

The Secretary,  
Urambi Village Body Corporate C'tee,  
c/o House 20.

21 October 1980

Dear

The Body Corporate is now in its fourth year of existence, and has begun to lay the foundations of an archival system, which will enable us to retrieve important documents.

We believe that Urambi is, and was, an almost unique experiment, and that it is of considerable historic importance to keep a centralised record of its development since 1976. We also consider that the Board's records of the pre-construction phase should be collected together and filed, as valuable historical documents. Of course, no active papers can be stored until settlement of the final houses is completed, but that time is probably not far off.

While the events of the pre-development phase are fairly fresh in the Board members' minds, we would like to propose that our Archivist, Virginia Ballard, meet with you to discuss guidelines for the filing of defunct papers in your possession. We suggest that this might be done in November.

Yours sincerely,

(Arminel Ryan)

cc. Christie  
Lang  
Watson  
McAlpine.

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

14 November 1980

To: The President,  
Murrumbidgee Country Club, Inc.,  
P.O. Box 816,  
WODEN A.C.T. 2606

Dear Mr Hetherington,

As preparations continue for the establishment of the Golf Course in the area of Crown Land adjacent to this development, we would like to ask that some official discussions be held between this committee and yours.

We are pleased, of course, to see your plans taking shape - and you will be aware that several of our residents are already members. We are also glad that this lovely tract of land will be used for recreation, and give pleasure to many.

There are, however, matters of access to residents' dwellings, extent of buffer zone between dwellings and fairways, and development of the buffer zone, which will directly affect us. We would like, therefore, to be involved in discussions during the planning stages, so as to represent the interests of our members.

Perhaps you could telephone me on 31 7392 to arrange a suitable time.

Yours sincerely,

(Arminel Ryan)

S E C R E T A R Y

URAMBI VILLAGE BODY CORPORATE COMMITTEE

cc. G. Hopkins.  
cc. J. A. Armstrong.

The Urambi food growing collective is holding a meeting on Sunday August 31st at 11am to plan for the coming season; to distribute work load amongst members; and to formulate rules for the collective. Those residents wishing to become members add to take part in the coming season's activities are invited to attend the meeting which will be held at house 36.

Jenny Noyce.

\* The Secretaries for Feb/Marc  
are Sandra and Geoff Hawker,  
House 38, telephone 317750

Baby Sitting Club Hours  
December/January Summary

	Dec/Jan	Balance	Low/Ellyard Debit	Final Balance
Cartland	-8 $\frac{1}{2}$	+6 $\frac{1}{2}$	-1 $\frac{3}{4}$	+4 $\frac{3}{4}$
Christie	-1	+6	-1 $\frac{3}{4}$	+4 $\frac{1}{4}$
Hawker	-3 $\frac{3}{4}$	-26 $\frac{3}{4}$	-1 $\frac{3}{4}$	-28 $\frac{1}{2}$
Healy	-1 $\frac{1}{4}$	-5 $\frac{1}{4}$	-1 $\frac{3}{4}$	+3 $\frac{1}{2}$
Ellyard	0	-17	+17	0
Johnson	0	-4	-2	-6
Lowe	+3	-8 $\frac{1}{2}$	+8 $\frac{1}{2}$	0
McAlpine	0	+2	-1 $\frac{3}{4}$	+ $\frac{1}{4}$
McCathie	-5 $\frac{1}{2}$	+4 $\frac{3}{4}$	-2	+2 $\frac{3}{4}$
McIntyre	-8	+1	-1 $\frac{3}{4}$	- $\frac{3}{4}$
Maher	-8	+2 $\frac{1}{2}$	-1 $\frac{3}{4}$	+ $\frac{3}{4}$
Munro	+4	- $\frac{3}{4}$	-1 $\frac{3}{4}$	-2 $\frac{1}{2}$
Multon	0	+4	-1 $\frac{3}{4}$	+2 $\frac{1}{4}$
Pratt	+8 $\frac{1}{2}$	-2 $\frac{1}{4}$	-1 $\frac{3}{4}$	-4
Ryan	0	+16 $\frac{3}{4}$	-2	+14 $\frac{3}{4}$
Shann	+20 $\frac{1}{2}$	+10 $\frac{1}{2}$	-2	+8 $\frac{1}{2}$
Balance	0	0	0	0

Explanation

The Ellyards and Lowes have left Urambi, each leaving a deficit behind. According to the rules, they have paid \$1 per hours deficit to the Club Convenor, and so each member family will receive \$1.82. Their deficit hours have been distributed as evenly as possible, with four families (chosen at random) having 2 hours deficit and 10 having an extra 1 $\frac{3}{4}$  hours deficit. This makes up the 25 $\frac{1}{2}$  hours left by the Ellyards and Lowes.

It may seem odd that we don't simply forget about the Ellyard/Lowe deficit. The only reason for distributing their hours is that it makes it easier for Secretaries to balance the books, checking their sums.

①

~~Urambi Village Body Corp~~

~~date~~

Urambi Village Body  
Corporate Committee

Urambi Village

Kambah 2902.

Desv - - - -

date.

We are writing to ask your assistance in seeking a reasonable arrangement for the use of the land adjacent to Block 1, Section 149 Kambah.

Block 1, Section 149 Kambah is the site of Urambi Village, which is bounded by Crozier Circuit ~~to the south west and south east~~ and Crown land. We understand that the Crown land is likely to be used by the Murrumbidgee Country Club as a golf course. However, this use is some time off.

X The use by vehicles <sup>or</sup> of the Crown land is an annoyance and an inconvenience to <sup>several</sup> householders in Urambi Village. Because of its ~~undoubted~~ recreational value, many ACT residents <sup>wish to be access to</sup> ~~desire to use~~ the Crown land, and particularly a former farm dam which is some 300-400 <sup>metres</sup> from Urambi Village. However, there are no proper access roads and vehicles tend to use the site of the former Kambah pool road.

It should be noted that when the Kambah Pool road was resigned in 1979, the site of the former road was landscaped and seeded with grass - a vain expense.

\* Vehicular traffic along this former road site is noisy; creates dust, which rolls over houses, depositing grit on washing, and <sup>generally</sup> low living, sleeping and eating areas; ~~is ~~disturb~~ disrupted and ~~damaging~~~~ <sup>disrupts and damages</sup> of an environment which was created by an expenditure of public money; and poses a danger to young children who play in the area.

