

23/6/76

URAMBI LANDSCAPING.

1. OBJECTIVES.

(a). aesthetics. Landscaping will be used to integrate the project, set off architectural features, hide unbroken walls and utility areas, frame views and define various areas (e.g. children's play areas, barbecues, paths, vegetable gardens etc.)

(b). privacy. Landscaping will supplement privacy provided by the relationship of houses. Visual (and to some extent sound) barriers will be provided to courtyards and unit title areas and house windows will be screened from the pergola walkway and other common access ways.

(c). theme. Materials and the use made of them should generally be aimed to provide a restful and pleasant environment with an Australian theme based on natural materials and native plants. Urambi plantings should tie in to the shelter belt for the proposed golf course.

2. INDIVIDUAL RESPONSIBILITIES

It would be expected that individuals would take a major hand in the maintenance of areas adjacent to their houses other than, of course, the areas forming part of their unit title. Individuals could also be responsible for areas within about 2 metres of their walls where they have walls on the ends of groups of houses, as well as being responsible for the banked areas up to the covered walkway (courtyards) or area to rear access path (split levels), including their individual access paths. Landscaping in these areas must of course conform to the general theme (as hopefully will visible areas forming part of unit entitlements). Individuals should feel free to plant preferred plants in areas adjacent to their houses.

3. MATERIALS

These should be of a uniform nature throughout the site blending with house materials and the surrounding landscape as much as possible.

To the limit of Urambi's financial ability bricks will be used for walkway areas. These could be of a cheaper (solid) type than Bowrals but hopefully would blend (see Paths section). Other path or hard stand areas could be of Paddy's River Gravel. Retaining walls on slopes or along walkways could be of treated

pine logs or of sleepers (the latter seem quite ^{at} place in "native" landscapes). Grasses in grassed areas should be selected for durability and winter hardiness.

Ground cover, e.g. pine bark, will be required in vegetated areas (see ground cover section). Suitable rocks could be used to create interest.

4. CONTOURING

This should be aimed to provide privacy (visual and sound) from roadways, hide utility ~~access~~ and to tie areas together.

Existing fill and top soil from the site will be the basis of requirements but more will be required (see Section 14).

The use of contoured banks at the ends (or sides) of courtyards will give extra privacy to individuals and reduce the need for fencing (see diagram).

Mogo have already deposited fill near Crozier circuit, and this will require further contouring after split level houses and drying etc. areas are constructed. Banks around garage, drying and bin areas are in the Dysart plans. Contour shapes can largely be decided as work progresses.

Banks along Kambah pool road, off our land, would be very useful, but drainage problems would have to be carefully considered.

5. SOIL TYPES

Any type of fill, so long as it is free of vegetation should be suitable as base material for banks; a moderate amount of rubble etc. can aid drainage.

Top soil intended for native plants should be of a sandy type, not heavy loam. Individual courtyard requirements could come from the common stock, although this is not an obligation on the co-operative.

50mm of depth should be plenty for grassed areas but 100 mm or more will be required for shrubs and trees, as well as to facilitate final contouring over base fill.

Sand will be required to bed brick areas. Additional agricultural drains may be required if the forming of soil seems likely to create poorly drained areas (e.g. at bottom of block).

6. WALKWAY BANKS

Hopefully most of these are of such a slope as to be resistant to erosive forces (say 1 in 4 or less). However in some cases slopes will be steeper and require retaining materials such as sleepers, staked in place as necessary. These can be covered with plantings over time.

Logs can be used as path steps where these are necessary although individuals may prefer access paths to be ramped to avoid the nuisance steps can provide with prams and shopping trolleys (although small steps can overcome this problem).

There is a limit to the slopes on which gravel paths can be used because of water run-off problems but slopes can be reduced by running them along slopes rather than down at right angles to the pergola walkway (in the case of courtyard houses). These are matters largely for individual decision.

As mentioned earlier people may like to plant their favourite plant types on slopes visible from their houses.

7. PATHS

The major pergola covered walkways are 3.6 metres wide with the centre 1.2 metres covered in acrylic sheeting. To minimise costs it may be possible to confine bricks to the central 1 metre or so and have edge strips of Paddy's River gravel.

It appears at this stage that if individuals require brick access paths to their doors they would have to pay for the bricks (But I have allowed some bricks for this purpose; see Section 14).

An extensive additional path system is required behind the split level houses and in the Western groups to allow access from parking areas to houses and to bin and drying areas. Defined paths will help prevent wear on other areas. The alignment of paths behind split levels should aim to facilitate access to houses, whilst retaining privacy.

Paths would have to fit in with the contours of the Crozier Circuit banks. These paths can be brick or gravel or a combination. Many paths may require wooden formwork to define and retain them.

8. FENCES

Individuals will in some cases require fences around their unit title areas to restrain children and animals.

A .9 to 1.25 metre high, heavy open wire mesh fence may be suitable, covered with planting as soon as possible and perhaps also concealed by banks on the outside (i.e. the 1 metre plus height would be on the inside only). (See diagram).

9. GROUND COVER

Until plants are established and spread (especially ground cover plants) there is a requirement for ground cover material. This usually takes the form of pine bark or chips. A more native mulch would be preferable, but this would require members to obtain material from the bush. Purchase of a 'mulcher' could assist this process (but again suitable material would have to be obtained to put through it, e.g. fallen eucalypt twigs).

It may be necessary to use some sort of separation strip, e.g. timber, between areas of ground cover and grassed areas.

10. PLANTS

Apart from visual appeal these can be used to define areas, give protection from sun and wind, give visual and sound protection, break-up up long walls etc.

Attached is a range of plants suitable for local conditions. The choice of a supply source will dictate availability to some extent.

An objective of the landscaping might be to introduce a fairly wide range of species, but the more sensitive plants could wait until shelter is provided and suitable locations can be observed or created.

The very small Forestry type seedlings grow best in the longer term (or self propagated plants) but some larger plants may help speed the initial establishment process. The placing of plants by individuals should have fair regard to the rights of neighbours (e.g. access to light, or to views).

11. GRASSED AREAS

Although some shrub and tree areas larger than strips around houses, walls and paths would be nice, it can be expected that the larger available areas of the site will be predominantly grassed and used largely for childrens play areas.

The boundary between planted and grassed areas can be decided as planting proceeds and will be dictated by such factors as the need to provide protection etc. by plants, and the nature of the terrain (i.e. steep slopes would not usually be grassed.)

To an extent, play areas should be evenly spread over the site to facilitate supervision, but primarily supervised play areas should be the courtyards. Play areas off the bottom of the site will probably be developed although the Kambah Pool Road is a limitation (and safety problem) at present. The site probably does not lend itself to boisterous activities such as football and cricket (because of space and noise problems). Individuals reasonable rights to peace and privacy have to be respected, particularly at evenings.

Grassed areas should be planted with suitably hardy species capable of standing wear and tear hopefully not requiring high maintenance, able to withstand frost and not needing excessive water (i.e. grass species as yet undiscovered)).

12. BARBECUE

Probably one in the Pool enclosure or near the community centre would suffice.

13. VEGETABLE AREAS

Preferably these should have a north easterly aspect and visually would probably be better in small sections. Behind carport walls, on the inside of the Crozier Circuit banks and off the bottom of the site could all provide suitable locations.

Problems of management, maintenance, and sharing the output will all need to be solved.

14. Costs and Quantities

There is a total landscaping allowance in the Urambi 'budget' of \$25,000.

