

Note for file Members file

Alastair,

→ 819557

Fred Reeves phoned me this afternoon to say that he will confirm in writing next week whether he is withdrawing from the project. Fred has contracted to purchase House 44.

The reason behind Fred's call is the difficulty he is having in finding a buyer for his current house. He is down to his last potential buyer and he reports that it does not look hopeful.

He wishes to have the spiral staircase and copper fire place deleted from the house.

Perhaps we should discuss this evening.

CMLang

9 June 1977.

6 Prescott St.,
FARRER, A.C.T., 2607.

~~21st June, 1977.~~

24/6.

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

h

UNIT 44

Dear Sir,

As you already know I am having great difficulty in selling my home so that it appears that it might not be sold within 28 days of a certificate of occupancy being issued for unit 44.

In order that I can fully assess my legal situation in this contract after your telephone call of today's date, can you please supply me with the following information viz:-

- (1) A full copy of all agreements which cover the rules and conditions of membership of the co-operative
- (2) A transcript of the proceedings which placed the responsibility for unsold units from the Board of Urambi to the Stocks and Holdings Company, thus in effect changing the agreement between my wife and I with Urambi Co-operative Community Advancement Society Ltd. to an agreement between my wife and I with Stocks and Holdings (Canberra) Pty. Ltd. without our prior approval.
- (3) Have the new vendors registered the title of the units plan for the unsold units for which they are now responsible?

I am sending this letter by registered post and am sending a copy to my Solicitor Brian Morris of 99 London Circuit, Canberra City. Your replies to these queries within seven days are requested.

Yours faithfully,

A.F. Reeves

(A.F. REEVES)

Copy Brian Morris and Co.,
Solicitors,
P.O. Box 908,
CANBERRA CITY, A.C.T., 2601.

Members.

URAMBI CO-OPERATIVE C.A.S. LIMITED

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

30 June 1977

Mr A.F. Reeves,
6 Prescott Street,
FARRER A.C.T. 2607

Dear Sir,

URAMBI 44

I refer to your letter of 21 June 1977.

In response to your requests:

(1) There are rules of the Society as prescribed under the Co-operative Societies Ordinance 1939-1973. Rules 80 and 110 provide that a member be given a copy of the rules for \$0.25~~0~~ but if you wish I could send you a copy through the rounds at no charge.

ii was in accordance with the Society's rules you applied for membership of the Society (the purchase of 20 shares) and entered into an agreement with the Society to purchase the above unit.

(2) and (3) There has been no change in the agreement between your wife and you and the Society with respect to the above Unit. The Society has always been, and remains the vendor of all units in Units Plan No. 119.

It is of relevance to your situation that the Society has entered into an agreement with Stocks and Holdings (Canberra) Pty Ltd, pursuant to the Building contract it has with that company, which will ensure the completion of the project with no further price increases to existing members.

In the event that you and your wife decide that you do not wish to complete the purchase of Unit 44, the Society will be obliged to follow the penalty provisions of the contract for purchase of this Unit. As I have indicated

before your solicitor is in the best position to advise you of these penalties but I should point out that they are severe and you should keep this in mind when you decide whether or not you plan to complete the contract.

Yours faithfully,

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

C.M. Lang

Members file.

Note for file

Uranbi 44

Fred Reeves phoned me yesterday regarding settlement by him on the above.

He is still having difficulty in arranging the finance. He wanted to make it clear that he is keen to settle and is doing his best to do so.

He informed me that he has withdrawn his present house from the Multi-list system and is endeavouring to sell privately at \$3000 less than the Multi-list price. He also says that he has now dropped the price by \$6000 since he first put it on the market.

He also expressed the hope that the Board would take his good will and effort in account if and when it had to consider any penalty against him. I gave him no cause to think that he had anything more than a hope.

C M Lang
6 July 1977

P.O. Box 142,
CANBERRA CITY 2601

NOTICE OF MORTGAGE.

PURSUANT TO SECTION 67 OF THE UNIT TITLES ORDINANCE 1970

TO: The Proprietors - Units Plan No. 119,
P.O. Box 666, *73 URAMBI VILLAGE*
CIVIC SQUARE 2608 *KAMBAH,*
A.C.T. 2902,

TAKE NOTICE THAT by a Memorandum of Mortgage dated the 21st day of October, 1977 and made between A.F. & N. Reeves of Unit 44 Urambi Village Kambah (hereinafter called the Mortgagor) of the one part and BANK OF NEW SOUTH WALES (hereinafter called the Bank) of the other part Unit(s) Number(s) 44 comprised in Units Plan Number 119 was/were mortgaged by the Mortgagor to the Bank to secure the repayment of all moneys thereby secured.

Please acknowledge receipt of this notice by signing and returning the attached copy.