The recurring use by vehicles of this <sup>area</sup> ~~area~~ has also ~~led~~ <sup>led</sup> to heated exchanges between drivers and Urumbi Village residents, abuse by drivers of residents (and vice-versa) and complaints to the Federal Police.

We believe that a satisfactory arrangement could be provided by

1. the erection of 'No Trespassing' signs at strategic locations <sup>on the Crown land</sup> (to avoid the situations outlined above)
2. the ~~restoration~~ construction and proper sign posting of access roads for vehicles to the dam ~~to~~. (to enable AET residents to utilize this recreational resource).

We look forward to hearing from you.  
~~We would be happy to cooperate with you in~~

~~achieving these proposals.~~

Yours faithfully

(Ms) A. Ryan

Secretary  
Urumbi Village Body Corporate Committee.

Urambi Village Body Corporate Committee  
Urambi Village  
KAMBAH. 2902 A.C.T.

9 April 1981

Ms. Ros Kelly M.P.  
Parliament House  
CANBERRA. 2600 A.C.T.

Dear Ms. Kelly,

We are writing to ask your assistance in seeking a reasonable arrangement for the use of the land adjacent to Block 1, Section 149 Kambah.

Block 1, Section 149 Kambah is the site of Urambi Village, which is bounded by Crozier Circuit and Crown land. We understand that the Crown land is likely to be used by the Murrumbidgee Country Club as a golf course. However, this use is some time off.

The use of vehicles on the Crown land is an annoyance and an inconvenience to several householders in Urambi Village. Because of its recreational value, many A.C.T. residents wish to have access to the Crown land, and particularly a former farm dam which is some 300-400 metres from Urambi Village. However, there are no proper access roads and vehicles tend to use the site of the former Kambah Pool road.

It should be noted that when the Kambah Pool road was realigned in 1979, the site of the former road was landscaped and seeded with grass - a vain expense!

Vehicular traffic along this former road site is noisy; creates dust, which rolls over houses, depositing grit on houses, on washing, and generally on living, sleeping and eating areas; disrupts and damages an environment which was created by an expenditure of public money; and poses a danger to young children who play in the area.

The recurring use by vehicles of this area has also led to heated exchanges between drivers and Urambi Village residents, abuse by drivers of residents (and vice-versa) and complaints to the Federal Police.

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..2..

Ms. Ross Kelly M.P.

9 April 1981

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2. the construction and proper sign-posting of access roads for vehicles to the dam (to enable A.C.T. residents to utilize this recreational resource).

We look forward to hearing from you.

Yours faithfully,

(Ms) A. RYAN  
Secretary  
Urambi Village Body Corporate Committee



Urambi Village Body Corporate Committee  
Urambi Village  
KAMBAH. 2902 A.C.T.

9 April 1981

Mr. Ken Doyle  
Legislative Assembly  
South Building  
CANBERRA CITY. 2601 A.C.T.

Dear Mr. Doyle,

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Mr. Ken Doyle

9 April 1981

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(Ms) A. RYAN  
Secretary  
Urambi Village Body Corporate Committee

Urambi Village Body Corporate Committee  
Urambi Village  
KAMBAH. 2902 A.C.T.

9 April 1981

Senator Ryan  
Parliament House  
CANBERRA. 2600 A.C.T.

Dear Senator Ryan,

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Senator Ryan

9 April 1981

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We look forward to hearing from you.

Yours faithfully,

(Ms) A. RYAN  
Secretary  
Urambi Village Body Corporate Committee

Urambi Village Body Corporate Committee  
Urambi Village  
KAMBAH. 2902 A.C.T.

9 April 1981

The Secretary  
Department of the Capital Territory  
London Circuit  
CANBERRA CITY. A.C.T. 2601

Dear Sir,

We are writing to ask your assistance in seeking a reasonable arrangement for the use of the land adjacent to Block 1, Section 149 Kambah.

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The Secretary  
Department of Capital Territory

9 April 1981

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We look forward to hearing from you.

Yours faithfully,

(Ms) A. RYAN  
Secretary  
Urambi Village Body Corporate Committee

20 Urambi Village,  
KAMBAH A.C.T. 2902.  
10. 4. 81.

Dear Mr Blythman & Ms. Armstrong,

Thank you for your letter of 2 April. I sincerely apologise for the lack of reply to your previous letter - an answer was written, but apparently not sent.

I shall inform Mrs Brown, of Allen Curtis & Partners (our Accountants) that you have not been receiving levy notices.

The editor of Urambinews has been asked again to forward "Urambinews" to you.

We trust that these actions will renew your contact with the Village, & look forward to your eventual residence here.

Sincerely,

Frank Ryan

Secretary - Body Corporate.

26 April 1981

Dear Chris,

Following the B.C.C. meeting you attended on 23.2.81, you kindly wrote out a draft of the letter you wished us to send to a number of politicians and to the Secretary of the D.C.T., concerning access to the Crown Land adjacent to Urambi.

I had the letters typed up, & submitted them for consideration at the last Committee meeting. It was unanimously decided not to send them at this time, because:

- no other resident has complained about this matter, and we surmise that few would consider it worthy of an official complaint of such seriousness;
- we have already received a warning from D.C.T. about our residents' encroachment on Crown Land, & do not wish to stir up a hornets' nest in that direction; and.
- we are concerned to maintain access around the perimeter of Urambi - on Crown Land, or eventually, on land controlled by the M.C.C. We would be asking to have ourselves declared trespassers.

~~Of course, there~~

On the positive side, Keith McIntyre has offered to try to arrange for some more drastic earthworks to prevent vehicles coming too close to Urambi on their way to the dam etc.

We regret that, on mature reflection, we have had to decide against carrying out your original proposal.

Sincerely yours,

Amal





Action against poverty and social injustice.

# The Australian Freedom From Hunger Campaign

NATIONAL OFFICE

120 Bunda Street  
Canberra City ACT 2601  
Phone (062) 48 0555

Mailing address: PO Box 395  
Canberra City ACT 2601  
Telegrams: "AUSTFREE", Canberra.

24th June 1981.

Sylvia Blomfield,  
Body Corporate,  
Urambi Village,  
Kambah. A.C.T. 2902.

Dear Sylvia,

I have recently become the Director of the A.C.T. Freedom from Hunger Campaign here in Canberra, and one of my first jobs is to work towards our fundraising Doorknock Appeal, which we are going to be having on Sunday 27th September; hopefully raising the much needed monies with which we fund many projects both here in Australia, and also in Asia and the Pacific.