My estimates of the amounts and possible costs of materials that would be involved are:

Fill - The builders could be asked to form areas around house groups as they are completed (at cost as necessary) and extra fill would be required for this as well as for the perimeter mounding. The amount of fill on the block for rounds adjacent to Crozier Circuit seems almost adequate except for the area adjacent to the Community Centre (which in any event is the major access point at present). More fill would be required if we are able to develop mounding along the Kambah Pool road; we may be able to persuade the authorities to contribute to this (but unlikely). In any event I have estimated at the most some 1500 cubic metres might be required at say \$2.00 per cubic metre, plus some paid labour -- allow \$3500.

Topsoil - 50 mm may suffice for lawns but up to 150-200 needed elsewhere. Topsoil stripped from the block will probably be sufficient for over 50% of our requirements. I guess we may need another 500 cubic metres of sandy topsoil, which at \$5.00 per cubic metre would be \$4000.

Pine Logs or Sleepers - We may be able to arrange to obtain these ourselves but should be able to buy locally for less than the \$2.50 - \$4.00 usually quoted. Say 1200x8' sleepers @ \$2.00 (plus stakes) = \$2500.

Plants - Say initial planting of some 3,000 small plants from e.g. Forestry Commission sources in the 50-60 cent range (say \$2000) plus a number of more advanced plants (\$2.00 range) say \$1500 (to be purchased progressively) i.e. \$3500
Individuals could contribute their own plants if they have particular favourites outside the more limited Forestry Commission etc. ranges.

Ground Cover - Purchase of mulcher and self-provision of bush material is possible but some pine bark etc. probably needed (\$4 - \$5 per cubic metre)
Allow -- \$2000

N.B. It may well be possible to obtain fill in particular, and perhaps topsoil, cheaply or free either through the builder or direct from people wishing to get rid of soil.

Paths - Bricks - I suggest a central brick strip under the pergola areas.
 Say 650 metres by 1 metre wide, (at 38 bricks per M²). Say 25,000 bricks. (Brick type would have to blend with Bourlals and could be cheaper solid type - say \$100/thousand) Add 10000 bricks for other paved areas* i.e. 35,000 bricks
 (* eg. paths to individual houses) say \$3500

Bricks would probably need sand base; say \$500

Gravel - More minor paths to houses and strips either side of bricked areas under pergolas (1.3 metres each side) would need Paddy's River gravel approx 100 mm deep (and probably timber forming to retain). My guess is that the area of paths would be at most 3,000 M² which at 100 mm deep is 300 cubic metres.

With spreading and formwork allow \$2,500.

Summary of approximate material costs

Fill	\$3,500	} Stocks would probably have to be asked to do major earth-moving but majority of other labour by Urambi.
Topsoil	\$4,000	
Sleepers	\$2,500	
Plants	\$3,500	
Bricks	\$3,500	
Bedding sand	\$500	
Ground cover	\$2,000	
Gravel	\$2,500	
	<u>\$22,000</u>	
	<u> </u>	

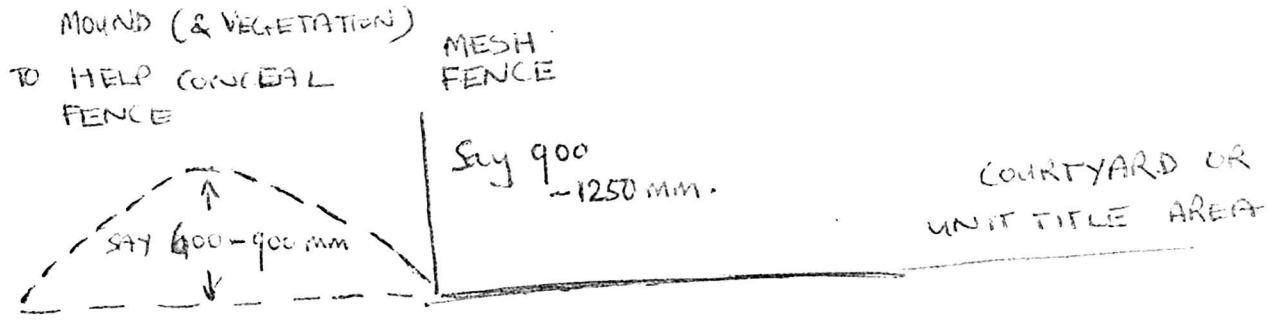
G. McAlpine

June 1976

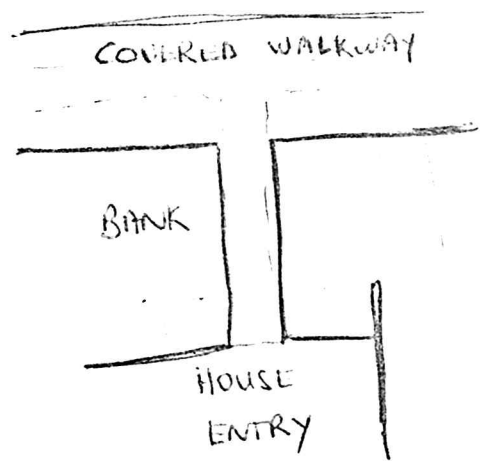
1. COURTYARD MOUNDING



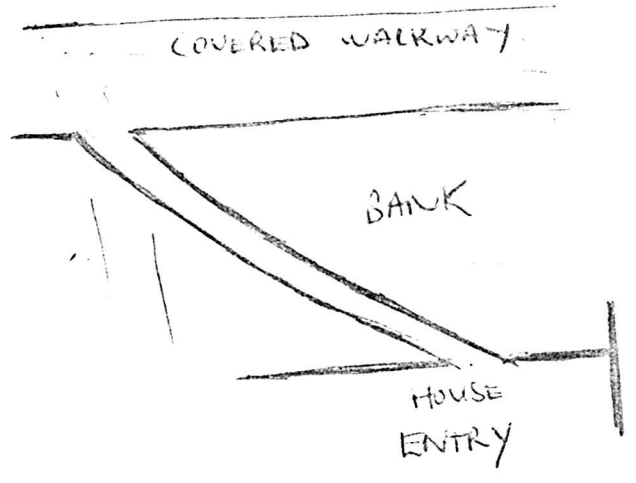
2. CONCEALED FENCES



3. PATHS FROM WALKWAY TO HOUSE (COURTYARD HOUSES)



(a) "NORMAL" SLOPE



(b) "STEEP" SLOPES

QUESTIONNAIRE ON NON-NATIVE PLANTINGS IN URAMBI COMMON AREAS

INTRODUCTION

It has been suggested that some non-native plantings, including vegetables, should be allowed on Urambi Common Areas. (i.e. as distinct from plantings in Unit Entitlements, which are very largely the prerogative of individual owners)

This questionnaire aims to provide background information for an open meeting on this subject.

In completing it, please take the maintenance aspect into account: different plantings require different types of maintenance. (Trees and shrubs require less maintenance than most vegetables.)

* *****

1. Do you think non-native plantings should be allowed

- 17 (a) anywhere on site subject to agreement of close neighbours
- 6 (b) in certain specified areas only
 - (1) not in spine
 - (2) restricted areas on spine
- 2 (c) nowhere on site
- 5 (d) anywhere on site
- 0 (e) don't care

How were
responses to
split up (b)

6
9
6

misunderstood

45

Comments:

2. If non-natives are agreed to, do you think non-native plantings should be

- 8 (a) ornamentals only
- 3 (b) "useful" (ie fruits, herbs, vegetables) plants only
- 32 (c) both ornamental and "useful" plants
- 1 (d) Don't care

Comments:

3. Do you think that non-native plantings should be

- 29 (a) either annual or perennial
- 0 (b) annual only (ie vegetables lasting 1 season)
- 11 (c) perennial only (ie most fruit trees, berry bushes & ornamentals)
- 3 (d) Don't care

Comments.....
.....

