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VALUER N.S.W.
MEMBER OF THE REAL ESTATE
INSTITUTE OF N.S.W.
(Valuers' Division)
REGISTERED BUILDING SOCIETY
VALUER - A.C.T. & N.S.W.

A. R. O'Dea (Valuations) Pty. Ltd.

CONSULTANT VALUERS

BOX 1217 P.O.
CANBERRA CITY A.C.T.

PHONE: 47 6922
Bus 47 6790
Private 86 2160

VALUATION

OF THE PROPERTY TO BE KNOWN AS

"URAMBI",

CROZIER CIRCUIT,

KAMBAH, A.C.T.

BY ORDER OF

THE CIVIC CO-OPERATIVE PERMANENT BUILDING SOCIETY LIMITED

AND ON ACCOUNT OF

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

C/- ABBOTT, TOUT, CREER & WILKINSON,

SOLICITORS,

92-96 NORTHBOURNE AVENUE,

CANBERRA CITY, 2601

Valuation dated this Tenth Day of November, 1975

Purpose of
Valuation

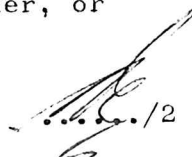
Market Value.

Instruction

To update the values for the subject development in accordance with the original instructions and amended plans and specifications provided.

Underlying
Assumptions

- (i) That the improvements to be erected on the land, as indicated by the plans and specifications provided, comply with all Statutory requirements.
- (ii) That each unit will be held by Strata Title and possess a right to utilise the proposed community facilities, subject only to the Body Corporate's policies.
- (iii) That the title of individual units may be conveyed on their completion, and prior to completion of the entire development.
- (iv) That the development will be completed in accordance with the abovementioned assumptions, and the plans and specifications provided.
- (v) That the recipient of this report is aware that the title has not been searched, nor the survey certificate sighted, and that no responsibility is accepted for the accuracy or otherwise, of either, or both of these documents.

/2

(vi) Possession of this report or a copy thereof, does not carry the right of publication, nor can it be used by any person other than the applicant without the written consent of the writer and then only with proper qualification.

(vii) That the development will now be of 72 units, in lieu of 71 units, as originally planned.

(viii) That underfloor heating will be appointed to houses, 22,23,25,34,36 and 43, only. All other houses to have electric wall units in each room.

(ix) That house No.22 has been re-designed.

(x) That houses 44 & 45 have been re-designed to conform with type U.1(a) in lieu of type U.1.

(xi) That houses U.4,61, U.3,62, and U.4,63, have skylights.

(xii) That houses U.1,67, 68, 69 have enclosed courtyards.

(xiii) That the development has provision for 108 parking spaces, 50 covered and 58 uncovered.

Title

Crown Section 149, Division of Kambah, Canberra, A.C.T.

Location & Description

The subject land is prominently situated in the rapidly developing Tuggeranong suburb of Kambah. The site slopes gently from the road to the rear boundary. A Golf Course is proposed to adjoin the rear boundary.

Improvements

The proposed development comprises a Community Centre, 72 housing units, 50 covered car spaces, 58 car parking spaces, roadways, access paths, covered ways, drying facilities, garbage bin storage areas and landscaping.

(a) Community Centre - Not accurately designed at this stage. P.C.'d at \$75,000 and to contain a swimming pool, squash court, laundry, toilets, children's play area and community meeting room.

(b) Housing Units - 72 individual units to be built in various mixed groups and in general terms can be classified into the following basic groups:-

- U.1 - split level, single storey, 1 bedroom flat.
- U.1a- split level, single storey, 2 bedroom flat.
- U.2 - split level, 2 bedroom house.

/13

- U.3 - split level, 2 bedroom + study house.
- U.4 - split level, 3 bedroom + study house.
- U.C1 - single storey, 3 bedroom courtyard house.
- U.C2 - single storey, 4 bedroom courtyard house.
- U.C3 - single storey, 3 bedroom + study courtyard house.
- U.C5 - single storey, 4 bedroom + study courtyard house.
- U.C8 - single storey, 4 bedroom + study + separate laundry house.
- U.CSP - single storey courtyard house of special layout.

Comments

- (1) "Urambi" is the first housing Co-operative Scheme to be developed in the A.C.T.
- (2) The site has the attributes of aspect, vistas and location considered desirable in quality residential development.
- (3) The siting, design and concept of the development is to be applauded.