The reason that I am writing to you is that, while talking to some friends in Urambi it crossed my mind that I wondered whether the Urambi Village inhabitants would help us this year, by organising their own Doorknock collection in aid of our projects? The reason being that it would help the area organiser of Kambah if Urambi could "do their own thing!"

Would this idea need to be put to the Body Corporate at a meeting? and if so, would you like me to bring along a free film which I could show to the group? In case you would like that, I have enclosed the most recent list of what is available.

I very much look forward to hearing from you, either on the above no. or else on my home no. of 478679 and I am

Yours sincerely

*Diana Naumann.*

Diana Naumann

*Replied by phone that facilities would be made available if friends took on local organisation (as for Anstcare).*

*1.7.81.*



Action against poverty and social injustice.

480-555

# The Australian Freedom From Hunger Campaign

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## FILM LIST

BRAZIL, CHILDREN OF THE MIRACLE. 16mm. Colour. Jonathan Dimbleby (Shown on BBC and ABC).

CHANGE AT GROOTE. 16 mm. B & W.

DESU HIDUP. 22 mins 1973, Colour, Village life in Indonesia and work of Australian aid agencies in areas of Vitamin A deficiency, teaching better standards of nutrition, improving honey production, and education and establishment of family planning clinics.

A LITTLE HELP GOES A LONG WAY. 15 mins. Shows Valod tribals, India, working on co-operative efforts to increase food production.

OF RICE AND ROADS. 14 mins. Colour. Shows Australia's part in the development of the Philippines and deals with (a) road building (b) the International Road Research Institute (c) an ASEAN food handling project.

ONE BECOMES THREE. 24 mins. Colour. Shows how FFHC money is spent. 1) Education, 2) Co-operatives. 3) Valod. Shows industries and success in projects.

PATEL GANGA. 20 mins. B & W. FFHC'S water supply project in India. Shows that water is the most precious commodity in the world.

PATHS TO PROGRESS. 18 mins. Colour 1977. Shows Thai/Australian Development projects in the Highlands of Thailand. Features a project amongst the Meo tribal people

PERU, THE REVOLUTION THAT NEVER WAS. 16 mm. Colour. Jonathan Dimbleby. Shown on BBC & ABC.)

SAHELIAN DROUGHT. 15 mins Colour. This film shows the work of UNICEF and deals with the results of bad diet on children.

THREE HUNDRED MILLION. 10 mins. Colour. Cartoon. Tells how we can make the world better by working together.

TILT. 20 mins. Colour. Development. An animated film which places an urgency on the present world situation. For senior students and discussion groups.

VALOD -- PROJECT SUCCESS. 20 mins. Colour. Set in India and shows how the 55,000 tribal people form a co-operative in such industries as milk production, brick-making, road building, pottery, cotton-weaving, paper making, education and trade training as part of the daily life. For secondary students.

A WAY OUT OF DESPAIR. 19 Minutes. Colour - sound.

LA FAIM (Hunger) 10 mins. Colour. Shows the outcome of over-eating and its effects on a person's life. Recommended for those interested in nutrition. Music sound track. Cartoon. - THIS IS NOT AVAILABLE AT PRESENT .

TRAGEDY OR TRIUMPH. 30 mins. Colour, Shows millions starving and lives lost through hunger and malnutrition. Shows where FFHC is working. Prod World Food Conference 1974.

RICH MAN, POOR MAN, BEGGARMAN, THIEF. 22 mins. 1976. Commentary Rolf Harris. Comparison of the life styles of developed and developing nations. Shows how our affluence affects the lifestyles of people in poor nations. Suitable for



Action against poverty and social injustice.

480-555

# The Australian Freedom From Hunger Campaign

NATIONAL OFFICE

120 Bunda Street  
Canberra City ACT 2601  
Phone (062) 48 0555

## SLIDES

Mailing address: PO Box 395  
Canberra City ACT 2601  
Telegrams: "AUSTFREE", Canberra.

- . Over 2000 slides of general shots of Third World countries
- . Over 200 slides of general shots of Australian Aborigines.

## SLIDE SETS

### \* "A full moon in a Dark Night" - 63 slides

- \*With written script; tells the story of a small farmers' development project, funded by Freedom from Hunger in Nepal.
- \*Currently being prepared to put on cassette.

### "The Struggle of Generations" - 240 slides Time - 1 hour. (Can be presented as two ½ hour showings) Tape commentary.

A one-hour slide show, it depicts the plight of three generations of a Filipino peasant family. In the process it provides a background on the economic history of underdevelopment -- from the colonial era to the present. This is highly recommended for courses in Philippine History, the Humanities, Economic Underdevelopment, Philippine Business Environment etc.

Suitable for high school and tertiary students etc.

### "Where will we hang the light bulbs?" - 87 slides. Time 30 minutes. Tape commentary.

This is a 30 minute slide show on the T'bolis of Mindanao, and the damming of Lake Sebu. Recommended for courses in Community Development, Social Anthropology, Economic Development, Philippine Studies etc.

Suitable for high school and tertiary students, also public viewings.

### "Fed-Up". - 78 slides Time 17 minutes 30 seconds. Tape commentary (English and Visayan.)

A documented study of one particular farmer's (church leader) struggle to cope with the physical, economical, political and social forces of today -- including harassment. It is a set for conscientization.

### "Food First." Two parts - 15 minutes each. Two 15 minute cassette tapes. Study guide including :

- . complete, documented script
- . sources for further study
- . Suggestions for action
- . 'pre-test' to assess viewers prior assumptions.

\* The "Food First Slide Show/Filmstrip" demonstrates that the cause of hunger is not scarcity, but the increasing concentration of control over food-producing resources. The "Slide Show"/Filmstrip" also offers lessons learned from efforts by people throughout the world to gain control over their food resources. Most importantly, it suggests actions that can help remove the obstacles now in the way of people achieving food security.

This audiovisual presentation is an important addition to any discussion on world hunger, foreign policy, international economics, rural development and poverty. Scholars, educators and professionals in a wide range of fields including political science, economics, international relations, sociology, nutrition and agriculture will find the "Food First Slide Show/Filmstrip" a valuable resource and reference point.