For and on behalf of

BANK OF NEW SOUTH WALES.

 Manager.
Petrie Plaza Branch.

The Proprietors - Units Plan No 119 hereby acknowledge receipt from Bank of New South Wales this day of the formal notice of which the above is a true copy. The Proprietors have not received notice, nor have knowledge of, any other charge lien of encumbrance affecting the above-mentioned Unit(s).

.....Councillor.

Legal.
ABBOTT TOUT CREER & WILKINSON

SOLICITORS

N.R.M.A. HOUSE

92-96 NORTHBOURNE AVENUE

CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

CANBERRA PARTNER
DAVID CLEMENT DARGOLD HARPER, B.A., LL.B.

ASSOCIATES
ROBERT JOHN MCCOURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY PROBERT, B.Sc., LL.B.

SYDNEY PARTNERS
JAMES NOLLE 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 HENRY, LL.B.
MICHAEL LANCASTER DATES
JOHN DAVID EDEYMAN
PAUL JOHN GREGORY, LL.M.
ROBERT JOHN GEORGE MILES, LL.B.
JOHN KEVIN HODGAN, B.A., LL.M.

TELEGRAPHIC & CABLE ADDRESS
"ABBOTT TOUT" CANBERRA

TELEPHONE 49 1765

DX 1622 CANBERRA

PLEASE ADDRESS ALL CORRESPONDENCE TO
P.O. BOX 246
CANBERRA CITY, A.C.T. 2601

YOUR REF.
OUR REF. EM. 2932

24th October 1977

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

Marion

CM 3/110

Dear Sir,

re: SALE TO REEVES, A.F. & N. - UNIT 44

This matter was settled on Friday the 21st October 1977, and a settlement statement is enclosed.

Rates and levies on the unit were adjusted in the normal way, and we have notified the Department of the Capital Territory of the change of ownership of the unit. → Would you please notify the Body Corporate.

This matter was settled 44 days after the date set by the Contract for Sale, and accordingly the amount of penalty interest being disputed by Mr. Reeves is

$$\frac{\$38,520.00 \times 14\% \times 44}{365} = \$650.32$$

After discussing this point with you on Friday the 14th of this month, we wrote to Mr. & Mrs. Reeves imposing the following conditions:-

1. They are to do everything to expedite and assist the investigation and resolution of the matter by the Ombudsman.
2. They are to communicate his decision to us within seven days of knowing it.
3. In the event that his decision does not alter the date of the Certificate of Fitness, they are to pay the penalty interest owing to us within seven days of advising us of his decision.

15/11 S/R 1/8
15/11 Comp 1/8
Letter

We trust these arrangements are satisfactory. As the matter seems otherwise complete, we enclose a memorandum of our costs and disbursements.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

R. M. ...

✓
File

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

owner/occupation



cnr. City Walk & Petrie Plaza, Canberra
Telephone: 48 8488
Postal Address:
P.O. Box 142, Canberra City, A.C.T. 2601

Bank of New South Wales

The liability of the members is limited.

Petrie Plaza, Canberra. A.C.T.

3rd July, 1978.

Our ref. L4/AB
Your ref.

NOTICE OF MORTGAGE

PURSUANT TO SECTION 67 OF THE UNITS TITLES ORDINANCE 1970

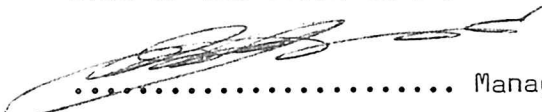
The Proprietors,
Units Plan No. 119,
P.O. Box 666,
CIVIC SQUARE 2608

Dear Sir,

TAKE NOTICE that by a Memorandum of Mortgage dated the 21st day of October, 1977 and made between A.F. & N. Reeves of Unit 44 Urambi Village Kambah (hereinafter called the Mortgagor) of the one part and BANK OF NEW SOUTH WALES (hereinafter called the Bank) of the other part Unit Number 44 comprised in Units Plan Number 119 was mortgaged by the Mortgagor to the Bank to secure the repayment of all moneys thereby secured.

Please acknowledge receipt of this notice by signing and returning the attached copy.

For and on behalf of
BANK OF NEW SOUTH WALES.


..... Manager.
Petrie Plaza Branch.

*Original
copy sent
to A. Curtis
21/8*

Structures

Unit #4

Urambi Village

Crozier Circuit

Kambah, Act, 2902

19. February 1979.

Dear Sir,

We wish to install a wrought iron or wrought aluminium gate in the entrance to the Northern facing courtyard in the interests of privacy, security and beautification of the overall visual impression.

To date we have not yet finalised the pattern but it will be an elegant single gate to fill the 7'9" x 5'1" aperture and the anticipated cost is in the region of \$300.

Your early reply would be appreciated.

