is no standing room even up against the back wall and even allowing for the fact that our clients are not tall people. Our clients have in discussions been promised that the mezzanine would be constructed so that there would be adequate standing room but it now appears and now your clients admit it that the mezzanine is too high by about four courses of bricks. Our clients have now been told that the only alteration which could be made is to lower the level of the mezzanine by one course of bricks but that amendment will not make much difference and will not provide the standing room which our clients were promised.

In the result the mezzanine is virtually useless and our clients are now faced with the situation that they will not be getting what they bargained for.

We understand that the mezzanine floor costs in the vicinity of \$6,000.00 to construct and in the circumstances we are instructed that our clients are seeking a reduction in the purchase price of \$6,000.00 by virtue of the mezzanine floor

NO -
quite the
contrary
NO

NO - other uses.

46620
NO

See
Johnson
re budget
for facts

Messrs. Abbott, Tout, Creer
& Wilkinson

25th February, 1977

re: Doctor Alexander and Mrs. Katharine Golski

being useless and being unable to be satisfactorily
reconstructed.

Would you kindly obtain your clients instructions at
an early date.

Yours faithfully,
SNEDDEN, HALL & GALLOP

A handwritten signature in dark ink, appearing to be a stylized 'L' or similar character, located below the typed name of the sender.

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)~~

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.8248

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

10th March 1977

22/3

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

Dear Sir,

re: URAMBI TO GOLSKI - UNIT 34

We refer to our discussions with Mr. David
Watson of your Board on Wednesday the 9th March 1977.

We now enclose a photocopy of the letter we
received recently from Messrs. Snedden Hall & Gallop,
the new solicitors for Dr. and Mrs. Golski, concerning
the mezzanine floor in Unit 34, which was read to
Mr. Watson,

Could you please consider the points raised
in that letter, and let us have your written comments
as soon as possible.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. M. Doney

22/3 Phoned P Bell at site. He undertook to supply photocopies
of relevant info asap.

h

Legal file.

6 April 1977

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

Attention: Mr Moloney

Dear Sir,

Your ref: RM 8248
Urambi to Golski - Unit 34

In response to the points made in the letter to you from Sneddon Hall and Gallop re the above.

Height of mezzanine floor: The insistence by the Golskis for the construction of the mezzanine was of concern to the Urambi Board and was only agreed after a long period of discussion between the Golskis, the Board and the architect. The Board refuted any suggestion concerning promises that the mezzanine would be constructed so that there would be adequate standing room. During the design phase the dimensions of the mezzanine were made clear to the Golskis: Attachment A indicates this, particularly pages 2 and 3. (You will note that page 2 shows a reverse pitch in the roof: the Golskis later agreed with the Board that this suggestion not be proceeded with.)

Attachment B (a folio document, 560 mm x 770 mm rolled) is a copy of a plan given to Mrs Golski on or about 20 August 1976 by Peter Bell. This plan should be viewed in relation to the copies of letters, from the Board to Golskis and from Golskis to the Board, provided at Attachment C.

Cost of mezzanine: the figure of \$6,000 relates to the total cost of extras for House 34, of which the mezzanine is one part. The cost of the mezzanine is thus less than \$6,000. In any event, the Board does not agree to any reduction in price, in view of the agreement by the Golskis to the construction of the mezzanine.

Yours sincerely,



C.M. Lang
(Secretary)

not attached
only copy
sent to
Moloney

Legal. *This shld hold 'em!* *h*

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)~~

ROBERT JOHN MCCOURT, B.A., LL.B.
SYDNEY: (ASSOCIATE)

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

JAMES NEILL CREER

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ROBERT WILLIAM MCCORMACK

WILLIAM JAMES HENTY, LL.B.

MICHAEL LANCASTER OATES

JOHN DAVID EDELMAN

YOUR REF. 35112:SW

OUR REF. RM.8248

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

12th April 1977
14/4
L

Messrs. Snedden Hall & Gallop,
Solicitors,
DX 5630,
CANBERRA

Dear Sir,

re: URAMBI TO GOLSKI - UNIT 34

We refer to our telephone conversation with your office of 22nd March 1977, and now reply fully to the points raised by you in your letter of 25th February 1977, acting on instructions received from our client.