4. From the point of view of height, do you think that non-natives should consist of

- 27 (a) trees, shrubs and herbs (ie any height)
- 2 (b) Trees only (trilevel house height)
- 4 (c) shrubs only (man height)
- 1 (d) low plants only (dog height)
- 2 (e) don't care

Comments
.....

5. Non-native plants should be

- 16 (a) dispersed among existing plantings
- 6 (b) kept to blocks of non native plants in specified areas
- 12 (c) both (a) and (b)
- 1 (d) planted on leased (?) Crown Land
- 4 (e) don't care

Comment
.....

6. On the plan attached, please indicate which areas (if any) you think are most suited to massed non-native plantings, specifying trees, shrubs and/or vegetables. (Note: massed plantings can be screened)

N.B. attached plan.

7. ⁹⁰ Should location and type of non-native plantings be decided by
- 15 (a) Body Corporate Committee
 - 22 (b) Development Sub-Committee
 - 29 (c) Neighbours around area concerned
 - 21 (d) Individuals around area concerned
 - 12 (e) Annual General Meeting

Comment

.....

8. Who should be responsible for care of non-native plantings?

- 13 (a) Individuals
- 1 (b) Garden Club
- 10 (c) Neighbours in area
- 5 (d) B.C.C.
- 1 (e) don't care

Comments... (a+b).4... (c+d).3... (abd).1... (a+d).3

.....

8. What control should B.C.C. have over plantings in unit entitlements?(eg large trees)

9. Should overall visual impression be

- 5 (a) solely native
- 27 (b) predominately native
- 10 (c) partly native

Other aspects you wish to raise.....

.....

.....

.....

Name.

House no.

NON - NATIVE PLANTINGS

QUESTIONNAIRE SUMMARY AND RECOMMENDATIONS

The majority of respondents (38 out of 45) were in favour of non-native plantings somewhere in Urambi. There was a fairly even split between those who thought non-natives should be restricted to certain areas (21) and those who thought non-natives could go anywhere, subject to agreement of close neighbours.(17). Nine people felt non-natives should not be on the spine area.

The majority felt both ornamentals and usefuls should be allowed (32), and that either annuals or perennials should be allowed (29). Eleven people felt that only perennials were suitable. The majority felt that any height was acceptable, (27), although comments were received against very large trees, and also that sun, views etc needed to be considered. There is a slight preference for allowing non-natives as dispersed plantings only (16), rather than as dispersed plantings or blocks (14).

Five people commented that trees should be dispersed but vegetables mass-planted. Six people thought that only block plantings of non-natives should be allowed.

The area of decision-making and responsibilities is by far the most controversial. Twenty-two (22) out of 45 respondents recommended a multiple approach to decision-making, but no more than 3 people ever recommended the same combination. Neighbours were the most often recommended as being involved at some stage (29%*); individuals and Development Sub-Committee being close behind (21% and 22%); the Body Corporate was mentioned by 15% and the A.G.M. was lowest on the list, being mentioned by only 12%. The majority of respondents thought that the individuals who benefited should care for plantings (40%), although many thought that the Body Corporate Committee should look after perennials.

The great majority felt that the overall visual impression should be predominantly (27) or partly (10) native. Only five people felt that it should be solely native.

* These figures do not total 45 and are thus given as percentages.

27+5 predom or solely.

What is this different to the 7 out of 45 not in favour of non-n plantings.

RECOMMENDATIONS

- Probably*
- This is wood*
1. There is a clear case for allowing moderate dispersed plantings of non-native perennials anywhere on the site subject to consultation with close neighbours. *(amongst others)*
2. Vegetables as a massed planting are a much more controversial topic, with many people expressing concern about the aesthetics, maintenance and loss of open space involved. On the other hand, massed plantings are acceptable to half the respondents and there is a history of planning for a communal vegetable garden (or gardens), which has never to date eventuated. *Yes*
- He figures don't say that*

I would therefore recommend that agreement be given to the use of communal land for a vegetable garden, with the following provisos:-

- Ranked - those who overlook me larger*
- That the area granted be with the agreement of the majority of close neighbours. *(those who have to pay by habitually)*
 - That the area be screened with advanced native plants as effectively as possible, with due regard to maximising sunlight.
 - That the area be granted to a Garden Club which has responsibility for maintenance and distribution of produce and which any member of Urambi may join subject to conditions of membership which are agreed to by the Garden Club and the Body Corporate Committee jointly.
 - That the area be granted provisionally, subject to satisfactory maintenance.
 - That, subject to (d) and if membership of the Garden Club warrants it, a limited additional area may be granted in the future.
 - That, since it is likely that total agreement among neighbours will never be reached, or may be altered by houses changing hands, the final decision-making power should rest with the Body Corporate Committee, on the basis of submissions by the Development Committee and the Garden Club, and not with individuals or neighbourhood groups. Only the B.C.C. has legal status and it is answerable to the full Body Corporate.

"URAMBI VILLAGE"

Landscaping Estimates - November 1976

FILL:

My assessment still is that available fill will be insufficient, particularly if we mound extensively along Kambah pool road (plus south and east of the block). We may be able to get very cheap fill but will require machinery for cartage and creation of mounds. Say some 1500 cubic metres, (but could make some cuts).

TOPSOIL

Again I think we will run out of topsoil before the end of the project, particularly if we create some interesting topography on the site, and give plants a chance of establishing in good soil before they hit the clay. Say some 800-1000 cubic metres. A further factor for which no allowance has been made is rotary hoeing to break up the topsoil-clay interface - this would be helpful, if not essential.

SLEEPERS

Fortunately it appears that we have access to NSW Railways sleepers at \$1 plus whatever cartage costs might be needed, if any. I allowed for 1200 sleepers in my June estimates (plus stakes) - we could easily use this many. (Any additional ones could be sold to members say at \$1.20 each.)

(This item does not include material for drying areas)

PLANTS

It is not yet clear what our sources and costs will be. All I can guess at is that 7000 plants would soon disappear on the site. I allowed \$3,500 and this did not specifically allow for fertiliser, stakes or lawn seed, (for which I'll allow a few hundred dollars). We should buy more established plants for an early effect.

GROUND COVER (PINE BARK)

My June estimates allowed for 500 m³ at \$4 - we haven't got a better price yet but should be able to do better from Tumut, perhaps through Keith McIntyre. I think we could use considerably more bark, especially if we extend it off the site.

MAIN PATHS

I estimated some 30-35,000 bricks last time for public purposes (and this still would provide a very modest coverage). June estimates were on \$100/thousand. We now expect \$115-120/thousand. Sand is also required (say \$500). (Members to buy extra @ say \$125.)

MINOR PATHS

Minor paths (e.g. behind tri-levels) and sides of main paths would still require Paddy's River Gravel. 300 m³ is only a guess and plus some paid labor and machinery (and formwork).

OTHER

I haven't allowed for minor items such as tools, nor for Stocks to do temporary paths - could be \$3000.

SUMMARY

Fill (and mounding)	2500)	These figures
Topsoil (and hoeing)	3500)	<u>include</u> some cuts
Sleepers and stakes	1200)	on what I consider
Plants	3300)	optimum. However
Ground cover	2000)	some savings might
Bricks and sand	4000)	eventuate in plants
Paddy's River Gravel	2500)	fill and topsoil.
Temporary Paths	3000?)	(and Stocks paths
	<hr/>		should be cheaper)
TOTAL	22,000		

(This is the same as my last Budget).

G. McAlpine

ADDITIONAL LANDSCAPING ITEMS

(at December 9th 1976)

Items which I can think of which appear to be additional to those allowed for in the McAlpine November 1976 estimates are:

- (i) Tree lopping - to include urgent work to be done in the next 6-9 months \$1,000
- (ii) Bin areas = to include some demarcation and cover of bin areas to be built by voluntary labour \$300
- (iii) Transport of sleepers and tan bard \$250
- (iv) Tools, lockers, etc. - to be provided initially at minimum level only \$1,000

It is suggested that Board approval be given in advance for particular landscaping expenditure, and that the Budget be updated and reviewed by the Board at two months intervals. The fill, paths and mounding estimates need close review.