Yours faithfully,

A P Reeves

Corporate Body
Urambi Village
Kambah.

brown/black wrought iron
with scrollwork - unless Reeves
approved by UBCC express a
strong preference
for that style
other possibilities
to be put to them
C

Reeves advised 6/3/79
Agreed to black colour
but with scrolls.
Mrs Reeves will attend
next UBCC meeting

[Signature]

See over.

Terry Healey to advise that committee feels legal problems to difficult to overcome - suggest structure over their own spaces (to be approved)

26/3/79
Dear Sir,

UNIT 44,
URAMBI VILLAGE
CROZIER CIRCUIT
KAMBARI
ACT 2902.

26 MARCH 1979.

On behalf of Mr. Graham Hopkins of unit 45 and myself, I wish to request permission to erect two garages in the carpark immediately adjacent to our residences.

The area where we wish to build is situated on the two spaces facing west and surrounded on two sides by a breeze block wall. To build a structure similar to the existing garages in this area would be much cheaper than to build from scratch elsewhere in the carpark area.

A plan and materials specification detailing the proposal is enclosed with this letter, so that it can be seen that the materials and type of construction would conform exactly with the existing garages.

As we are the only two houses in that particular area without garages it would be much appreciated if permission to build could be granted.

Mr Peter Kent of Unit No 46 has been approached with regard to any possible objection to his view from eastern facing windows and he has stated that he has none.

AP Reeves

The Secretary
Corporate Body.
Urambi Village
Kambari ACT 2902.

Unit 44,
Urambi Village,
Crozier Circuit,
KAMBAH. ACT. 2902.

9 September, 1980.

The Secretary,
Department of Capital Territory,
CANBERRA. ACT

Dear Sir,

I wish to complain about the parking of very large 'Tommy Tortoise' panttechnicons on your land near the eastern boundary of Urambi Village. I live in an end unit and the lurid colours and gross advertising make a very unseemly picture from my end window and also as I pass in and out of my back courtyard to the residents' car park. The problem is compounded in the summer when the vans are parked even nearer to residences to obtain shade from trees.

I should like to know what your policy is toward this block of land bounded by Crozier Circuit and Drysdale Crescent. At present you have 'No Dumping' notices on it, mainly, I believe, because of previous correspondence which I have had with you. These notices, however, do not seem to be sufficient deterrent to keep off litter mongers, and the whole outlook is, to say the least, 'shabby'.

I believe that this land, originally scheduled as part of the proposed Murrumbidgee Country Club golf course, is not now to be an active part of the course. I hope that this does not mean that it will be allowed to degenerate into an untidy backwater where people feel they can spread their rubbish, park commercial vehicles, and generally create eyesores. Surely if it is not going to be an 'active' part of the golf course, steps should be taken urgently to turn it into a proper reserve.

We have paid a very large price for a townhouse in what was, we thought, an exclusive area, and we have no wish to see it turned into the sort of vista which I have already described.

It would be appreciated if your Department could take some immediate action to terminate the commercial vehicle parking nuisance and further action in the very near future to improve the visual surrounds.

Yours faithfully,



A. F. Reeves

Copy to the Urambi Corporate Body.

UNIT 44,

URAMBI VILLAGE.

KAMBAH.

ACT 2902.

3-4-81.

Dear Arminel,

I am writing this letter to confirm my verbal complaint to you on April 1st re the positioning of a mobile refuse hopper in the immediate vicinity of my home.

It seems quite inconceivable that the Corporate Body could sanction the placing of such an ugly eyesore near the entrance to a private home, and my wife and I both have the strongest possible objections to such a placement. It is not difficult to envisage this hopper overflowing with wet decaying refuse which, especially in summer could present both health and odour problems. No doubt when the receptacle was filled rubbish would be left on the ground around it, perhaps not from Urambi residents at that.

Since the bin has been in position we have had several visitors who have expressed amazement at such a receptacle in near proximity to a 'so-called' exclusive housing development.

When I recall the objections raised by the Corporate Body to the erection of a white painted wrought iron gate in my front courtyard because it would spoil the aesthetic effect at the beginning of the project, the comparison seems trite indeed!! Another example was that the mortar in my back courtyard wall was the wrong colour!!

Might I suggest that the correct place for such corporate rubbish bins, (if in fact any case can be made for having them at all), is at the Community Centre and not outside peoples' homes. I seem to have a constant battle to keep the land outside my home and courtyards from becoming a dumping ground and I think it is high time that the Corporate Body took a much stronger line on this sort of thing more in keeping with the attitude shown me and enumerated in the paragraph above.

I should like to request that the above mentioned eyesore is moved from its present position as soon as possible.