COMING SOON

Slide-set on Iriri Village, Solomon Islands, Community Development Programme

# Urambi Village Information Kit

March 2000

Urambi Village is a medium density housing development with some unique features. It has been built for people who want to live in a community which provides a sense of belonging.

While each owner has some land which is totally hers or his, and each householder is entitled to complete privacy there, we also own a lot of land in common and have built a community centre as a focus for our life as a community.

By choosing to live in Urambi we gain the benefits of being part of a larger community, but we also have obligations to make sure that our own lifestyle does not interfere with the rights of other residents.

This document draws on the wisdom accumulated since the Village was first occupied in late 1976, and aims to make life here as harmonious as possible.

All owners and residents are kindly asked to please read this document.

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## General information

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### Administration

#### Unit Titles Act

The ownership of Urambi Village is incorporated under the Unit Titles Act of the Australian Capital Territory as The Proprietors of Units Plan 119. A copy of the amended Articles of the Corporation, which set out the specific application of the Act to Urambi, appears as Appendix A. Copies of the Act are available for purchase from Australian Government Publishing Service Bookshop.

#### The Body Corporate

Each unit owner (or owners jointly) is a member of the corporation: there are seventy two memberships or shares, one for each unit. The Body Corporate, as the members of the corporation are called, meets annually, usually in August, to discuss and decide upon the management and development of the Village, and to approve the budget for the new financial year. A quorum for the annual general meeting is 37 unit ownerships. Each unit ownership has one vote. All resident owners are encouraged to attend or lodge a proxy form. Proxy forms are distributed with the other papers for the meeting some weeks beforehand.

#### The Body Corporate Committee (BCC)

The day to day management of the Village is carried out by the Body Corporate Committee elected at the annual general meeting.

Under the provisions of the Unit Titles Act, the committee has the power to make decisions which are legally binding on residents, not necessarily simply suggestions for residents to follow or not as they choose. Meetings are held monthly and all residents are welcome to attend. The date and time of each meeting is advertised in Urambi News. Any resident can bring an issue to the attention of the committee, members of which are listed in the Residents' Directory.

### Managing Agent

The Body Corporate employs a managing agent to collect levies and carry out administrative work relating to insurance matters and transfers of ownership of units.

The Body Corporate's agent is:

ACT Strata Management Services  
(David and Craig Bowditch)  
PO Box 3208, Weston ACT 2611  
Phone: 6288.6223

### Landscaping

Our landscaping contractor is Douglas Kerruish. Any queries about landscaping should be addressed to the Body Corporate Committee.

### Maintenance

The BCC employs a contractor to do maintenance tasks. Any queries about maintenance should be addressed first to David Watson (house 25, 6231.7305).

### Residents Directory

This provides an alphabetical list of residents and their telephone numbers, as well as a listing by house number which shows owners and tenants, owned parking spaces, and pool membership. It also shows the members of the Body Corporate Committee and other useful contacts within the Village.

### Urambi News

Published monthly after the regular meetings of the Body Corporate Committee, Urambi News seeks to keep residents informed of the activities of the committee and other matters of interest, including social events. Residents may ask for an item to be included by contacting the Editor, listed in the Residents' Directory.

### Archives

Urambi Village has an interesting history, much of it documented in an archive kept in the Community Centre.

Please pass on to the BCC Secretary any relevant material you have worth retaining for the future.

## **Levies**

### Administration Levy

The costs involved in maintaining common property, administering the Body Corporate, and insuring all buildings, are met from funds raised through an administrative levy on all owners. The amount of the levy is determined each year at the AGM. It is expressed as \$x per unit entitlement per quarter.

The unit entitlements, 606 in total, were determined when the Units Title was registered in 1976, and is also used by the ACT government to arrive at each unit's general rates.

The following are the unit entitlements allocated to each unit:

- 6 Houses 1, 2, 3, 4, 6, 8, 14, 45, 47, 51, 54, 58, 59, 60, 65, 68, 69, 71.
- 7 Houses 11, 20, 49, 64.
- 8 Houses 5, 7, 10, 12, 13, 19, 21, 37, 39, 40, 44, 46, 52, 53, 62, 66, 67, 70, 72.
- 9 Houses 15, 16, 23, 26, 32, 35, 36, 41.
- 10 Houses 9, 29, 48, 50, 55, 56, 57, 61, 63.
- 11 Houses 18, 24, 25, 27, 28, 30, 31, 38, 42.
- 12 Houses 17, 22, 34, 43.

### Parking Levies

Rental for Body Corporate parking spaces is levied to those unit owners who rent spaces. Uncovered spaces and storerooms are rented at the basic parking levy. Covered spaces are rented at five times the basic parking levy. The basic parking levy is determined at the AGM.

For information on parking spaces and rental, see below.

### Swimming Pool Levies

Each member of the Swimming Pool Club is levied an amount to cover the

costs of maintaining the pool. The amount is determined at the Pool Club's AGM.

For information on the Swimming Pool Club, see below.

### Miscellaneous and Special Levies

The Body Corporate is able to levy other amounts for special purposes. Two recent examples were for chimney painting and gas connection. The BCC arranged for the work to be carried out, paid the account, and recovered the money from each unit involved by levy.

### Overdue Levy Interest

Interest is charged on amounts unpaid at the end of each levy month. The rate is 24% per annum, calculated as 2% per month, compounding.

### Payment of Levies

Levy dates are : 1 July, 1 September, 1 January, 1 April. Levy notices are issued by our agent. All levies are payable quarterly in advance, to the agent, with cheques made out to The Proprietors of Units Plan 119.

## **Insurance**

It is a requirement of the Unit Titles Act that all houses and other buildings in Urambi are insured by the Body Corporate. Our managing agent handles all claims and related issues. The agent should be contacted immediately an event occurs that is likely to lead to a claim.

Residents are required to arrange their own contents insurance.

Corporate public liability insurance covers the common areas only. Residents who want public liability insurance within unit titles need to arrange it for themselves.

## **Urambi and cars**

Urambi was designed to put cars in their place, namely in parking areas, for two reasons. First, it gives us more space for living, and, secondly it provides a safe (especially for children) and aesthetically pleasing environment. Please drive slowly and carefully in Urambi driveways, watching both for

other vehicles and for children. Vehicles should not leave the driveways and parking areas except in rare, exceptional circumstances, such as emergencies.

#### Visitors Cars

There is no parking area for visitors within the Village. Visitors, including trades persons, should be asked to park in Crozier Circuit, or arrangements made for them to park in a designated space belonging to, or rented by, the household or by a neighbour whose agreement has been sought.