The insistence by the Golskis on the construction of the mezzanine floor was of concern to the Board of the Urambi Society, and was only agreed to after a long period of discussion between the Golskis, the Board and the Architect. At all times, the Golskis were warned of the possibility that the mezzanine may not have sufficient room above it for people to stand, and the Board refutes any suggestion concerning promises that the mezzanine would be constructed so that there would be adequate standing room. During the design phase the dimensions of the mezzanine floor were made clear to the Golskis, and we refer you to Attachment "A", particularly pages 2 and 3, which show this. (You will note that Page 2 shows a reverse pitch in the roof; the Golskis later agreed with the Board that this feature not be dropped).

Attachment "B", (a folded folio document, 560 mm. x 770mm) is a copy of a plan given to Mrs. Golski on or about the 20th August 1976 by Mr. Peter Bell, the Architect handling the project of Messrs. Michael Dysart & Associates Pty. Ltd. Shortly after this plan was provided, correspondence passed between the Board and the Golskis, and copies of this correspondence are provided as Attachment "C".

You will thus see that our client feels that the Golskis proceeded with the modification with their eyes open, and cannot turn round and complain at this stage.

The Board also points out that the figure of \$6,000 quoted in your letter relates to the total cost of extras for House 34, of which the mezzanine is only one. The cost of the mezzanine is thus somewhat less than \$6000.

RM
contd/....

*5/5 Planned
RM as the "not"
is underbook to
sent it out with
SH 2/6 & the
"not" is to be
removed.*

In conclusion, we point out that the folio plan Attachment "B" is the only copy we have of this plan, and we would thus appreciate your returning it to us when you have finished with it.

We look forward to hearing from you shortly.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

A handwritten signature in cursive script, appearing to read "R. W. Maloney". The signature is written in dark ink and is positioned to the right of the word "Per:". The signature is somewhat stylized and extends downwards.

Sneeden Hall & Gallop

Barristers & Solicitors

1st Floor, T & G Building,
39 London Circuit,
Canberra City, A.C.T. 2601
P.O. Box 794
Telephone 488 111
STD 062

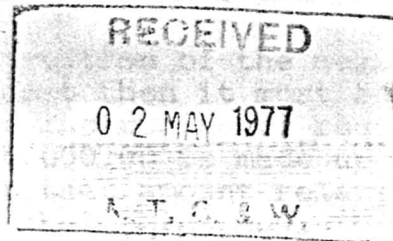
Stuart F.C. Wilcox LL.B.
William N. J. Swan LL.B.
E. David Lardner LL.B.
Gregory A. Stretton B.A. LL.B.
Raymond J. Jenkins
Associate
John D. Harris LL.B.

Your Ref RM.8248

Our Ref 35112:SW

29th April, 1977

Messrs. Abbott Tout Creer
& Wilkinson,
Solicitors,
D.X. 5622,
CANBERRA.



Dear Sirs,

re: Golski from Urambi - Unit 34

We have your letter of the 12th April on which we are obtaining our clients instructions. We note with some alarm that before our clients have even had an opportunity of replying to your letter you are writing to us on the 27th April on behalf of your clients talking about settlement and putting a time period on our clients for completion. It is quite apparent to us that your clients are not seriously considering the complaints that have been raised at all. Your clients are instructing you to complete the contract with our clients and have obviously no concern for the very real difficulties in which our clients find themselves.

The point has been made before and we make it again, namely that the mezzanine floor is too close to the ceiling and is not in accordance with the drawings upon which the contract was based. One of the architects drawings supplied by you quite clearly shows that the distance between the floor and the mezzanine floor is 2,300 millimetres. As it has been constructed the distance measures 2,550 millimetres approximately. This means that the sleeping accommodation is now so close to the roof of the premises the people using the mezzanine floor for sleeping purposes will virtually have to be careful that they don't bang their heads when they turn over in bed at night. It is quite true that our clients were aware that with a sloping roof it would not be possible for there to be standing room on all sections of the mezzanine floor and our clients were prepared to put up with that degree of inconvenience. The situation is however that our clients cannot stand up without hitting their heads on the roof on any section of the mezzanine floor at all.

Messrs. Abbott Tout Creer & Wilkinson.

29th April, 1977

re: Golski from Urambi - Unit 34

This is a major fundamental breach of design specifications and is not a mere matter of detail. Our clients are going to write to your clients direct concerning plans to restructure the roof at our clients expense after taking possession and completing the contract. There will however be considerable expense involved and our clients are looking to the Society for an appropriate reduction in the purchase price.