VALUATION

- (1) The market value of the total development
 - (a) Improvements \$2,517,750
 - (b) Land 360,000
 - \$2,877,750

- (2) The market value of each individual unit
 - (a) Refer to attached individual valuation reports under Civic Co-operative Permanent Building Society Ltd. letterhead.
 - (b) (i) Sum of 72 individual units \$3,002,750
 - (ii) Plus 10 covered car spaces 15,000
 - \$3,017,750

We Estimate

The gross value of the development described in this report in accordance with all plans and specifications provided, to be THREE MILLION, SEVENTEEN THOUSAND, SEVEN HUNDRED AND FIFTY DOLLARS (\$3,017,750).

URAMBI

*at at 12/12/75
E.P. in contracts*

NO.	NAME	TYPE	PRICE
2	MURPHY	U2	29,943.00
5	ATRENS	U2	39,217.50
6	EVERETT	U2	31,803.00
7	JACKSON	U3	36,754.50
8	HARRIS	U2	30,385.00
10	CUSHING	U3	39,326.50
12	BRADLEY	U3	38,002.50
14	PRATT (N)	U2	31,142.00
15	DALY	UC3	39,962.50
16	ELLYARD	UC3(SP)	42,006.50
17	McALPINE	UC8(SP)	55,221.00
18	PRATT (T)	UC5	46,593.00
19	KAY	UCSP	38,599.00
20	RYAN	UCSP	34,836.00
21	ROBBINS	UCSP	38,873.50
22	ELLYARD (P)	UC8(SP)	55,115.50
23	KLIMOWICZ	UC3	39,913.50
24	WOODROW	UCSP	53,447.50
25	MANT	UC5	45,659.50
26	KORTLANG	UC3	43,277.50
27	CHRISTIE	UC5	43,936.50
28	ORR, GOLDRING	UC5	49,472.50
29	GASCOINE	UC6	40,392.00
30	BUTLER	UCSP	50,709.00
31	LOWE	UC5	43,330.00
32	SMITH	UC3	39,263.50
33	TOWERS	UC2	41,937.50
34	GOLSKI	UCSP	53,570.00
35	DOWE	UC3	40,658.00
36	DAWES, BOOW	UC3	43,183.00
37	MOORE	UC1	36,751.00

NO.	NAME	TYPE	PRICE
38	HAWKER	UC5	45,410.50
39	LANG	UC1	36,878.50
40	SHANN	UC1	35,982.50
41	DYSART	UC3	40,499.50
42	WATSON	UC5	44,374.50
43	MAULDON	UC8(SP)	54,867.50
46	REID	U3	38,000.00
47	BOYD	U2	30,666.50
48	PAUSE	U4	44,045.00
50	BLACKBURN	U4	45,394.00
52	MAHER	U3	39,137.00
58	McCARTHY	U2	30,347.50
59	HAY	U2	31,750.50
60	BINNIE	U2	31,292.50
61	BATTY (J)	U4	45,792.50
64	WEST	U3B	34,971.00
69	BATTY (I)	U2	29,981.50
72	HOUSTONE	U3	37,799.50



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

THE URAMBI CLUSTER HOUSING DEVELOPMENT

BACKGROUND INFORMATION

Handouts

1. Folder including site plan
2. Summary of Houses available
3. Information for Prospective Buyers (inc. Application Form)
4. House plans

Available for Reference

1. Full set of house plans, including garages
2. Cross-section of tri-levels
3. Details of house tiles, laminex, extras, etc.
4. Community Centre Plans

Main Features of Scheme

- . high quality contemporary housing
- . excellent natural setting away from suburbia
- . option to be part of "a community"
- . there are no "developer profits" in the prices

Site Area

4 hectares (10 acres) - cannot be built out

Kambah Pool Road

will disappear when golf course appears, not before 1980.

Number of Houses Sold to 22 July - 48 out of 72

Bridging Finance

for the Co-operative is provided by Civic Permanent Building Society and the Bank of New South Wales

Individual Finance

enquiries can be made through Jim Batty's office about alternatives to Bank and Building Society finance.

Landscaping

Budget is limited and may require some voluntary effort in the common areas - courtyards in the strata title are individual's responsibility.

Suggested Approach to Enquirers

1. Wear a name tag, introduce yourself
2. Find out what visitor wants to know
3. Explain using "sales folder"
4. Give "handouts" and suggest that they should inspect on site: encourage them to seek more information after inspection.
5. On wet, cold or windy days, use can be made of the Clerk-of-Works Office or the Lunch-room
6. Ask for name and telephone so that we know who is calling in event of follow up
7. Ensure they know how and where to contact Jim Batty's office, or yourself for further information or to make a deposit.