#### Parking

Each house has one parking space (some covered, some open) allocated to it, officially recorded in the house's Unit Title document and forming part of that house's Unit Entitlement for levy purposes. The allocation of parking spaces to houses was done prior to registration of the Unit Plan (around 1976). There are 108 designated parking spaces registered on the Units Plan, 72 belonging to individual houses and 36 as common property. In addition, a further eight parking spaces have been established. Lists of parking spaces ownership, by space number and by owning unit number, and a plan of the parking spaces appear as Appendix B.

Residents are responsible for keeping their own parking spaces in a neat and tidy condition so that they do not detract from the appearance of the Village. Inflammable materials should not be stored in them.

Storage areas can be created at the back of covered spaces and doors may also be installed. In some cases it is possible to construct a garage or carport on an open parking space. The Structures Guidelines (see below) sets out procedures to be followed.

Body Corporate owned parking spaces are managed by the Body Corporate Committee and are available for lease to residents. There are also four Body Corporate storerooms which are treated in the same way as Body Corporate parking spaces. Because of the Unit Entitlement for each house, Body

Corporate parking spaces are not for sale, nor can an uncovered space be exchanged, together with a cash consideration, for a covered space.

Rents charged for leasing are decided by the Body Corporate at annual general meetings, and are payable quarterly in advance. The lease of a parking space is not automatically transferable, and on the sale of a unit the lease of the parking space terminates and the space is available for reallocation by the Body Corporate based on a waiting list.

Leases are usually for an indefinite period, with two weeks written notice required for the lessee to end the lease, and two months written notice to the lessee if the Body Corporate wishes to terminate it. The Body Corporate may automatically terminate a lease if the lessee fails to pay rents within one calendar month of the date of the levy notice.

A copy of the Agreement for Leasing a Body Corporate Parking Space can be obtained from the BCC. The absence of a completed agreement does not invalidate an existing lease arrangement.

Leases are entered into between the BCC and the unit owner. Tenants wanting to lease a space need to obtain the agreement of the owner or the owner's agent

#### Perimeter Access Track

All residents are asked to observe the following long-standing guidelines regarding parking and car access to houses on the perimeter of the Village:

- cars should not be parked adjacent to houses on the perimeter of the Village, except for a short period in special circumstances, or in emergencies; and,
- residents should avoid regular use of the perimeter access track.

Although the track is on Murrumbidgee Country Club land, the Club has agreed to allow Urambi residents limited access to the track. A key to the gate is available from the BCC.



Access to the track is at your own risk. Neither Urambi Body Corporate nor the Murrumbidgee Country Club accepts liability for vehicles or people using the track.

The Murrumbidgee Country Club has requested the cooperation of Urambi residents in not walking on the golf course.

### **Community Centre**

The Community Centre was built for the recreation and pleasure of residents and is available for use by any resident of the Village. It consists of: the kitchen room (12m x 5m) with vinyl floor, kitchen area (stove, sink, work bench) and attached store room; the fireplace room, with carpet, fireplace and lounge furniture; courtyard with a barbecue; and ballcourt.

The main purpose of the rules and booking procedures concerning the Community Centre is to ensure the equal enjoyment of all residents, their safety and that of the facility. Please exercise common sense and courtesy whenever using the facilities and remember that they are situated close to some residents' units and therefore noise should be kept to a reasonable level.

Any resident (owner or tenant) may book the kitchen room/fireplace room/barbecues. Some additional equipment, such as chairs and tables, is also available. The Centre is also available for hire to people and groups not associated with Urambi. While residents are given preference over non-residents when competing for the same date, once a booking is accepted as definite, it stands.

Bookings should be made through the booking officer, who is listed in the Residents' Directory, and who also provides details of hire charges. The minimum charge is for four hours, with additional time charged by the hour, up to 1 am when hire ceases. Hire for parties and functions is charged at a higher rate than that for meetings, seminars, and exercise groups. If the Centre is booked for an entire weekend, a surcharge of 10% is added

to the total number of hours for which the Centre is in use over the weekend.

Any complaints concerning the Community Centre facilities or hiring should be made to the Body Corporate Committee, through the Secretary in the first instance.

Barbecues should be left clean after use. No bookings are required for the ballcourt.

### **Swimming Pool**

The pool is available for the use of all owners (and tenants of owners) who have made the required financial contribution to the Swimming Pool Club for the development and maintenance of the pool and its immediate surroundings, and who have signed an agreement to abide by the rules of the Club. The pool is open from 6am to dusk during the swimming season.

Tenants of owners who are not members of the Swimming Pool Club may purchase a seasonal pass. Children's privileges depend on age. A copy of the Rules appears at the end of this document.

For further information contact a member of the Swimming Pool Club Sub-Committee, listed in the Residents' Directory.

### **Common Property**

Regular maintenance, cleaning and repairs are carried out on Urambi common property under the direction of the Committee. The maintenance and development of all common land is the responsibility of the Body Corporate. Ideas for improvements to the Village, or notice of repair work which needs to be carried out, can be made to a Committee member.

Residents are encouraged to look after and develop common land, but only in ways which conform with the overall development concept, which includes restricting plantings on common land predominately to Australian species.

Further information is available from the relevant committee member.

Urambi residents, and their visitors, should only be on the golf course if they are playing golf. Children should not play on it, nor anyone walk on it, regardless of whether golfers are present or not.

For use of the vehicle access track, see under that heading in Section 5.

### **Other useful information**

#### Plumbing problems

If you have a major blockage, please contact David Watson (house 25, 6231 7305), or a BCC member

If you have problems with plumbing that affect your house within the village, first decide if the problem is an emergency. An emergency is a situation which could result, in the short term, in an overflow of water or effluent which will result in damage to your residence.

If you do have an emergency to deal with, then you should ring either ACTEW if you know the problem is in the sewer or water mains. If you are not sure of this then you should ring a plumber who can respond quickly to your problem.

If the problem is not an emergency (that is, there is no immediate danger of damage to property), then you must inform the Body Corporate either through the Maintenance committee member, the Body Corporate Convenor, or failing this any other member of the Body Corporate Committee. Failure to do so could result in your being responsible for any costs that result from your actions.

Plumbing problems that originate within your property boundary lines are your responsibility. The Body Corporate will not reimburse you for costs of rectifying such faults. It is therefore important that if you intend to seek reimbursement of costs from the Body Corporate, you supply a plumber's report with the invoice that spells out what the problem was and exactly where it was located.