Yours faithfully, HED (M.D. & F. DEWEY)

Discussed ~~2/4~~^{2/4} and 30/4

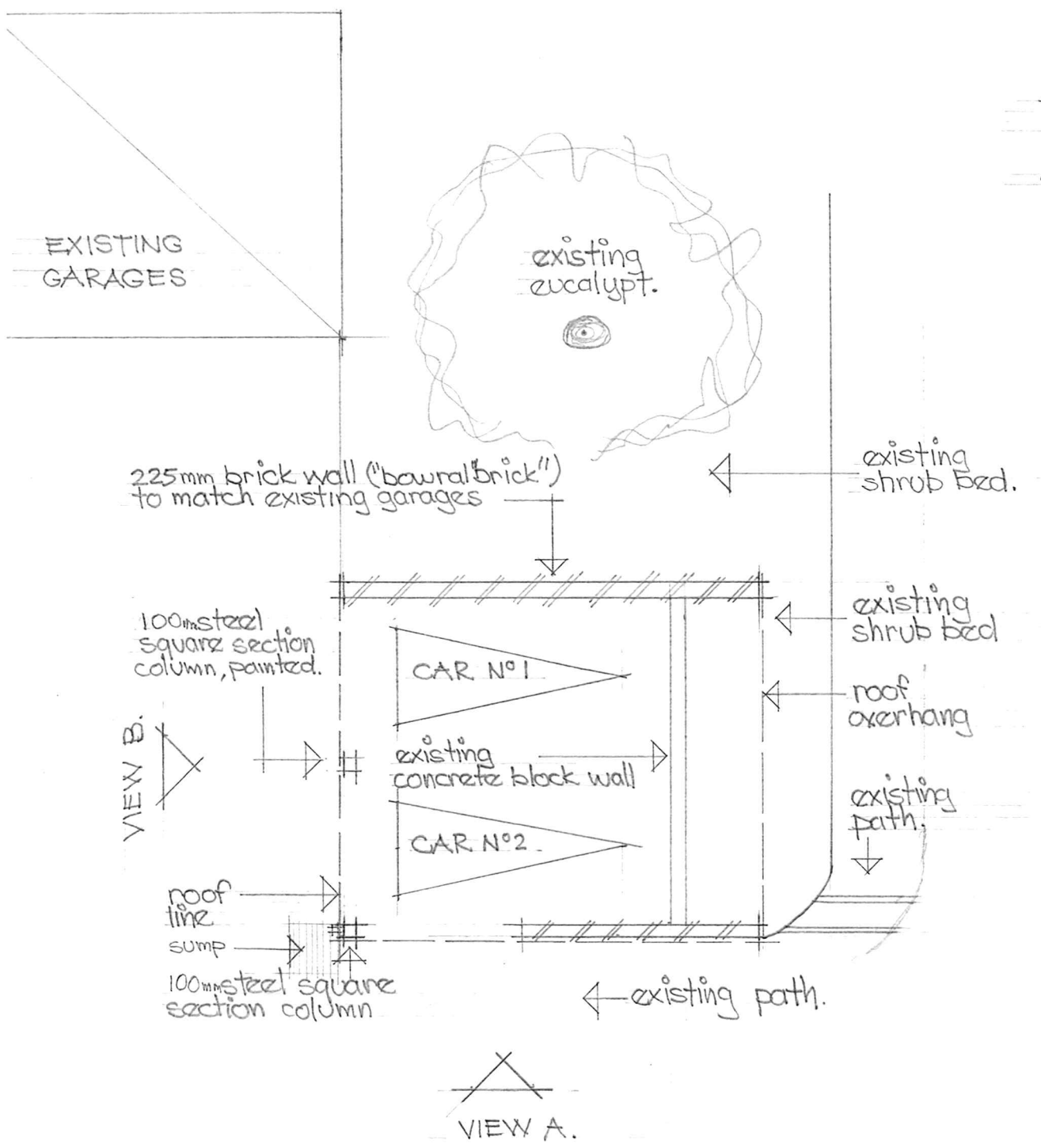
1. Problems of building on Community land
too acute - legally, administratively etc.
(Terry/Body/Bob Hodge have occupancy now)

2. Resubmit proposal for structure on
owned spaces

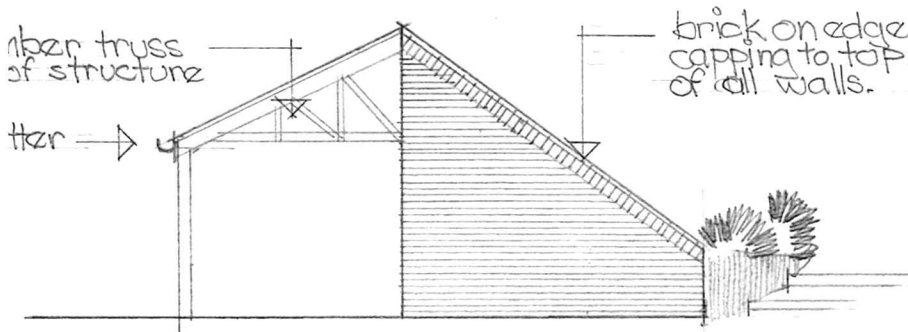
either (a) as existing garage (which almost certainly
would be approved)
or (b) different but compatible design

If different, then Body Corp Cttee will
have to approve (& will seek architect's
advice in so doing)

3. Could ^{also} cost proposal with third adjacent
Community owned space also built over
(this does not pre-empt any decision
to build a garage over that space)



PLAN OF PROPOSED GARAGE
 scale 1:100.