If the amount for the construction of the mezzanine floor is not \$6,000.00 as you suggest then it must be a figure very close to it and we are instructed to request that you itemise how the sum of \$6,000.00 is made up in view of the fact that you say that that amount relates to the total cost of extras of which the mezzanine is only one.

Your urgent attention to this matter is requested.

Yours faithfully,
SNEDDEN, HALL & GALLOP

A handwritten signature in black ink, appearing to be a stylized 'S' or 'SN', located below the typed name of the firm.

Sneeden Hall & Gallop

Barristers & Solicitors

1st Floor, T & G Building,
39 London Circuit,
Canberra City, A.C.T. 2601
P.O. Box 794
Telephone 488 111
STD 062

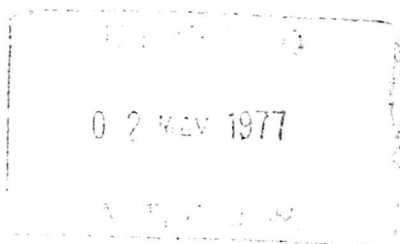
~~Stuart F.C. Wilcox LL.B.~~
Stuart F.C. Wilcox LL.B.
William N.J. Swan LL.B.
E. David Lardner LL.B.
Gregory A. Stretton BA LL.B.
Raymond J. Jenkins
Associate
John D. Harris LL.B.

Your Ref RM.8248

Our Ref 35112:SW

29th April, 1977

Messrs. Abbott Tout Creer
& Wilkinson,
Solicitors,
D.X. 5622,
CANBERRA.



Dear Sirs,

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See Stooks

Your urgent attention to this matter is requested.

Yours faithfully,
SNEDDEN, HALL & GALLOP



Surgery

Level 3 Woden Churches Centre Woden Valley Phillip A.C.T. 2606

Telephone 81 5394

29th. April 1977.

2/5
L

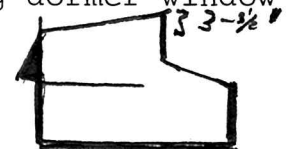
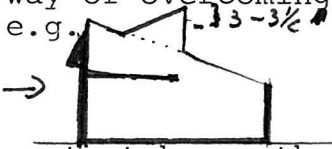
Dear Alister,

I am glad that my house is now completed and am looking forward to the move. There are however a few unresolved problems.

1. Mezzanine.

This has been built about 10 inches higher than originally anticipated and this left the height of the platforms too low for moving about.

Some time ago it was suggested to me that one way of overcoming this was to put either a long dormer window e.g.



or to take up the rise from the beginning e.g.

Peter Bell is aware of the possibilities but asked me to have it approved in principle by the Urambi Board. However, in my conversations with various people no one objected to it, and I would like to have it approved officially, rather than have to take it up with future body corporate.

2. Cost.

I feel that I deserve a reduction in the price I am paying for the mezzanine. The mezzanine has been built at the wrong level and cannot function as originally intended without a possibly costly conversion, which I will have to do in the future. I believe that by the time Peter Bell took over, the windows etc. were made and it was impossible to adhere to the original drawings

As soon as the above matters are sorted out I will exchange the contracts and take possession of the house.

Yours sincerely,

Alexander Golski.

We should disagree
point out that
we must take it
up with the Body
separately.

This matter is
now determined
by legal agreement
his shld be made
clear.

Members.

If this wasn't so serious, I'd laugh.

Surgery

Level 3 Woden Churches Centre Woden Valley Phillip A.C.T. 2606

Telephone 81 5394

2nd May 1977.

5/5
L

Christie

Mr. Alastair Chrichton,
Chairman of Urambi Board.
Box.
Civic Square. 2606

Dear Alastair,

I called briefly at No. 34 at the weekend.

There is no exhaust system in the kitchen and no fireplace in the sitting room. I had expected them to be installed before the house was ready for occupation.

The exhaust we had in mind is 'Dishlox' (same as Woodrows) and the fireplace red if possible.

Yours sincerely,

Alex Golski.

- ① In view of his discussions with W Lewis, agree to refund him \$24 and ask him to make his own arrangements for a 'Dishlox'
- ② Explain that once we have a definite settlement date we will install the fireplace, but that it will be black - if he wants red, that's his problem.

L

Members file

RM.8248

3rd May 1977

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

Dear Sir,

re: URAMBI TO GOLSKI - UNIT 34

We enclose a photocopy of the reply we received from Snedden Hall & Gallop to our letter of the 12th April 1977.