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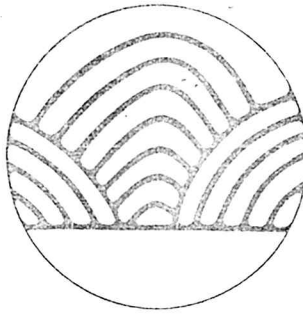
D.J. Watson

There's only 3 or 4 trees in this category.

*Mike Hobbs
could perhaps
can do some*

*Not landscaping
(same category
as pergola)*

*Lockers are not
in landscaping
budget. Surely!
Tools would be \$100 at
most*



URAMBI CO-OPERATIVE
COMMUNITY ADVANCEMENT SOCIETY LIMITED
P.O. BOX 666 CIVIC SQUARE ACT. 2608
TEL: IAN LOWE 452566 A/H 863700
JIM BATTY 452554

16 February 1977

To all Urambi Members

GUIDELINES FOR LANDSCAPING, FENCING
AND OTHER STRUCTURES BY RESIDENTS

As people move into their houses, they will want to erect structures such as fences, pergolas, storage sheds, and of course to landscape their own adjacent areas. As there has always been considerable importance on the physical environment at Urambi it will be necessary to plan how such areas are to be developed. As a first step, an overall land-use plan has been prepared which broadly sets out areas for playgrounds, trees, shrubs, etc. You will appreciate that there is an inter-action between these areas within individual units, the common areas and the golf course buffer-zone.

In order to guide and regulate the many aspects of the on-going development, a Corporate Body Interim Committee has been established. Its role with regard to landscaping and structures is broadly

- to prepare an overall landscaping plan, and oversight its execution in both common areas and the golf-course buffer zone
- to ensure that landscaping and structures erected by individuals are in keeping with the overall plan, and an aesthetic natural environment development.

The Interim Committee met on 11 February, and has ~~expected to~~ set-up sub-committees to deal specifically with the above matters. Also, the architects are now preparing designs for pergolas and fences suitable for individual houses; these will provide the basis for the considerations of the Interim Committee.

In the meantime, you are invited to discuss the overall plan with Geoff McAlpine (ph. 46.9917), and to obtain copies of suggested pergola and fence designs from Chris Lang (45.2127). The Board asks that any urgent proposals to erect a structure on a unit, or to landscape the common property or the buffer zone, be referred to me for approval.

C.M. Lang
Secretary

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

4 September 1980

Mrs P.T. Brown,
Strata Manager,
Allen Curtis & Partners Pty Ltd,
128 Bunda Street,
CANBERRA CITY A.C.T. 2902

Dear Mrs Brown,

Re: Your letter of 28 August 1980

1. Our list of the names, addresses, and telephone numbers of the Urambi residents, with the Committee members indicated by underlining, is attached. An updated list will be forwarded to you early next year: it should be prepared by March.
2. In reply to the Requisition "Have any special privileges been granted in respect of Section 46?", you should answer "No". It is our understanding that no such privilege has been granted in respect of the vegetable garden area, as any member or resident of the Village is automatically entitled to belong to the Club, just as any member or resident may belong to our pottery & craft club. Similarly, any member or resident may enjoy established facilities, such as the Community Centre and playground equipment, and proposed facilities such as barbecues and seats. Not everyone will avail themselves of all these facilities, but nobody is excluded from their use.
3. Thankyou for your account (\$142.00 for A.G.M. expenses), which has been passed to the Treasurer.

Yours sincerely,



S E C R E T A R Y

Announcements

I have to type the reg. gen minutes as yet. I also have to retype two lots of minutes from a few months back.

I won't go to tonight's mtg unless I have to (as I had another offer). Steve will let me know to day.

Minutes of 6 August have to be ratified.

~~There is one other~~

agenda.

33 Urambi Village
Crozier Circuit
KAMBAH. A.C.T. 2902

26 September 1980

Ph 31 7178
89 1666

Ms Arminel Ryan
Secretary
Urambi Village Body Corporate Committee
20 Urambi Village
Crozier Circuit
KAMBAH. A.C.T. 2902

Dear Ms Ryan,

33 URAMBI VILLAGE - LANDSCAPING OF ADJACENT COMMON LAND

We have recently bought house number 33 and are anxious to landscape the adjoining common land to the spine path, in the access between houses 32 and 33, and at the rear.

We are attaching a rough plan (not to scale) of our proposals, which we should like you to pass to the Development Committee. The basis of the plan is simple landscaping using mounds of earth contained by railway sleepers and moss-covered rocks.

Our intention is to enhance the general area around our house, which as you know has long been neglected, and to provide some screening for ourselves. In preparing the plan we have studied carefully the landscaping done around other units, and we shall for the most part be following the styles already set down.

Other features of our plan are:

- . Australian plants only will be used;
- . the view between houses 32 and 33 will be preserved by the use of low bushes and shrubs near the spine path; and
- . a minimum of 3 metres will be maintained for access between ourselves and house 32 (we shall be discussing this with the owner of house 32).

Finally, we shall of course agree the plan with our immediate neighbours. Should any aspects present difficulties, we are happy to discuss them informally and in person with the Development Committee.

The planting season is now under way and we are keen to make a start. We shall be arranging the delivery of supplies as of next weekend, 4-5 October.

Yours sincerely,

Alan Skeates
for ELIZABETH AND ALAN SKEATES

*Interviewed Friday 26 Sept.
Arranged meeting with Ian
Batty, Jan Robbins & Geoff
McAlpine for Thurs. 2 Sept
at 8.15 a.m.*

Mr A Thomas
Monaro Tree Surgery
2 Hawdon St
Ainslie 2602.

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

1st October 1980.

Unit Plan 119 - Urambi Village Kambah

Could you please proceed with the tree surgery at Urambi Village as discussed with Mr Hill-Judge on site.

+ one: Kertlages.

1. Chop up the four trees specified and leave all wood behind. Trees are shown on attached plan.
2. Cut down the tree near house 33 as discussed.
3. The cost of the whole operation is to be \$500.
4. All care will be taken by you not to damage shrubs paths and other structures. Any such damage caused by your negligence will be compensated by you.
5. The work will be completed as soon as possible.
6. Payment will be made to you by Mr Hanburton & Partners as soon as possible after the submission to Mr Hill-Judge of your account on completion of the work.

Hill-Judge & Partners

The Proprietors - Units Plan No 119,
Urambi Village,
KAMBAH A.C.T. 2902

15 November 1980

To: The Manager,
Green Revolution,
Brierly Street,
WESTON A.C.T. 2611

Dear Wendy,

I refer to our discussion of about 10 days ago, about the Urambi Village Body Corporate opening an account with you for the purchase of plants and garden supplies.

We can expend up to \$200 between now and July 1981 at your Garden Centre.

Authority to purchase will be in the form of a numbered docket, stamped as below, and signed by one of three persons, whose names and signatures are as follows:

Jan Robbins: 

Arminel Ryan: 

Geoff McAlpine: 

I trust that these arrangements will be satisfactory. Settlement can be on a quarterly basis, or otherwise if you prefer.

Yours sincerely,

THE PROPRIETORS OF UNIT PLAN 119
URAMBI VILLAGE
KAMBAH A.C.T. 2902

(S E C R E T A R Y)

Urambi Village Body Corporate Committee

The Proprietors - Units Plan No 119,
Urambi Village,
KAMBAH A.C.T. 2902

15 November 1980

To: The Manager,
Kambah Garden Centre,
Mannheim Street,
KAMBAH A.C.T. 2902

Dear Mr Whalan,

I refer to a discussion between our Treasurer, Keith McIntyre, and yourself, about the Urambi Village Body Corporate opening an account for the purchase of plants and garden supplies.