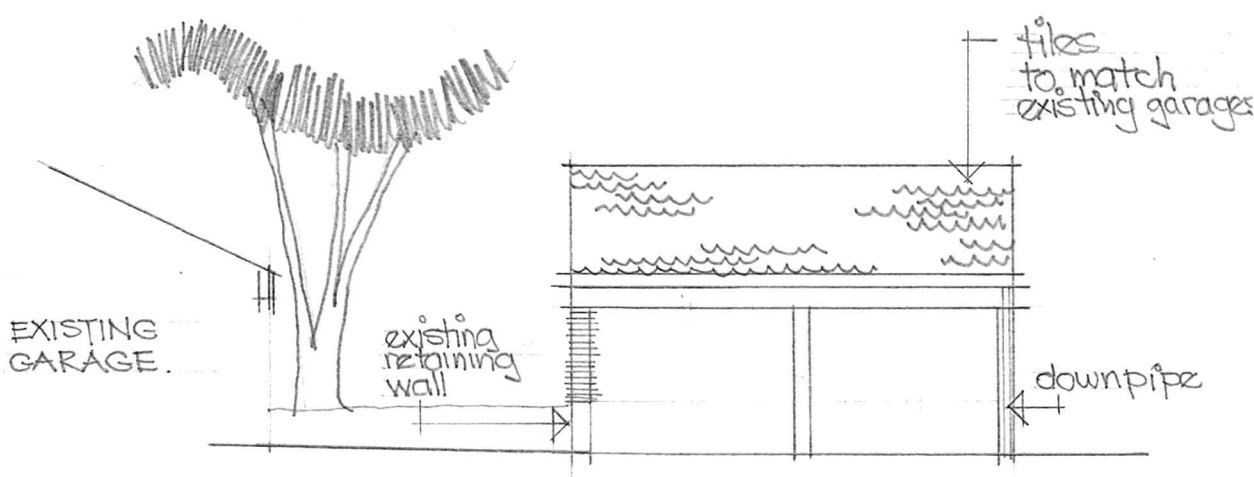


timber truss
of structure

brick on edge
capping to top
of all walls.

↑

VIEW A.
scale 1:100



EXISTING
GARAGE.

existing
retaining
wall

tiles
to match
existing garages

downpipe

VIEW B.
scale 1:100

PROPOSED GARAGE
FOR UNIT 44 & 45

ARCHITECT: GRAEME HOPKINS

DATE: 26/3/79.



DEFENCE SERVICE HOMES CORPORATION

G.P.O. Box 1504
Sydney 2001

New South Wales Office
Grace Building,
77 York Street,
Sydney, 2000

Contact Mr McNally

Telephone ~~200~~20234 ext 7182
STD Code 02

File J4/132235

The Manager,
Allen Curtis & Partners Pty. Ltd.
P.O. Box 1324
CANBERRA CITY. A.C.T. 2601



- 4 AUG 1982

Dear Sir,

Re: Reeves A.F. & N.
Property: Unit 44, Urambi Village, Crozier Circuit, Kambah A.C.T.
Your Ref: Unit Plan No 119-Levy Notice

I advise that this Office holds an authority from Mr Reeves for the payment of recurring Levies due to the Body Corporate in the abovementioned matter. I note that you have addressed Levy Notices care of the Corporation's Regional Office in Canberra, to date. Payment of the Levy due 1 July 1982 was recently effected by this Office.

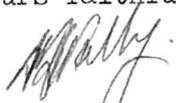
To enable the payment of future Levies to be made without any undue delay in transmission I would be pleased if you could adjust your address records, in this matter only, so that Notices may be forwarded to -

Mr A.F. Reeves - 132235
C/- Defence Service Homes Corporation
Box 1504 G.P.O.
SYDNEY. N.S.W. 2001

Also, for your information the Corporation's Regional Office in the A.C.T. has re-located to 1st Floor, Melbourne Building, West Row, Canberra City (P.O. Box 802) 2601. You may not previously have been aware of this.

I trust that the above will be of assistance to you.