Could you please consider its contents, and provide us with instructions on the matters raised by it as a matter of urgency.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

Legal

**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: **ROBERT JOHN McCORMACK, LL.B.**
[ASSOCIATE]

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

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. 8248**

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

~~3rd May 1977~~

10/5.

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

Dear Sir,

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Could you please consider its contents, and provide us with instructions on the matters raised by it as a matter of urgency.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

5 May 1977

Dr Alex Golski,
Level 3,
Woden Churches Centre,
WODEN VALLEY A.C.T. 2606

Dear Alex,

Purchase of House 34, Urambi Village

Thank you for your letter of 29 April in which you raise the issues of the approval of dormer or skylight windows for your house and of the price.

Firstly, I should point out that approval of any changes to houses subsequent to purchase by an individual is a matter for the Proprietors: Units Plan 119, i.e. the Body Corporate. The Urambi Co-Operative Community Advancement Society Ltd has no role and does not have the power to approve or disapprove. The most that the Society can do is to recommend to the Body Corporate and to exercise its vote in accordance with the number of Units owned by the Society at the time that the matter arises.

In practice, however, I do not see that these should be a significant problem and I can advise you that the Board (acting on behalf of the Society) is in favour of you making the modification, provided the design is approved by our Architect, Michael Dysart and Associates. I have passed your proposal to the Body Corporate.

The second point raised in your letter is your request for a reduction in the price of your house to compensate for your view that the mezzanine (or loft) cannot function as originally intended. The Society does not agree to any reduction in the price of your house as all the modifications requested by you in August 1976 are now built as planned at that time. The Society is facing an extremely difficult financial situation as costs have escalated significantly. Not only does the Board believe that there are no grounds for a reduction in your price, but it is simply not in a position to do so.

The contracts signed by all members are unconditional and require settlement to take place within 28 days of the

issue of the Certificate of Fitness for each house. I believe that this occurred in the case of house No. 34 on Thursday 28 April, your solicitors will have been informed of this by the Society's solicitors Abbott, Tout, Creer and Wilkinson. Your house has been accepted by the Architect as being complete and the Society now requires settlement to occur as soon as possible in order to meet outstanding debts to the builder.

In the event that settlement does not occur by 26 May, the Society will have no option but to take action in accordance with the provisions of the contract but of course, it is hoped that this will not be necessary.

We look forward to having you in residence.

Yours faithfully,



A.G. Christie,
(Chairman)

Member file.

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

24 May 1977

Alexander Golski,
Level 3,
Woden Churches Centre,
PHILLIP A.C.T. 2606

Dear Alex,

I refer to your letter of 2 May 1977.

You had originally requested an expelair fan exhaust system in the kitchen but we are informed that you cancelled this in a conversation with Mr W. Lewis the Clerk of Works. In view of your preference for a Dishlex system, the Board agrees to refund you \$24 (the allowance for the fan) but is unable to make further arrangements for the Dishlex installation. If you wish to go ahead with the Dishlex you should make your own arrangements for its installation.

The hearth for the fireplace will be installed once a firm settlement date on your house is arranged. The Society has arranged a bulk deal with Burning Log and a black fireplace will be installed shortly. If you have any queries, please phone me on 45.2137 (W) or 31.7353 (H).

Regards,



C.M. Lang
(Secretary)

legal.

Snedden Hall & Gallop

Barristers & Solicitors

1st Floor, T & G Building,
39 London Circuit,
Canberra City, A.C.T. 2601
P.O. Box 794
C.D.E. DX 5630
TEL. 488-111
STD 062

Stuart F.C. Wilcox LL.B.

William N.J. Swan LL.B.

E. David Lardner LL.B.

Gregory A. Stretton B.A. LL.B.

Raymond J. Jenkins

Associate

John D. Harris LL.B.

Your Ref

RM.8248

Our Ref 35112/07/26

June 15, 1977

Messrs Abbott Tout Creer & Wilkinson,
Solicitors,
DX 5622,
CANBERRA

17/6.

Discussed with R Moloney

on 17/6

15 JUN 1977

L

Dear Sirs,

Re: Golski from Urambi - Unit 34

We refer to your letter of the 26th May 1977 and our subsequent telephone conversations in this matter.

We confirm that our clients are in a position to finalise the purchase and will in fact proceed to do so subject to your client agreeing to your firm retaining in your Trust account an amount of \$2,000-00 pending completion of the undermentioned items to our clients satisfaction:

1. Install fire place.
2. Install kitchen exhaust fan system similar to that installed in the Woodrow's unit i.e. a closed circulating Sunbeam system.