#### Newspapers

Newspapers are delivered to each entrance of the Village daily by the Kambah Newsagency (telephone 231.7615). When arranging deliveries, it helps to nominate the entrance at which you would like your papers left.

#### Lawnmower

A mower is available for use by residents. The key may be obtained by contacting the BCC.

#### First Aid kit

There is a First Aid kit in the Community Centre, adjacent to the kitchen area

For urgent access contact a BCC member.

#### Social Activities

Social activities open to all residents are arranged within the Village from time to time and are advertised in Urambi News or by individual circular.

Communal social activities are arranged by a social activities group whose membership can be obtained from the BCC.

#### Playgroup

A Playgroup for the children of the Village operates each week and further information is available from the Coordinator, listed in Residents' Directory.

#### Golf course roadway gate key

A key is available for the lock on the gate to the golfcourse roadway. Contact the BCC for this key.

#### Milk deliveries

Milk is delivered to the Village every evening except Saturday. The name and telephone number of the current vendor appears in the Residents' Directory.

The milk vendor is David Fothergill (6231.9068, 015-486.750).

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## Urambi Village Structures Guidelines

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### Structures within a unit entitlement

The overriding principles in relation to structures within a unit entitlement are:

- a. Approval from the Body Corporate Committee (BCC) to erect a structure must be sought prior to its construction. This is a legal requirement under section 4(e) of the Articles of Association in the Unit Titles Act.
- b. The BCC allows maximum freedom for structures within unit entitlements subject to commonly accepted limits on nuisance, loss of amenity, etc.

The BCC asks that Urambi owners adopt the following procedures when planning a new structure:

1. Consult the guidelines on the kinds of structures permissible and the suggested design and material.
2. Draw up a plan of the structure specifying location, dimensions, materials to be used, etc.
3. Consult with all neighbours and residents who may be affected by the structure (this includes anyone who will see the structure from their unit entitlement or who passes by on a daily basis to a parking space etc) and ask them to sign the plan, stating their objection or consent to it.
4. Submit two copies of the plan to the BCC Secretary.
5. (a) If no objection is recorded, all affected neighbours and residents have been consulted, and the structure is in accord with the architectural guidelines, approval will be given at the next BCC meeting and the first copy returned, stamped accordingly, to the applicant.  
  
(b) If an objection is recorded, the matter may be referred to an AGM, or details of the proposed structure will be published in Urambi News, and 'the Committee of the body Corporate shall call a meeting of all

members of the corporation at which meeting a vote shall be taken; a two-thirds majority of the entitlement of members present and voting shall be required for the proposal to be permitted to proceed'. This meeting will be set to coincide with a BCC meeting not less than 21 days after the publication of details of the proposal (UTA Schedule of Articles item 4(e)).

**Note:** Residents are reminded that should a structure be erected without prior BCC approval, then under the Schedule of Articles the BCC can authorise its removal if complaints from other residents are forthcoming, and recover the cost of removal from the unit owner(s).

### Structures on common land

The Unit Titles Act forbids the alienation of common land for the private use of an individual except where a unanimous resolution at a General Meeting approves (ss 44(2) and 46). However, while the BCC cannot approve structures on the common land, it has been the practice to notify applicants that no objection is raised, provided that the procedures and conditions applying to structures on unit entitlements have been met. Any objections to such a structure will be handled in the usual way, or referred to an AGM.

### Specific structure guidelines

These guidelines set out the kinds of structures which are acceptable in principal. Body Corporate Committee approval is required prior to construction.

### Pergolas

In principle, these require ACT Government approval.

The architect has provided a design for pergolas that may be installed at the

front and rear of courtyard houses, and at the front of multilevel houses. The general principle has been to achieve compatibility with features of the house designs. A number of these have now been constructed.

The structure may be left open, or wholly or partially enclosed with 15cm battens. It may also be roofed over with shallow corrugated Tuff Lite (clear or opal) or pre-painted Monodek.

Acceptable materials: hardwood uprights and oregon crossbeams, all stained to match fascia boards (Pamm Umber, Solaguard Mission Brown or Walnut Brown)

Pergolas at the front of all houses should be oregon. They may be located at either side of the front door, and of any width desired across the frontage. Slope is continuous with that of the roof joists. 7.5cm battens, either vertical or horizontal, are best used for enclosure.

### **Fences**

The Fencing Act (1905) applies.

Fences around or across courtyards are acceptable. They may be:

- timber: 15cm battens with 2.5cm gap, height limit 3.6 metres, stained Pamm Umber;
- cyclone swimming pool enclosure fencing: colour to match fascia boards; this material must be planted for concealment from the outside;
- cyclone wire mesh; this material must be densely planted for concealment from the outside; and
- brush fencing

Note that several existing fences are not on the perimeter of their unit entitlements, for historical reasons, but the BCC does not wish any new fences to extend beyond perimeter boundaries unless there are special circumstances.

### **Gates**

Gates in brush fences may be of brushwood or of timber, stained Pamm Umber, Solaguard Mission Brown or Walnut Brown.

### **Sheds**

Metal garden sheds are generally acceptable but should be discreetly situated or screened. Pergolas may incorporate a garden shed.

### **Clothes lines**

Hills Hoists or similar are not allowed. Clothes lines should be discreetly situated and/or screened. Extenda lines are preferred.

### **Awnings**

Rigid or folding metal awnings over windows are considered incompatible with the architecture. Canvas awnings and bamboo blinds are acceptable.

### **Storage Areas**

Some garages have roof overhang at the rear which can be converted to storage space.

### **Garage Doors**

Roll type garage doors may be installed to covered parking spaces, but due to the narrowness of the spaces, at least two must be enclosed at a time. Any enclosing should not result in one covered parking space in a block remaining unenclosed. Maximum benefit is obtained by all the covered spaces in a block being enclosed as one combined job. This results in a cost saving as it is then not necessary to construct dividing walls. Any such dividing walls should be built of aluminium cladding or other currently approved material.

### **Garages and Carports**

Uncovered parking spaces may be converted to a covered space by the construction of a carport similar in style to the existing parking spaces. However, as the parking spaces are narrow, at least two uncovered spaces must be enclosed at a time, and any enclosing done must not result in one unit owned uncovered parking space remaining in a block. Cost savings and maximum benefit is achieved when the maximum number of uncovered spaces are covered as one combined job.