Yours faithfully,


for C.W. HOURN
STATE MANAGER

S/C
S/R } 6/8/82

13 Urambi Village,
KAMBAH. A.C.T. 2902.

7 December 1983

Graeme Hopkins Pty. Ltd.,
Architect,
P.O. Box 13,
KAMBAH. A.C.T. 2902.

Dear Graeme,

I am pleased to advise that the Urambi Village
Body Corporate Committee has no objections to the proposal
as outlined in Plan No. 8304, Drawing No. 2 for the
construction of garages for Units Nos. 44 and 45. A copy
of the plan so endorsed is attached.

....

The BCC understands that you will now seek the
permission of the Department of the Territory and Local
Government for the construction of the garages.

Yours sincerely,


(Terry Goggin)
Structures Sub-Committee

Unit 44,
Urambi Village,
Crozier Circuit
KAMBAH, A.C.T. 2902

19th September, 1983

The Secretary
The Corporate Body
Urambi Village
KAMBAH, A.C.T. 2902

Approval of Fireplace Installation in Unit 44, Urambi Village

Can you please retrospectively approve the installations of two fireplaces in my unit, No.44. These were both installed by Mr. Marc Keuter of Farrer, who is an authorised installer.

The fireplaces in question are a large open hearth copper hood 'Westminster' type on the western wall of the upstairs lounge, and a small 'Godin' combustion heater in the room to the immediate left of the entrance hall, once again against the west wall.

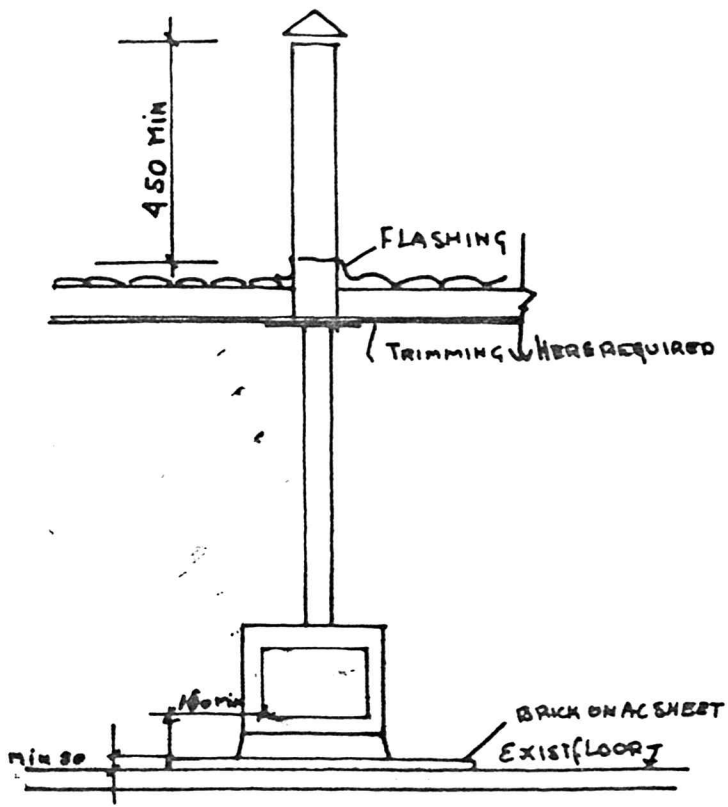
The open hearth 'Westminster' was installed before we took up residence and the 'Godin' was installed on 29.9.82. I did not realise that prior permission of the Corporate Body was necessary before the installations were effected so please accept my apologies for not obtaining it.

While writing on the subject of approvals I have never yet had written permission from you for the wall which I had to get built to separate my southward facing courtyard from the carport, although verbal permission was given soon after moving in. Could you also, in a separate letter, give me permission for this wall building.