We are instructed by our clients that the previous exhaust fan system proposed to the unit was cancelled as the Clerk of Works on the site advised our clients that the previous system was not effective.

We are also instructed by our clients that on settlement an allowance of \$240-00 is to be made in their favour by way of re-imbusement of a cheque which they had given to Urambi some time ago for the installation of light fittings. Furthermore, apart from the mezzanine floor, there are a number of minor maintenance matters which require attention in the unit and we expect to be in a position to furnish you with a list of these shortly.

....2/

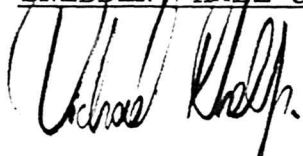
2/.....

June 15, 1977

Re: Golski from Urambi - Unit 34

Would you please advise us by return whether your client is prepared to finalise the matter on the basis indicated above upon which we shall submit a Memorandum of Transfer to you for execution in readiness for settlement.

Yours faithfully,
SNEDDEN HALL & GALLOP



MICHAEL J. PHELPS

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA PARTNER:
DAVID CLEMENT DAROLD HARPER, B.A., LL.B.

ASSOCIATES:
ROBERT JOHN M. COURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY PROBERT, B.EC., LL.B.

SYDNEY PARTNERS:
JAMES NEILL CREER
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JOHN KERIN MORGAN, B.A., LL.M.

N.R.M.A. HOUSE
92-96 NORTHBOURNE AVENUE
CANBERRA CITY
AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788

DX 5622 CANBERRA

YOUR REF.

OUR REF. RM.8248

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

12th August 1977

18/8

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

Dear Sir,

re: SALE OF UNIT 34 TO GOLSKI

Settlement of this matter took place on Thursday, the 30th June 1977, and a settlement statement is enclosed. Rates on the unit were not adjusted at settlement, and no doubt you will sort this matter out with the purchaser in due course. We have notified the Department of the Capital Territory of the change of ownership of the unit.

We hold \$600.00 of the settlement monies in our trust account for release to you upon installation of the purchasers' fireplace.

We enclose a memorandum of our costs and disbursements.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



c.c. Stocks & Holdings (Canberra) Pty. Ltd., Canberra

STRUCTURES

The Department of Territories and Local Government has contacted the Body Corporate Committee to advise that several problems exist with uncompleted building work, especially fire-places, in several Urambi Village units. These could have serious implications in terms of insurance, for example, if the cause of a house-fire is traced to an un-approved fire-place which has not been inspected and approved after installation. There is also the question of a breach of the Building Ordinances 1972 (fine for an individual householder of up to \$500 on conviction).

The Department explained that the following steps have to be gone through for the building of fireplaces, pergolas and structural alterations. These are:-

- (a) Form "Application for Approval of Plans", together with the plans to be submitted. The plans must show the endorsement of the Urambi Body Corporate Committee (endorsement of the Form by the BCC is optional provided that the plans have been endorsed);
- (b) Form "Application for a Building Permit" - this is often completed by the builder, but the owner has to sign it.
- (c) If an owner/builder is involved, a separate form "Application for Owner-Builder Permit" has to be submitted. This form has to be endorsed by the BCC because of insurance requirements. Home insurance does not normally cover owner/builders, and a separate public liability cover might need to be taken out. Alternatively the BCC, by endorsing the application, has to agree to cover the owner/building under the present Urambi public liability cover. (There are no problems with tradesmen or licensed builders because they are required to carry their own insurance cover.)

~~From~~
 Individual notes
 given to houses 62, 31,
 34, 44, 27, 40,
 49, 53, 41, 69 &
 56 & the swimming
 pool as attached.

- (d) Form "Application for Certificate of Occupancy or Use" must be submitted on completion of the work. This will enable an inspection of the work to be carried out by a Department inspector who, hopefully, will approve the finished work.

Forms, and further advice, is available from the Building Section, Department of Territories and Local Government, First Floor, North Building, Civic Offices. (Post - G.P.O. Box 158, Canberra 1601, tel. 49.1355).

About 12 units are at present involved in the above and are being contacted individually.

If there are any queries please contact Terry Goggin, House 13, Tel. 31.9537.

House No 34

This refers to the pergola - permit was given in 1981. The Dept said that you need to complete the form "Application for Certificate of Occupancy or Use" so that an inspection can be made of your pergola.

Terry Goggin

14/6/84