## Fireplaces

BCC approval necessary, because ACT Government approval is required for the installation of a fireplace.

## Skylights

Additional skylights are acceptable.

## Other

Other structures are acceptable, given the overall principle of doing your own thing in your own back yard.

ACT Building Regulations may apply.

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## Driving on the golf course roadway

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For some years, we have benefited from our arrangement with the golf club whereby we enjoy access to the track around the village from the gate opening onto Drysdale Circuit. The longstanding guidelines for using the track include asking residents not to use the road regularly, not to park near houses, except for short periods or in emergencies, to lock the gate on entering and leaving at weekends and in the evenings and to drive slowly.

It goes without saying that a good relationship with the golf club is important to the village. It helps both the BCC and the golf club if we sort out our concerns amongst ourselves before discussing them with the golf club. So if you have any concerns and views about the use of the track, or any other matter concerning the golf club, please discuss them first with the appropriate BCC members rather than with the golf club.

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## Urambi Village Swimming Pool Club

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### Preamble

The swimming pool at Urambi Village has been built by a group of residents for their recreation and pleasure. All owners and residents are most welcome to join the Swimming Pool Club.

The overriding objective of the following rules is to help ensure safety and equal enjoyment for all members and also for others who may be affected by the use of the pool.

In the spirit of this objective, please exercise common sense and courtesy in all pool activities.

### Definitions

For the purpose of these Rules:

(a) an adult is a person 18 years of age and over;

(b) a Participating Unit is a unit in Urambi Village for which a share in the Urambi Village Swimming Pool Club (hereafter referred to as the Club) has been purchased by its owner(s);

(c) a member is

(i) the owner(s) of a Participating Unit

(ii) a person normally resident in a Participating Unit who is not a tenant

(iii) a tenant in a Participating Unit not currently occupied by the owner(s), if the owner(s) has transferred his/her rights to use the Pool to his/her tenant;

(d) an associate 'member is

(i) a houseguest of a member (ie staying overnight or longer)

(ii) a tenant who has paid for a seasonal membership

(iii) any child resident in Urambi Village for whom a seasonal membership has been paid

(iv) any resident of Urambi Village who is designated by the Pool Club Management Committee as an associate member - such designation may only be made for one season at a time.

## Rules

- 1 The Club consists of all Members and Associate Members.
- 2 The function of the Club is to develop and maintain the Urambi Village Swimming Pool, the safety fence and the area and facilities enclosed by that fence (hereafter referred to as the Pool).
- 3 Any Urambi Village Unit may become a Participating Unit upon purchase of a share by its owner(s).
- 4 The cost of a share in the Club and of seasonal membership shall be determined at each AGM.
- 5 The cost of insurance, new equipment, and all other costs associated with maintaining and developing the Pool, shall be borne equally by the Participating Units.
- 6 The Club shall hold an Annual General Meeting in February, which shall elect the following representatives to the Pool Management Committee (hereafter referred to as the Committee) - Secretary, Treasurer and Maintenance/Development Officer.
- 7 A general meeting must be called upon a written request by members representing 25 per cent of the Participating Units, or if deemed necessary by the Committee.
- 8 At any general meeting of the Club, each Participating Unit shall have one vote, which may only be exercised by an adult Member of the Club representing that unit.
- 9 No business shall be conducted at a general meeting unless a quorum is present. A quorum shall consist of Members representing 30 per cent of the total number of Participating Units. At least two weeks notice of such meetings shall be given to Participating Units, and any proposed changes to the rules must accompany such notice.
- 10 The hours of access to the Pool shall be determined by the Committee, subject to the approval of the Body Corporate Committee.
- 11 The Committee shall be responsible for the management of the Pool, and may set such conditions on the use of the Pool as they deem necessary. The Committee may coopt additional members as required.
- 12 The Maintenance/Development Officer may close the Pool whenever he/she deems it necessary.
- 13 Entry to the Pool shall be by the key-operated gate only. The owner(s) of each Participating Unit, and seasonal members, shall be issued with a key to the Pool. Replacement cost of keys shall be borne by the applicant.
- 14 No person under 12 years of age may be in the Pool enclosure unless an adult Member or Associate Member present in the Pool enclosure has specifically accepted responsibility for him/her.
- 15 Members and Associate Members, but not visitors, from 12 to 17 years of age may use the Pool without an adult Member or Associate Member specifically accepting responsibility for him/her, but must leave the Pool enclosure if directed to do so by any adult member of the Club who believes the person(s) has disregarded the Rules. This is a privilege which can be revoked for the current season should the Member frequently be asked to leave the Pool for disregarding the Rules.
- 16 No dogs or other animals except humans shall be permitted within the Pool enclosure.

- 17 Dangerous behaviour is not permitted within the Pool enclosure.
- 18 Sound equipment may not be operated within the Pool enclosure except through earphones designed for private listening.
- 19 Members of the Club have the following rights.
  - (a) To use the Pool, subject to the Rules of the Club;
  - (b) To invite as guests adults who are not residents of Urambi Village, and any child to use the Pool, subject to the Rules of the Club. The maximum number of guests per Participating Unit allowed to use the Pool at any one time may be set at a general meeting, if such action becomes necessary to preserve the enjoyment of Members;
  - (c) If an adult, other than a Member under Definitions (c)(iii), to represent Participating Unit(s) at a general meeting.
- 20 Associate Members of the Club have the right to use the Pool, subject to the Rules of the Club.
- 21 An absentee owner(s) of a Participating Unit may elect, by notifying the Committee in writing, to transfer to their tenants the right to use the Pool.
- 22 Any complaints shall be put to the Committee. It is noted that

this Rule does not limit the right of any Urambi resident to complain to the Body Corporate Committee at any time on any subject.

- 23 All adult Members and Associate Members shall give a written undertaking to abide by these Rules and conditions of access.
- 24 These Rules may only be changed by a simple majority vote at a general meeting.
- 25 Membership in the Club shall be transferred to the new owner(s) upon sale of a Participating Unit. The Secretary of the Club will provide a certificate stating the above if requested in writing.
- 26 The owner of a Participating Unit wishing to withdraw from membership of the Pool Club may do so by selling his/her share to the owner of another Urambi Unit. The seller shall advise the BCC and the Pool Club Secretary in writing of the sale of the share and the name and house number of the new owner. The new owner of the share shall become a Member upon giving the written undertaking required by Rule 23.