Heating and Insulation

All-electric heating. In large living areas, forced-air LITE-THERM units are built into walls, including a thermostat. In bedrooms, etc., natural convection HAHN wall-mounted units with thermostat are provided. Ceilings are insulated with INSULWOOL.

Walls and Doors are made of Western Red Cedar; they will be protected with a dark brown stain.

Undergrounding of Services: Electricity, telephone and TV services are fully under-grounded.

Garages are provided in groups, with back and side walls, lights and power points. Each is separated by a pillar; a swing door and separating screens to be provided at purchaser's expense can make each garage lockable.

Bathroom at Kitchen Finishes - Bench tops colours, cupboards finishes and tiles have been chosen by the architect. These could not normally be changed because of bulk-ordering, etc.

Rates and Maintenance after Completion - The arrangements will conform with the legal requirements to have a corporate body, which acts as an agent to collect rates in accordance with Units Plan, and decides on maintenance arrangements. The corporate body has not yet been set up - all house owners will have a say in this.

Quality of Houses - this development has been designed to standards set by founding members and the architect; strict supervision by the architect is being maintained. The high quality reflects the desire to provide a contemporary living environment of which we can all be proud.

Queries: Any board member, or myself on telephone 45.2126 (B) 82.1110 (H).



David Watson

22 July 1976



URAMBI CO-OPERATIVE
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P.O. BOX 666 CIVIC SQUARE A.C.T. 2608
TEL: IAN LOWE 452566 A/H 863700
JIM BATTY 452554

TRI-LEVEL HOUSES (for completion from December)

(Prices quoted are exclusive of rise and fall clause applying from 1st March 1976, but include share of swimming pool, community centre, etc. A few prices are marginally different from those quoted because of "luxury" stove, etc. All have sloping ceilings.)

U2 - Tri-level - Nos 45,58,65 (without garage) \$32,040
- Nos 51,60,68 (inc. garage) \$33,340

Two bedroom and mezzanine study
Entrance level - hall, bathroom
Lower level - living, dining, kitchen (2 steps)
Upper level - two bedrooms, mezzanine study, balcony
84 sq. m. (9 squares) - house only

U3b - Tri-level - No. 64 (inc. garage) \$37,580

Two bedroom plus separate study
Entrance level - study, laundry, toilet
Lower level - living, dining, kitchen
Upper level - two bedrooms, bathroom, balcony
100 sq. m. (10.5 squares) - house only

U3 - Tri-level - Nos 12,53 (without garage) \$39,630
- Nos 46,52,62,66,67,70 (inc. garage) \$40,890

Three bedroom or Two bedroom plus study
Entrance level - bedroom/study, laundry/toilet
Lower level - two bedrooms, bathroom/toilet
Upper level - living, dining, kitchen, large balcony facing hills
113 sq. m. (12.7 squares) - house only

U4 - Tri-level - Nos 48,50,55,56,57,63 (inc. garage) \$48,080

Three bedroom plus study plus separate playroom
Entrance level - Study and master bedroom and ensuite
Lower level - two bedrooms, playroom, bathroom/laundry
Upper level - living/dining room, kitchen/family, loft area
135 sq. m. (15 squares) - not including loft and 2 squares of balcony

Completion Dates for Tri-levels (subject to revision)

Block and House Number

A	1,2,3,4,5,	December 1976
B	6,7,8,9	February 1977
C	10,11,12,13,14	February 1977
D	66,67,68,69,70,71	February 1977
M	60,61,62,63,64,65,72	March 1977
L	53,54,55,56,57,58,59	March 1977
K	44,45,46,47,48,49,50,51,52	April 1977

FURTHER INFORMATION

Business Hours - Jim Batty, Suite 12, 86 Northbourne Avenue
Tel. 47.3483

After Hours - David Watson, 11 Clarke Street, Yarralumla
Tel. 82.1110

D.W. 12.8.76



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JIM BATTY 45 2554

URAMBI CO-OPERATIVE - CLUSTER HOUSING - KAMBAH

COURTYARD HOUSES (for completion in October)

(Prices quoted are fixed, and include share of swimming pool, community centre, etc.)

These "Top-drawer" houses are solid brick throughout on a slab, with an uninterrupted northerly aspect. They are available because of changes in prospective owners' plans.