We can expend up to \$200 between now and July 1981 at your store.

Authority to purchase will be in the form of a numbered docket, stamped as below, and signed by one of three persons, whose names and signatures are as follows:

Jan Robbins: *Jan R Robbins*

Arminel Ryan: *Arminel Ryan*

Geoff McAlpine: *Geoff McAlpine*

I trust that these arrangements will be satisfactory. Settlement can be on a quarterly basis, or as you prefer.

Yours sincerely,

Arminel Ryan
(SECRETARY)

THE PROPRIETORS OF UNIT PLAN 119
URAMBI VILLAGE
KAMBAH A.C.T. 2902

Urambi Village Body Corporate Committee

Jan,

Alan Skeetes has just brought over an acacia from you, and I presume the Grevillea also came from you. He informs me that the Body Corporate Committee concerned at my *Pinus Patula*, and also informs me that pines *per se* are excluded from Urambi! This concerns me. In the years I have been involved with Urambi (I signed forms before any foundations were laid in Urambi) I have never been informed of any such policy (save for the all-native guidelines which made no specific mention of Urambi) and I am not happy at being so informed now. To me, pines are more pleasant to view than vegetable gardens, yet I do not prevent people gardening vegetables in common land.

Before I would consider moving my pines, I would like satisfactory answers to several questions:

- 1) what specifically does the Committee object to about my pines?
- 2) who, if anybody, has complained about them?
- 3) if anyone has complained, on what basis have they complained?
- 4) if height or spread is the problem, would the problem

really be eased by planting natives of equivalent height or spread eg. *Grevillea robusta*?

5) why do my natives not conform to the guideline and the recent survey, or if they do, why should I remove them?

Although this is a genuine query, I am slightly peeved at the Body Corporate's Committee's continual picking over the years (I have mentioned it before as you know) at people who do try to abide by rules whilst leaving aside issues and people who may cause problems. To me, a greater problem exists with plantings by individuals with the intention of annexing common land eg. Christie's, Lang's.



Charles Ironside

No. 59.

20 Urambi Village
20.2.81

Dear Charles,

Some considerable time ago, you wrote to this Committee per Jan concerning some gardening matters. I've been looking back over our correspondence and it seems you have not yet received any acknowledgement or reply. I do apologise for this - Jan was away in America over December and January, and I was supposed to have attended to the matter. However, thanyou for writing: we're sorry your feelings were hurt. We value all the work you've done for Urambi, and the intention was not malicious. Jan will be coming to see you one evening to talk things over - the best way to sort out any problems, I think.

Sincerely yours,

SECRETARY

Urambi Village Body Corporate Committee

53 Urambi Village
KAMBAH ACT 2902

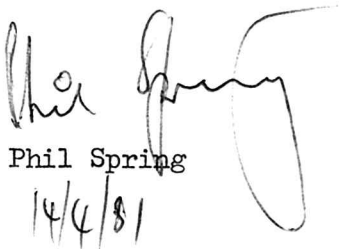
Sylvia Blomfield
Convenor
Body Corporate
Urambi Village
KAMBAH ACT 2902

Dear Sylvia

I attach a list of queries which I hope you will have time to discuss next Monday.

I will be travelling interstate during next week, but would be happy to discuss any of the issues with you before I leave on Saturday.

Yours sincerely


Phil Spring
14/4/81

1. REIMBURSEMENT OF MONEY SPENT ON NATIVE PLANTS

As requested I discussed with Jan Robbins the matter of reimbursement of monies spent on native plants for communal land areas.

I hereby attach photocopies of bankcard receipts for \$68.00 spent on native plants for the mounds on communal land at the front and back of my property and apply for reimbursement of this amount.

2. APPROVAL FOR FUTURE DEVELOPMENT AND REIMBURSEMENT

I understand that now it is preferred to approve expenditure on plants before they are purchased. As I am contemplating developing the grassed area between the side of my unit of the footpath I would appreciate someone contacting me to discuss this - eg types of plants, retaining walls, any reimbursement.

3. PAYMENT FOR PURCHASE OF LOGS

Jan Robbins asked me to write to you in relation to some logs a previous Body Corporate Committee asked to purchase from me some 12 or 18 months ago. I understand that there were four logs taken from a pile I had at the time. These cost me \$1.50 each and it would appear that reimbursement of the \$4.50 has been overlooked.

4. ^{\$6.00} REIMBURSEMENT OF GARAGE RENTAL

I discussed with Jenny Noyce the matter of reimbursement of advance payments for leasing of garages.

After several telephone calls with people at Allen Curtis and Partners over the last 3 months it appears that they will not make reimbursements without a specific letter from the Body Corporate - as they are not paid for "secretarial" (this was not defined) services they could not write a letter to you to seek approval. This is despite the fact that Jenny wrote to them on 29 October stating that I had vacated the garage as of 30 September.

Any assistance you can give would be appreciated.

496 31 719 878915

5066504

bankcard

MR PHILLIP M SPRING
EXPIRES END 09/81

Sales Voucher

Date: 30-10

Quant.	Description	Price for Unit	\$	Amount	c
	Plants		45	00	
Take	Dept.	Clerk Int.	Authorisation No.	Total	45 00
Send					

496 82 126 84138 0
KAMBAH GARDEN CTRE
KAMBAH ACT M

I acknowledge receipt for services and goods and liability for charges as recorded hereon.

[Handwritten Signature]

Cardholder's Signature

Cardholder's Copy - Please Retain

496 31 719 878915

bankcard

MR PHILLIP M SPRING
EXPIRES END 09/81

Sales Voucher

Date: 29-3-81

Quant.	Description	Price for Unit	\$	Amount	c
	Plants		23	-	
Take	Dept.	Clerk Int.	Authorisation No.	Total SA	23 -
Send					

496 82 126 84138 0
KAMBAH GARDEN CENTRE
KAMBAH 2902

I acknowledge receipt for services and goods and liability for charges as recorded hereon.

[Handwritten Signature]

Cardholder's Signature

Cardholder's Copy

5700040

Please retain for statement verification

MACQUARIE DRAINERS

22/4/1981

PTY. LTD. 21 KIEWA ST
KALBARA ACT
2617
6 ERSKINE STREET
MACQUARIE 2614
A.C.T.

MRS RYAN
20 GROSIER CRT
URAMBI VILLAGE KAMBAH
T 317392

BACK HOE	⊙ 24-00PER HRS		
LABOUR	⊙ 10-00 PER HRS		
GRAVEL		\$ 44	00
AGGI LINE		46	00
} PRICE FOR AGGI LINE }			
		\$	

Urambi Village Body Corporate
Committee.

7 May 1981

Dear Phil,

Thank you for your letter to Sylvia, dated 14.4.81, which has come to me for reply. I will deal with the items in turn:

① Urambinews of 7 May 1980 stated: "As a matter of principle, the B.C. won't pay for planting done on communal land, unless there's been prior authorization for each purchase." This decision was taken after a few residents claimed reimbursement for roadside plantings, which caused budgetary problems. (Of course, most of the people who have developed common areas adjacent to their Unit Entitlement have not sought repayment.) The item published in Urambinews on 4 March 1981 was merely a clarification & development of this policy, to enable residents to obtain plants without cost to themselves. We cannot consistently reimburse you for any purchases made without prior authorization since 7 May 1980.

② I understand Jan will discuss these development items with you.