The rules were previously amended March 1987, and are retyped here for incorporation into the Unit Titles Articles of 119 and for distribution to all Participating Units.

## NEXUS 1 finds a new life in Urambi Village

The hardwood and concrete sculpture named NEXUS 1 was created in 1991 by the sculptor ANTOON MEERMAN.

His curriculum vitae at the time revealed that he was about 40 years old with credentials in cabinet making, teaching, set design and construction work at the New Parliament House.

Our efforts to find Antoon and his history since 1991 have been unproductive to date.

NEXUS 1 was on show at the Contemporary Outdoor Furniture Exhibition in the gardens of the Cuppacumbalong Craft Centre when purchased by Sue Boyd in April 1991 for \$2700.

The word 'nexus' means 'connected'. A Canberra Times article by Amanda Uhlmann at the time said:

*'NEXUS 1 is a bench chair made of recycled wood and concrete. This seat fans out on three sides from a pyramid-type centrepiece. Here is a chair for self-time, for sitting quietly and contemplating.'*

Sue was then the owner and occupant of House 61 .

Antoon installed her new art piece on brick paving to the south of House 61 where Sue would pass it daily, and others could see it from the common path to the C letter boxes.

Sue and Alastair Swayn had earlier purchased House 40 jointly, but Sue later bought Alastair out and became the sole owner. Neither of them actually lived there.

So when Sue later sold House 61, she moved the sculpture to her other house, on the golf course/north side.

In 2008 Margaret Gosling purchased House 40, and with it NEXUS 1.

Prompted by Alastair Swayn's offer in 2016 to donate a play sculpture to Urambi Village, the idea arose of moving NEXUS 1 to a common area.





A problem was that the 15 wooden seat rails needed replacement, no easy task because of the complexity of the structure.

Sue Boyd offered to meet the significant cost of refurbishment.

Margaret Gosling, the Executive Committee and residents agreed to the re-location, and Ron Parker took on the daunting task of refurbishment.

Ron Parker was Urambi's resourceful Handyman for over six years until recently. His role was key to the new life for NEXUS 1.

Ron needed to dis-assemble the sculpture so he could use the resources of his workshop to replicate the seat rails with unique geometry, using new spotted gum wood.

The sculpture weighs several hundred kilograms because of the four cast concrete sections. When extra manpower was needed at every move, the Executive Committee helped.

Ron arranged the logistics of the move from House 40 to the common area north of car park D, adjacent to the spine path.

There it was installed on 24 October 2018, to be enjoyed in future by young and old, thanks to the above contributors.

David Watson

30 October 2018

ANTOON MEERMAN



Curriculum Vitae

**Education:** Four year apprenticeship in Cabinetmaking (1968-72) with Apex Cabinets, Dandenong. Designing, setting out and manufacturing kitchen cabinets, built-in wardrobes, bathroom furniture, carpentry work.

Two year Associate Diploma in Wood Course, Canberra School of Art, graduated with Distinction. "Having had little experience in the design of fine furniture I decided to attend this designer/craftsman course to help me to develop in this area. It has also proved to be invaluable as a refresher course in fine hand skills, and for communicating with other woodworkers. (1984-85)

**Work Experience:**

1972-74 employed by Charak Furniture, skilled making of period reproduction furniture.

1974-75, employed by Trade Antiques, restoration of antique furniture.

1976-78 working holiday overseas; various jobs including the installation of a computer in Israel, restoration of houses in New York City.

1978-81 self-employed, proprietor of Antoon Meerman & Associates, Annandale. Manufacture, restoration and repairs of antique and contemporary furniture, and set maker for Reg Grundy Productions.

Sept - Dec 1981 part-time teacher in Cabinetmaking at Sydney Technical College.

March - July 1982 set maker for Theatre Productions at Nimrod Theatre. July 1982 fitting out boats, Drummoyne Boat Shed.

1982-84 Cabinetmaker at Sturt Craft Workshops and Woodcraft Teacher at Frencham Secondary School, Mittagong.

April 1987 -

Employed by the Quality Assurance Group of Concrete Holland Joint Venture as Part Time Joinery Inspector. Inspections of Joinery, Cabinet Fittings and Finishings at the New Parliament House in Canberra. And at Contractor's workshops prior to fitting on site. Compliance of work to drawings and specifications, report writing liaison with contractors and architects.

ORIGINAL COPY

RECEIPT No. 98

DATE: 25/4/91

RECEIVED FROM SUE BOYD

THE SUM OF THREE HUNDRED

BEING FOR NEXUS I BY

ANTOON MEERMAN

(\$2700) less \$2400

\$ 300.00 DEPOSIT

SIGNATURE

ORIGINAL COPY

RECEIPT No. 75

DATE: 1/6/91

RECEIVED FROM SUE BOYD

THE SUM OF @ TWO THOUSAND FOUR

HUNDRED DOLLARS (BALANCE)

BEING FOR "NEXUS 1" BY ANTOON  
MEERMAN

\$ 2400.00

*A.J. Martinez*  
SIGNATURE

**ANTOON MEERMAN**

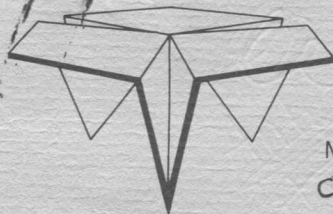
Furniture  
Designer/Maker

**DECORATIVE ARTS  
WORKSHOP**

Murrumbateman, N.S.W.

06) 227 5919.

Home: 19 Mueller St., Yarralumla, A.C.T. 2600. Ph. (062) 81 4663



# Urambi Survey Results- January 2020

- Tree management – 7.97
- Gardening/landscape upgrades – 7.94
- Swimming pool – 7.56
- Maintaining the original Urambi architectural design – 7.41
- Keeping levies (community costs) low – 6.53
- Golf course development not getting approval – 5.32
- Accessible access – 5.29
- Pet policy and monitoring - 5
- Resurfacing the driveways - 5
- Community Centre Kitchen Upgrade/Renovation - 5
- Short term Drop Off/ Loading parking – 4.84
- Ball Court – 4.35
- Visitor parking – 3.87
- Playscape project – 3.87
- Clothes lines – 1.45

maintaining community land adjacent to their own property. (your front entry/yard/paths)

Individual Unit owners = 23

The owners corporation = 8