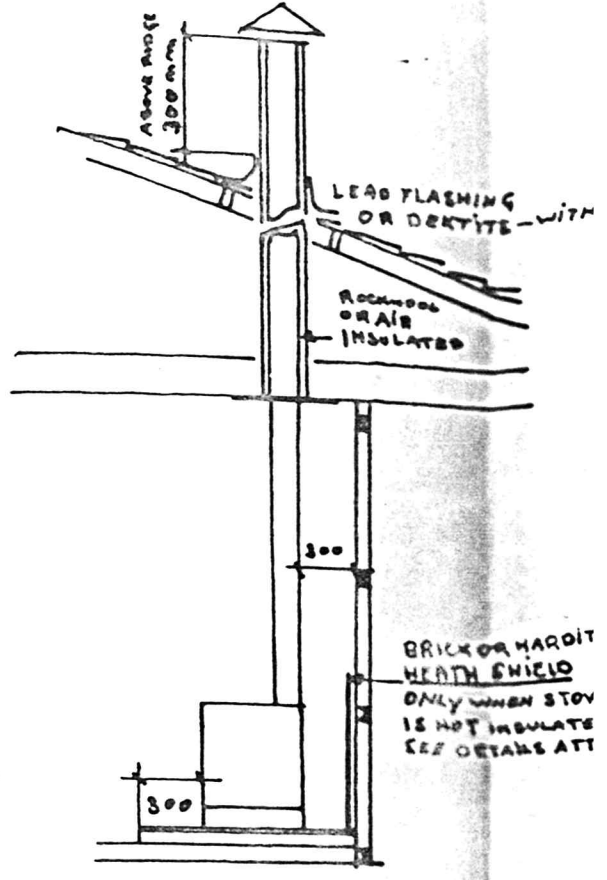
Yours faithfully,



A. F. Reeves

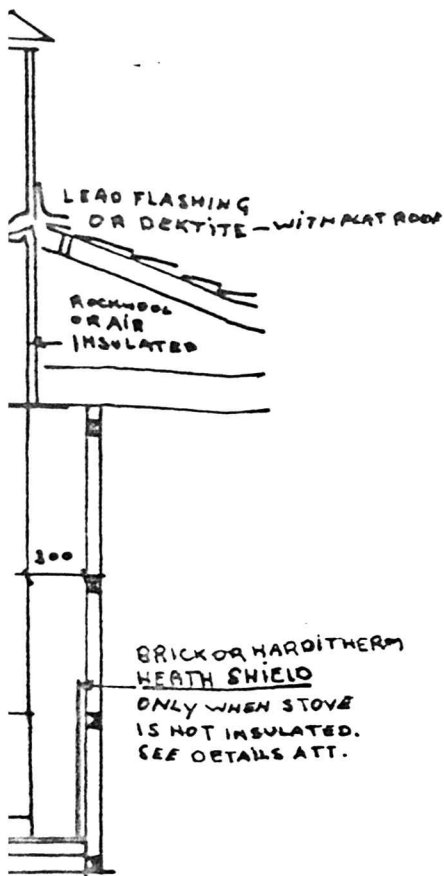


ELEV.



SECTION

NOTE
 INSTAL STOVE — TO MANUFACTURERS SPECIFICATION
 INSTALLATION TO COMPLY WITH SECT 25 OF THE A.C.T. BUILDING MAN.
 ALL SURROUNDING STRUCTURE IS EXISTING
ACT STANDARD NO 59 WALL NOT TO EXCEED 70°C.



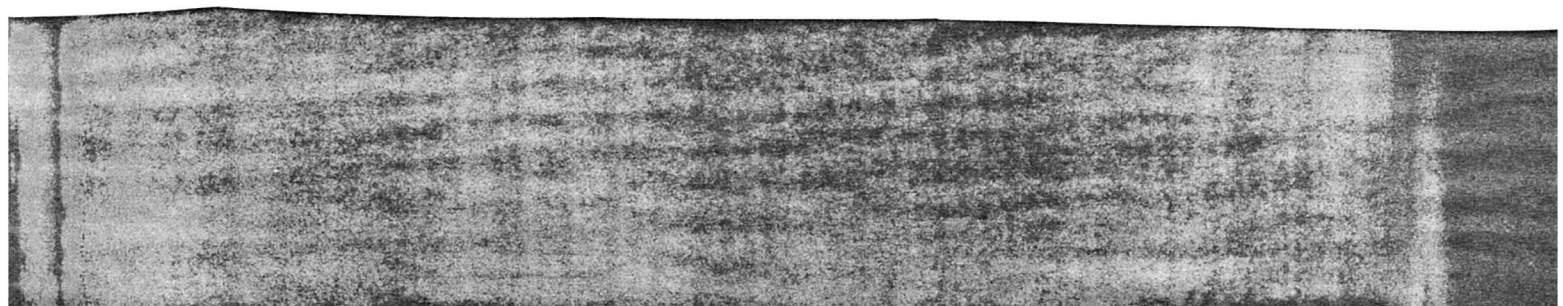
ON

PART FLOOR PLAN OF RESIDENCE

PLICATION
A.C.T. BUILDING MAN.

PC.

JOB FOR MR MRS REEVES		
BLOCK SECT KAMBAH		
FLAMING BEAUTY FIRE PLACE SPECIALIST		
DRAWN BY		STOVE/BRAND



17 Urambi Village
Kambah
22 October.

Dear Fred,

I am replying on behalf of the Body Corporate Committee to your letter of 19 September. I apologise for the delay.

The B.C.C. was rather surprised to find that your fireplaces were unapproved, for two reasons. The Unit Titles Ordinance requires approval - and the Department requires approval. I believe that your installer has treated you rather badly although there is no reason to believe that your installations are inadequate. So the Committee is happy to approve both your fireplaces provided that they comply with all departmental requirements. So far as the Urambi requirement to paint the flue is concerned, it is pleasing that you have long since taken this step, unlike many others!