③ A cheque for \$6 has been sent to you by Allen Curtis, as payment for 4 logs at \$1.50 each. We apologise for this lapse.

④ A request has been sent to Allen Curtis to reimburse you for garage rental. Again, we apologise for the inconvenience you have suffered.

Yours sincerely,

Alan Ryan.

18.6.81


- ① Dear Phil & Lesley,
- ② Dear John & Maree,

The Body Corporate Committee has asked me to write to you concerning the question of maintenance of the Common Property in the vicinity of your house.

② Springs
① Vickaries, We understand that you, with the help of the lawns, trimming of edges, & weeding of certain planted areas. You have discussed ~~this~~ with Keith McIntyre, the extent of the area for which you wish ~~you~~ to assume responsibility, and explained your wish to avoid using the services of our horticultural contractor, Mr P. Maleganeas.

This arrangement seems quite satisfactory to everyone, provided that the work is carried out regularly. However, we feel ~~that~~ we should make it quite clear that if the grass badly needs mowing, Mr Maleganeas will cut it, and that if edges have become substantially overgrown, or if weeds are rampant, he will spray them. As it is Mr Maleganeas' job to maintain the Common Property, exceptions will only be made on the basis of a demonstrated and actual lack of need.

I am sure you will appreciate this point.

Yours sincerely,

Secretary B.C.C.

53 Urambi Village
KAMBAH ACT 2902

13 July 1981

Convenor
Urambi Village

Your recent notice asked me to pay \$45.62 a year if I did not work 11 hours and 25 minutes at working bees.

I commend the concept as a means of equalising contributions by unit owners to the maintenance of a proper Urambi environment.

There may be a few matters that will need clarification and I raise one with you now.

Although I have attended few working bees over about the last 12 months, I have still put in many hours both developing and maintaining common ground near my unit. You will recall your recent agreement that John Vickary and I maintain the grassed area in front of units 53 to 55 inclusive. I have also discussed with members of your committee the development of the area adjoining my unit and the park. As well as this, I spend a not inconsiderable amount of time maintaining common ground on the three sides of my unit, as well as attending to edges and watering of the park next door. Although this is not much work in winter the summer months can see this maintenance quite time consuming.

My guess is that in any year the work would be well in excess of your nominated 11 hours and 25 minutes.

In the light of the above I have four questions:

- (i) Do you agree that my work on common land is equivalent to that work performed at working bees?
- (ii) Do the 11 hours and 25 minutes have to be performed only at times that working bees are performed?
- (iii) How do you propose that work performed outside of nominated hours for working bees be recorded for the purposes of this levy?
- (iv) For those who work in excess of their "levy time" do you also propose a crediting facility at your \$4.00 per hour?

As this could very well be an issue at the AGM, I would appreciate your comments before then.

Yours sincerely



Phil Spring

The Urambi Village Body Corporate C'tee
40 20 Urambi Village,
KAMBARI.

4 August 1981

Dear Phil,

Thank you for your letter of 13 July 1981, concerning the Working Bee levy. We are pleased that you see it as it is meant: "as a means of equalizing contributions by un. it owners to a proper Urambi environment."

The Committee discussed your four questions at its last meeting, & we agreed that an article on the running of the levy should be put in Urambinews before the AGM, as other residents may well have similar queries.

To answer your questions in order:

- (i) No. It is intended that the Working Bee levy rebate should apply only to work nominated by the Development Committee. (Of course, anyone may negotiate with the Development Committee to have a particular task included in the Working Bee priority list.)
- (ii) No. Working Bee tasks can be (and are) carried out at other times, with the agreement of the Development Committee.
- (iii) It is hoped that such work would be self-regulating, under the general supervision of the Development Committee. "Let your conscience be your guide."
- (iv) No. Any work in excess of the time specified for a unit entitlement will be gratefully accepted by the Community as a gift, in the way that all Working Bee labour has hitherto been accepted.

Please feel free to discuss the matter further with any member of the Committee.

Yours sincerely,

Ann Phipps
Secretary

Guy Robert
No 5.

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

Dear Guy.....

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 two eucalypts next to the wall of House No 3 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,

Ann Ryan
SECRETARY

Pat Kanard
Nº 8

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

Dear Pat,.....

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 the tree is allowed to mature.

In your case, we suggest that.....the Tasmanian Blue Gum in front of your house should 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

Blanche & Tony Pratt.
No 18

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

Dear Tony & Blanche,

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 one of the two eucalypts at the NE corner of your block should be removed - probably the one closer to the house.

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

Pam Orr
No 28.

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

Dear Pam.....

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 Tasmanian Blue Gum in front of your house 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,

A. Ryan
SECRETARY

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

Ian & Elizabeth Howe
Nº31

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

Dear Ian & Elizabeth,

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.

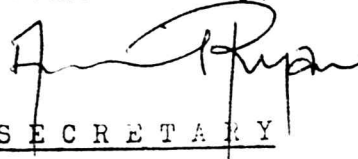
In your case, we suggest that the Eucalyptus viminalis be removed. (This variety is brittle & inclined to drop branches - not suitable in this location).

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

Ian & Elizabeth Lowe
N°31

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

Dear Ian & Elizabeth,

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 self-seeded apple-boxes be reduced by at least two.

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

Geoff & Sandra Hawker
No 38

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

Dear Geoff & Sandra,

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 two of the small self-seeded eucalypts on the bank 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,
A. Ryan
SECRETARY

Chris & Annie Lang.
No 39

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

Dear Chris & Annie

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 only two of the eucalypts on the top of the bank be retained.

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

Peter Kent
No 46

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

Dear Peter.....

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 the tree is allowed to mature.

In your case, we suggest that...the headed eucalypts... 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,

Ann Ryan
SECRETARY

Peter Kent
No 46

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

Dear Peter.....

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 eucalypt near the light in the passage east of your house 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

Richard & Karen Webster
Nº 62

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

Dear Richard & Karen

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 only one of the eucalypts on common land behind your unit entitlement be retained.

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

Angus Houston
N° 72

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

Dear Angus,

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 two small eucalypts near the path at the top of your bank 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

Urambi Village Body Corporate C'tee,
% 20 Urambi Village.
4 August 1981

Dear Serge,

I refer to our conversations at this address on the nights of 10 July, 16 July & 20 July 1981, & to my letter to you of 8 June 1981, concerning the large eucalypt behind your house.

Until 10 July, the Committee had not been made aware that you considered that tree to be on your own unit entitlement, rather than on common property, as we had stated in our letter of 8 June. It was most unfortunate that you did not bring this claim to our attention until the tree had been partly cut down, as a great deal of unpleasantness & worry could have been avoided all round.

The situation is that the original site plans, which show both unit entitlement & the location of trees, locate that particular tree on common property. The enquiries we have made since confirm the accuracy of the site plans in that regard: the tree was on common land.

Yours sincerely,

Paul Ryan.

Secretary.

For: Hilary Edwards - White
Noel Pratt,
Daniel Watson
12/2/11

ATTACHMENT 2

KEEPING UP APPEARANCES AT URAMBI VILLAGE

Overview of priority projects for special meeting of residents & tenants Sunday, 28 May 2000

This discussion paper outlines work done on paths recently and suggests the scope and approximate costs of 'special' or 'discretionary' projects for the next 1 to 4 years. I have provided costings for paths, asphaltting and public lighting. It is designed to focus on priorities and the time scale of implementation, both of which factors are important in framing future budgets.

Path Action in 97-98 & 98-99

About three years ago the BCC decided to adopt an activist stance to address a number of areas of the Village which were perceived as rundown, including some garden areas, paths, garages, rubbish enclosures and public lighting. A number of brick paths were considered dangerous.