No. 41 - UC3 - Courtyard House (inc. garage) \$45,800

Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, concealed spouting, etc. etc. 140 sq. m. (15.1 squares)

No. 42 - UB5 - Courtyard House (inc. garage) \$50,900

Four bedrooms, plus study, ensuite bathroom and walk-in robe to master bedroom. Superbly fitted-out kitchen with Simpson "Katani" wall-oven and blackglass hotplates, teak-fronted cupboards with "buckskin" laminated tops, provision for dish-washer, large eating area, etc. Entrance island to spacious living/dining area with sliding door to courtyard. Electric space heating to all rooms, two TV and phone points, extra power points, etc. 162 sq. m. (17.4 squares)

FURTHER INFORMATION

Business Hours - Jim Batty, Suite 12, 86 Northbourne Avenue
Tel. 47.2483

After Hours - David Watson, 11 Clarke Street, Yarralumla
Tel. 82.1110

No. 3 - UC3 - Courtyard House (inc garage) \$46,000
(to be confirmed)
Similar to No 41, with fabulous views.

D.J.W. 20.8.76



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P.O. BOX 666 CIVIC SQUARE A.C.T. 2608
TEL: IAN LOWE 452566 A/H 863700
JIM BATTY 452554 473483 A/H 822938

URAMBI CO-OPERATIVE CLUSTER HOUSING - INFORMATION FOR PROSPECTIVE BUYERS.

Background

The Urambi Co-Operative Community Advancement Society Limited has been established to build 72 houses/townhouses for its members at Crozier Circuit, Kambah. Houses range in size from two to five bedrooms, and include some with design features as specified by individuals. The community centre which comprises a centrally located building and swimming pool will be a focal point.

This group housing development makes use of two basic house types. Houses are in small groups of 3 to 5 so that most of the site is left as common ground. Special care has been taken to harmonise the designs, and to take advantage of the many natural features of the site and surrounds, which include a proposed golf course. The site will be landscaped with predominantly native plants.

The development has been designed by architects Michael Dysart and Associates. The emphasis is on aesthetic appeal, high quality, and maximum opportunities for privacy while encouraging a distinctive community identity.

Members have formed the co-operative to buy land and build houses, in effect to take over the role of the developer. The savings achieved through bulk buying, standardisation of materials - and the developer's profit margin - are passed on to members. The board of seven elected from the membership provides the continuity and leadership necessary for a project of this magnitude, at no cost to the members.

House Features

Houses are contemporary in design, making efficient use of high quality materials, such as red cedar timber. Each house has a large private courtyard, and is carefully designed to be self-contained. The architect, Michael Dysart, has combined the basic need for complete personal indoor and outdoor privacy with the option of communal involvement. The two house types are -

Courtyard houses - L-shaped houses built on a concrete slab with internal face brick walls; mostly family sized.

Tri-level houses - contemporary designs with 2, 3 and 4 bedroom variations with attractive sloping ceilings and large upper level verandah.

Electric Heating is provided in all rooms - forced-air heating in large living areas, natural convection in bedrooms etc. All houses are insulated.

Other Features:

Car parking is arranged to keep most of the site traffic free. Most houses are provided with a single garage, but some have only uncovered parking. There are some additional garages and parking spaces which may be leased from the co-operative on terms yet to be finalised.

The Community Centre is the most important "common facility". It includes a lounge area with fireplace, an activities room, a kitchen, laundromat, barbecue area and a swimming pool.

Pergola-covered walk-way is provided down the east-west "spine" for all-weather access to houses, car parks and community centre.

Information:

Initially, it is suggested you inspect plans at the site with help from volunteer members at weekends, or contact one of the following, Monday to Friday:

Jim Batty
Community Development Systems
Pty. Ltd.,
NZV House (Suite 12),
86 Northbourne Avenue.
Telephone 473483 B/H 822938 A/H

After Hours and Weekends:

David Watson	821110	Ian Lowe	863700
Geoff McAlpine	862405	Eddie Klimowicz	816129
Alastair Christie	815350	Joan Maher	810433

To Buy a HouseSTEP 1-RESERVE THE HOUSE

Once you have decided to go ahead, fill out the attached application and contact either the representative you have dealt with, or contact Jim Batty at his office (plans and details are available there). Initially, a holding deposit of \$400 reserves the house, and you become a member of the co-operative by purchasing shares to the value of \$40.

STEP 2-PREPARE FOR CONTRACT SIGNING

Within a couple of days, you should be given a copy of the contract which enables you to seek mortgage finance from banks or financial institutions, and seek legal advice in the normal way (many members are dealing with Higgins, Faulks and Martin, Solicitors, who are now familiar with the project, but of course it is up to you). Before signing the contract, be satisfied that you will be able to secure finance by the date of house completion.

STEP 3-ENTERING INTO CONTRACT is the formal agreement between you and the co-operative. This is normally done between your solicitors and the co-operative's solicitors (Abbott, Tout, Creer and Wilkinson of NRMA House), and at that time the \$3,600 balance of the \$4,000 deposit must be paid. This process should be completed within a month of placing the holding deposit.