I have copied your plans and attach a copy should a second copy be of use to you

Yours sincerely



Neil McElpme

Convener

Body Corporate Committee

17 Kambi Village

Kambala

22 October

Dear Fred,

I am replying on behalf of the Body Corporate Committee to that part of your letter of 19 September which dealt with your south-facing courtyard wall.

As with your fireplaces, I am surprised that you have never had written confirmation of the then, Body Corporate Committee's decision. We are certainly making a greater effort this year to put structures approvals on a businesslike footing - in fairness to those who go through the right procedures. I haven't been able to discover all the facts of the wall from the BCC files, so I have made certain suppositions which you can correct if I'm wrong.

If the wall is outside your unit boundary, as well it might be, then the Ordinance says that it can only be approved by unanimous resolution of all residents - an unlikely event. However the practice with structures on common land has been to lay down certain standards - as with your wall - then to signify that the committee has no objections, subject to the meeting of departmental building regulations. This process is simple, and is adequate unless someone bothers ever to object to the structure - which seems unlikely in the case of a reasonable structure like your wall. So, if the wall is on common land, this BCC is happy to record that it has no objection to it. If it is on your land then we would be happy to approve it as conforming to BCC requirements. Please let me know if you need any further or different advice.

Yours sincerely
Geoff McAlpine
BCC

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 BBC 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~~
 Individuals notes
 given to houses 62, 31,
 34, 44, 27, 60,
 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 44 -

Fireplace - the form "Application for Certificate of Occupancy or Use" has to be completed so that an inspection can be made.

Terry Goggin

14/6/84

Dear David,

CC Executive Committee

Re Balcony reconstruction House 44 Urambi Village

Thank you for taking the time on Wednesday to visit and to explain that you had received two 'complaints' about our Balcony refurbishment.

In light of your comments and suggestion that we approach the Executive, we would be grateful to you for presenting this paper at your next meeting.

Background:

- External woodwork, including balconies constructed in Oregon, which is now not recommended building material for external structures due to the fact that it rots very quickly.
- Extensive rot throughout our balcony structure was identified, rendering it very unsafe
- Building contractors assessment and estimates supported the above finding
- Bona fide builder engaged for the demolition and reconstruction of the balcony

Progress to date:

- Contact made with David Keightley regarding the need to make formal application for approval for the refurbishment plan. Confirmed bona fide builder appointed. Confirmed that the plan was to replace the existing structures only. David confirmed that in this instance approval was not necessary.
- The balcony and structures were totally dismantled exposing the full extent of rotten wood damage.
- New supporting beams were attached to the core cantilever supporting beams extending from the main body of the upper storey.
- All remaining woodwork was disposed of and replaced with treated pine and 'design pine' to ensure rot resistance and maximum strength.

- The handrail was raised following the contractor's advice that the original height did not meet current ACT building regulations.
- The original balusters/verticals were replaced with design pine, which offers the highest safety option - reducing risk of fracture which is a possibility with standard pine due to weakness in the notched areas.
- Balusters placed in similar position to originals.
- New design pine balusters are narrower in width – spacing meets current ACT building regulations.
- External woodwork painted mission brown.
- The restoration is totally sympathetic with the Urambi ethos.
- The building has been restored to good order and safety.
- Compliance with current ACT building and safety regulations.
- Provides long term viability and assurance against future building damage and insurance issues.

At this point in time the replacement of a very dangerous rotten structure is nearly complete. We have spent thousands of dollars in the past few months endeavoring to maintain our property in the very best order.

The financial outlay not only includes balcony replacement but full compliance with the Urambi roof audit recommendations.

We believe we have acted with genuine intent to contribute to a high level of structural maintenance with the positive outcome of reduced insurance liability for the Urambi community.

In response to the two complaints lodged with David Keightley:

- Replacement of original unsafe and inappropriately constructed structure was our key focus.
- Compliance with ACT building regulations and essential consideration.
- Compliance with Urambi Village guidelines in reporting our intentions.
- Sympathetic and high quality replacement with the most appropriate materials.

Of Note:

On close examination of the multi level houses to right of the central spine path from house 44 to house 69, we noted what appears to be as many as 12 differing baluster styles. All appear to fit in well with the buildings and village as a whole.

Of the differing styles:

- One has horizontal wire.
- One has horizontal wooden slats.
- One has lattice work wooden baluster
- Some uprights appeared narrower.
- Some uprights appeared to be set further apart.

In conclusion:

- The structure is safe and sound.
- Complies with ACT building regulations.
- The balcony 'footprint' matches the original.
- Sympathetic to the Urambi design.
- Promises long lasting stability and safety.

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