The BCC made a decision to replace two uneven and dangerous sections of path at the E end of the Village prior to the BCC AGM held in August 98 to demonstrate 'before and after'. The BCC endorsed the Boral Resort Grey paver for new paths, as recommended by two architects living in the Village- viz Alastair Swayn and Peter Fox.

- About 60 sq metres of paths were **renewed** by Earthscapes in July 98 for \$2719.
- A 5 sq metre area of the spine path was **re-laid** as a trial; the outcome was of poor standard; this strengthened the view that money should not be spent re-laying large sections of paths using the wedge shaped bricks.

The BCC AGM in August 98 agreed to further work on paths in 98-99 subject to the proviso that sewerage problems of concern at the time be given priority. In the event the sewerage problems were not major, and the following work on paths was done in 98-99:

- About 9 sq metres of path from D letterboxes to the Carpark, including steps, were **renewed** at a cost of \$1280 (April 99).
- About 40 sq metres of path from the D carpark to the spine path were **renewed** at a cost of \$2270 (April 99).
- About 60 sq metres of uneven path from #8 to #14 was **re-laid**, with some broken and crumbling bricks replaced, at a cost of \$1920 (June 99).
- About 60 sq meters of the split path at the north end of Lower B carpark was **renewed** at a cost of \$3575 (June 99).

revised
TGH
're-paved'

In total the BCC spent **\$12 509** on renewing, re-laying and repairing paths prior to the current financial year.

Path Action in Current Year 99-00

In the current financial year there is a budget of \$12500 for projects. Work costing a total of \$3405 has been completed as follows:

- About 28 sq metres of path from C car park to the spine path was **renewed** at a cost of \$1450 (March 2000).
- About 18 sq metres of uneven wedge bricks were **renewed** at the east end of the spine path near #42, #43 and #45 at a cost of \$1205 (March/April 2000).
- **Repairs** were made to about 20 areas of paths on the road side of the north facing tri-levels and the spine path at a cost of \$750 (April 2000). They were done for safety considerations, including remedial work on protruding bricks and subsided areas.

Proposed Path Action next 1 to 4 years

The spine path is the most urgent problem now that the most dangerous of the linking paths have been repaired or renewed. Consideration of the options in the consultant's report leads to the conclusion that we should continue the policy of renewal using brick pavers. The paver proposed is PGH Peppercorn as used on the paths renewed in March/April; it is similar to the now discontinued Boral Resort Grey paver.

Our contractors have suggested that we use \$57 per sq metre as the basis for estimates post GST. As the east end is in the worst condition, I suggest the work start from that end, and proceed west in the largest sections that we can afford. One way of phasing the renewal of the spine path is:

Phase 1: From #42 to the intersection of the link path from D car park near #38 and #53. The length is about 65 linear metres.

Cost \$4740

Phase 2: From the intersection with the link path from D car park to the intersection of the link path from C car park near # 34. The length is about 60 linear metres.

Cost \$4380

Phase 3: From the intersection of the link path from car park C to the intersection with the path to the Community Centre. The length is about 100 linear metres.

Cost \$7300

Phase 4: From the intersection with the Community Centre path to #19, #20, #21 & #22. The length is also about 100 linear metres.

Cost \$7300

The **total cost** of renewing the spine path is thus around **\$23 720**. There are economies in doing the work in large sections. The spine path should use the same paver for uniformity's sake. Doing the work in the shortest possible time minimizes the likelihood of the paver becoming discontinued, as we have already experienced.

Monier
PGH
Peppercorn

Asphalt Areas – Work Proposed in the next 1 to 5 years

The Lewis report recommended

1. Crack sealing of the pavement areas as a temporary measure to avoid acceleration of pavement failure due to water and frost action. The likely cost is around **\$3000**.
2. Repair to the damaged pavement near B letterboxes, and to a number of small areas damaged by oil leaks. The likely cost is around **\$3200**.

I suggest this work be done after the spine path is complete, as the advice is that the pavement is neither dangerous or in need of urgent repair.

Public Lighting

The low mushroom lights are now over 20 years old and we are having difficulty with replacement parts. Alastair Swayn suggests that we progressively replace mushroom lights with the taller post top lights (Conlux) used along the spine path. These lights are Australian made and have proved very reliable over the last three years. Each replacement will cost about \$500.

I suggest that doing about 4 per year would significantly improve the lighting around the Village. Thus the budget allowance would be **\$2000 per year**.

Other Projects

The Special Meeting may wish to elevate the priority of the projects below, which are yet to be costed:

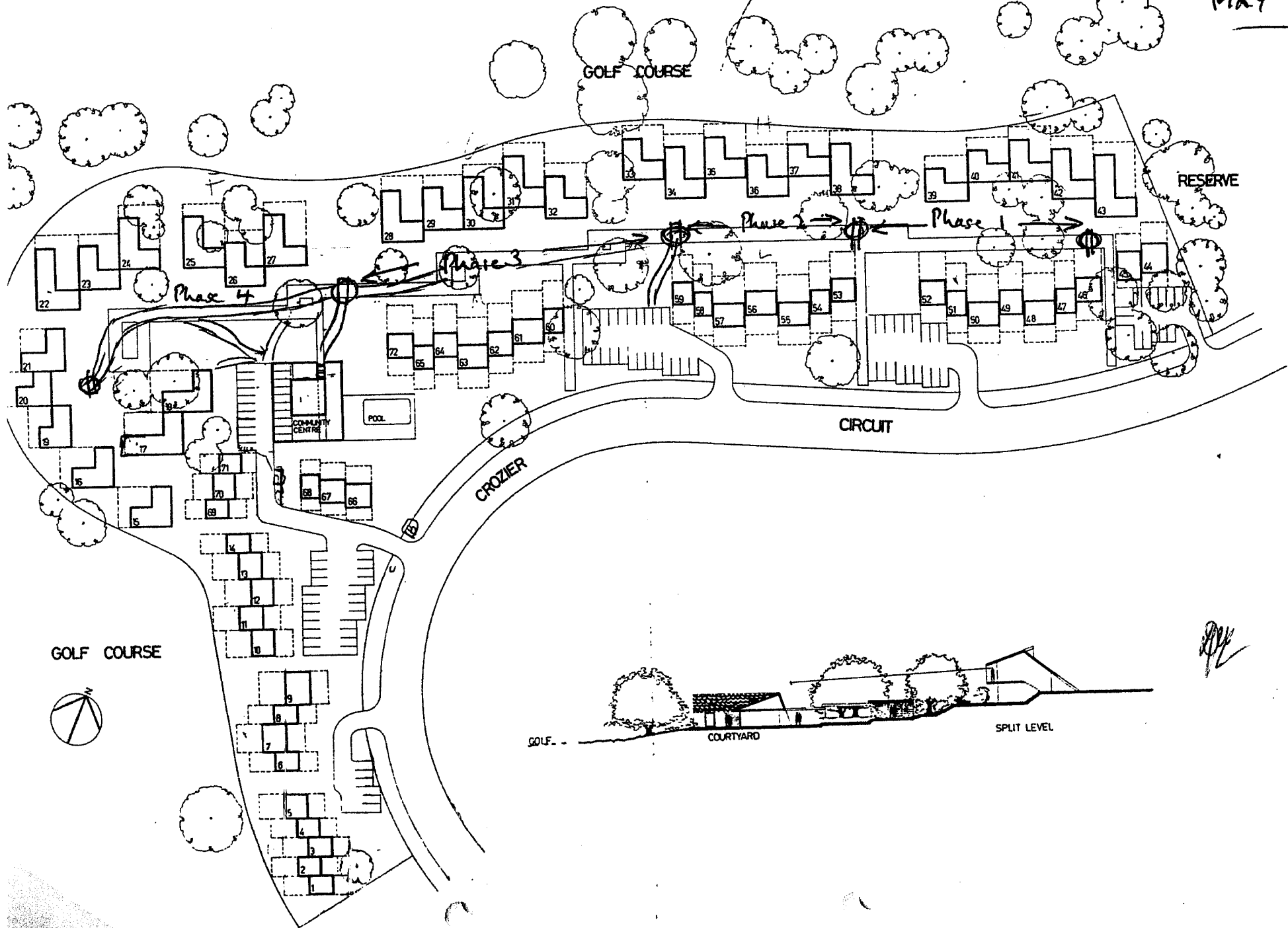
1. Water and Sewerage Problems: there could be unusual problems beyond the scope of the maintenance budget, as has occurred once or twice previously; these are most often essential rather than 'discretionary', and therefore either disrupt the budget or require contingency action.
2. Community Centre: further refurbishing, eg improved lighting.
3. Letterboxes: replacing or adding some larger letterboxes.
4. Garage Roofing: re-surfacing of glazing that has deteriorated.
5. Tree lopping and removal: may not be accommodated in the landscaping budget
6. Bin enclosures and prunings areas: upgrading and enlarging to ease congestion and cleaning.

David Watson
Maintenance Officer
Urambi BCC
12 May 2000

SPINE PATH REPLACEMENT PROPOSAL

PROPOSAL

MAY 2000



Urambi's vegetable garden

At the front of house 36, and adjacent to the spine path, is a communal vegetable garden that has a history almost as old as Urambi's houses. It is a patch of common land that has been set aside for the use of residents who appreciate fresh food grown very locally.

There are three main areas in the garden, and these are being used by three houses or house groups. For example, the eastern patch is used by houses 36 and 55 to grow mainly salad vegetables. Other houses are using the two other parts of the garden.

The vegetable garden can be used by any resident of Urambi, but because of its restricted size only a limited number of houses can use it at any one time.

If you are interested in using this communal vegetable garden, let the Executive Committee know. However, as gardening is a long-term activity, available space may be in short supply for some time.



PO Box 297
HALL ACT 2618

M: 0414 455 307
E: gardenwise@bigpond.com

ABN: 48 934 750 657

WORK PROPOSAL

Date: 11th March 2019

Quote No: 0380-19

UP119 Executive Committee
c/- Azure Peacock

UP119 Urambi Village
Crozier Circuit Kambah ACT

SERVICING DUTIES

Community Area Gardens:

- Pruning, hedging and trimming of plants and trees as per horticultural methods
- Removal of dead flora as advised
- Check plant health and the locality of branches and plants to paths, roadways, power lines and all other points of reference ensuring clear access is maintained to safe standards with EC consultation or advise EC for engagement of tree surgeon.
- Spray weeds in garden beds
- Collect rubbish from garden beds
- Advise EC if plants present with pest or disease infestation, indicate action or treatment required
- Identify replanting and replacement of plants within garden beds to EC
- Monitor mulching requirements and advise EC
- Fertilise plants once in spring and once in autumn
- Advise EC of any vandalism or damage to gardens, indicate action required
- Chemical usage will be in accordance with approved usage and appliance recommendations as per industry standards
- Labour as requested by EC

Hard Stand Areas:

- Blow down/clear debris from paths, outdoor stairs, driveways, gutters and carparks
- Spray weeds growing in pavement
- Collect litter and branches
- Maintain clear drain entrances as required
- Clear garage gutters as required

Communication/ Consultation:

- Carry out specific tasks as direct by Executive Members / Garden Committee

Garden Waste Removal:

- Removal and disposal of routine green waste and rubbish off site

Servicing times:

- Urambi Village will be serviced on a weekly basis during autumn and spring and once per month during summer. Servicing will be carried out on a set day each service for 6 hours.
- Urambi Village will be serviced over a twelve month period as per this proposal from commencement of the first service and monthly thereafter until advised otherwise.

Service Cost:

To maintain the grounds of Urambi Village as per the information outlined in this proposal number 0380-19 for a period of twelve months we request an investment of \$28,710.00 including GST. Payments will be requested in twelve equal amounts of \$2,392.50 including GST for your convenience and monthly thereafter until advised otherwise.

For your interest:

We have a great customer base which we carefully monitor to ensure our manpower capabilities meet our workload requirements and we still remain the just the right size to give specialised personal care.

For your peace of mind please find below our insurance information:

Public Liability insurance:

GIO Business Insurance
Public Liability insurance

Work cover Insurance:

Allianz Australia Insurance Limited
Employee Work cover Insurance

Certificate of Currency for all insurance coverage will be supplied on request

Thank you for the opportunity to present our service proposal for Unit Plan 280 and we look forward to the possibility of forming a strong working partnership. Please contact me if you have any changes or questions you would like to discuss further on 0414 455 307 or via gardenwise@bigpond.com .

Kind Regards

Tim Rumble (Hort.)
PROPERTY MANAGER

SERVICING SPECIFICATIONS

- Any additional materials, such as but not limited to, small scale landscaping materials, mulching, coring, reseeding, returfing, top dressing, specific requested materials such as posts or additional services, irrigation parts, replacement lighting and plants are to be reimbursed as an additional cost on top of this contract at the time of request. The EC via the Body Corporate will receive a quote relating to additional work and/or requests and upon consultation and approval instructed work will be carried out.
- This quote remains valid for 21 days.
- Blowing down will not be carried out when high wind or wet conditions are present, other appropriate servicing items will be replaced with this duty.
- Large flora specimens which are dead or diseased, in close proximity to power lines or tall trees above safe ladder access will be notified to Body Corporate / Garden Coordinator with a quotation for removal, this may be via a licensed Tree Surgeon
- Garden Wise reserve the right to alter the day of service with consultation should the need arise.
- When the date of this contract expires Garden Wise will continue to service and charge the designated monthly amount until either a replacement contract is issued or services are terminated, when payment for actual work carried out will be required.
- Garden Wise close down for a two week period during each winter and two week period during each Christmas to New Year period to allow staff to take personal leave entitlements. Please note Garden Wise does not operate on public holidays.
- The rate of Goods and Services Tax on this contract price is currently 10%.
- No fault will be accepted by Garden Wise if the Body Corporate and/or Executive Committee/Unit Plan have been informed in writing and/or verbally on specific issues relating to the grounds or property by Garden Wise and not acted upon by Body Corporate / Unit Plan to rectify.
- Product required to eradicate pest and/or disease will be at the cost of the Unit Plan, a quotation for treatment costs will be presented. Treatment may be required by a third party who specialises in large scale treatment.
- Roundup and disposal of Garden Wise routine litter and green waste are quoted within the presented price. Soil, large garden & house hold waste items will be charged at an extra cost should a request be made / required for removal.
- Unit Plan UP119 Urambi Village Crozier Circuit Kambah ACT will be invoiced monthly via LJ Hooker Strata ACT. Monies will be due within 7 days from invoicing. *Service may be suspended if payment is late.* Materials supplied to Unit Plan 119 will remain the property of Garden Wise until payment is received in full and may be recovered if payment is not made by the due date, materials will be invoiced by Garden Wise and not via a third party.
- Acceptance of this proposal and/or confirmation to commence/continue servicing confirms that Unit Plan 119 Executive Committee / Body Corporate Representatives agree on behalf of UP119 in full to the terms and conditions contained herewith and that the information contained on these 3 pages will serve as the contract for services between Garden Wise and Unit Plan 119 Urambi Village Crozier Circuit Kambah ACT.
- Either Party giving one month's written notice to the other may terminate this contract.
- As the total cost is divided into twelve equal amounts for payment convenience, this does not represent actual work carried per calendar month and so should this contract be terminated funds will be required pro rata for actual work carried out up to final service date at the time of final invoice.