STEP 4 - FULL SETTLEMENT - the balance of the total price is paid on completion; there are no progress payments. (There is a rise and fall clause in the contract to allow for the effects of inflation - it is expected that any rises would be modest, as many costs are already firm).

Building Program:

The building contractor is Stocks and Holdings (Canberra) Pty Ltd. Groups of houses will be progressively completed and occupied from October onwards.

Mortgage Finance:

Ample finance is available for eligible purchasers - for information contact Jim Batty's office (ph. 47.3483).

23rd July '76



David Watson
on behalf of Urambi Board



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JIM BATTY 452554

OPTION ON UNIT NOLOT 1, SECTION 149, KAMBAH

I hereby apply for an option on unit number for a period of 28 days from the date hereunder and tender the sum of \$400 to secure such option.

I understand that should I notify the Society within the 28 days that I do not wish to proceed to purchase a unit, then \$300 will be returned to me and \$100 retained by the Society and neither party shall have any claim against the other. I further understand that failure to notify the Society of my intentions to withdraw as above, or to exchange contracts shall give the Society the right to the full amount of \$400 paid.

.....
(Signature) (Date)

The Society agrees to withhold from sale the unit specified under the conditions outlined above.

APPLICATION FOR SHARES

I hereby apply for 20 shares in Urambi Co-operative Community Advancement Society Limited.

In respect of such application I lodge herewith in accordance with the rules of the Society the sum of \$40.

(Signature) (Date)

(Name(s) to be included in contract (block letters)

Private address Postcode

Business Address Postcode

Telephones: Private Business



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URAMBI CO-OPERATIVE - CLUSTER HOUSING - KAMBAH

COURTYARD HOUSES (for completion in October)

(Prices quoted are fixed, and include share of swimming pool, community centre, etc.)

These "top-drawer" houses are solid brick throughout on a slab, with an uninterrupted northerly aspect. They are available because of changes in prospective owners' plans.

~~No. 36 - UC3 - Courtyard House (inc. garage) \$46,800
Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, fireplace, cedar windows, etc. etc. 144 sq. m. (15.5 squares) - house only~~

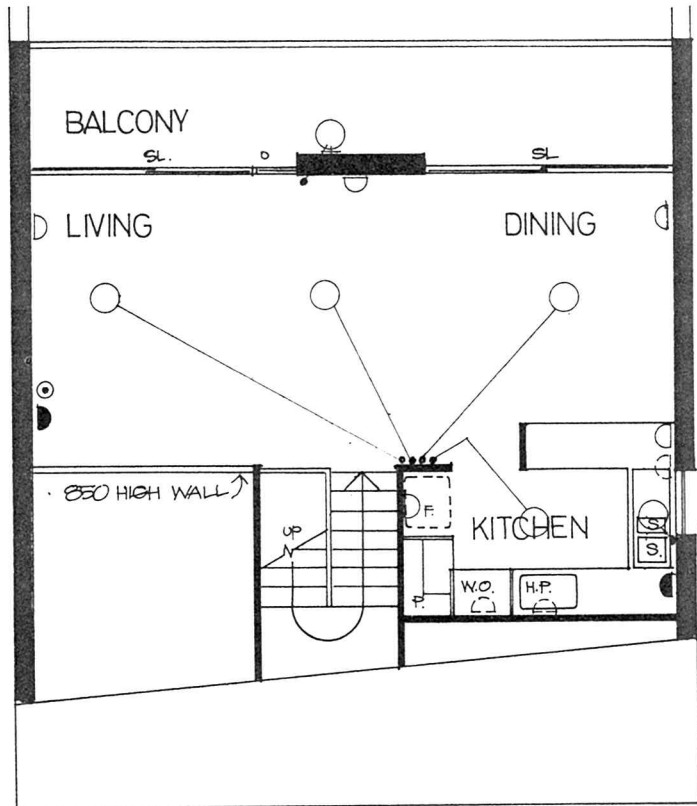
~~No. 41 - UC3 - Courtyard House (inc. garage) \$45,800
Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, concealed spouting, etc. etc. 140 sq. m. (15.1 squares) - house only~~

~~No. 43 - UC8 (SP) - Courtyard House (inc. garage) \$60,700
The largest of the range of houses in the development. Four bedrooms, ensuite bathroom and walk-in robe to master bedroom, spacious living areas with sliding doors to courtyard, adjacent room either separate dining room or large study, special rumpus room, electric space heating to all rooms, and many features. 195 sq. m. (21 squares) - house only.~~

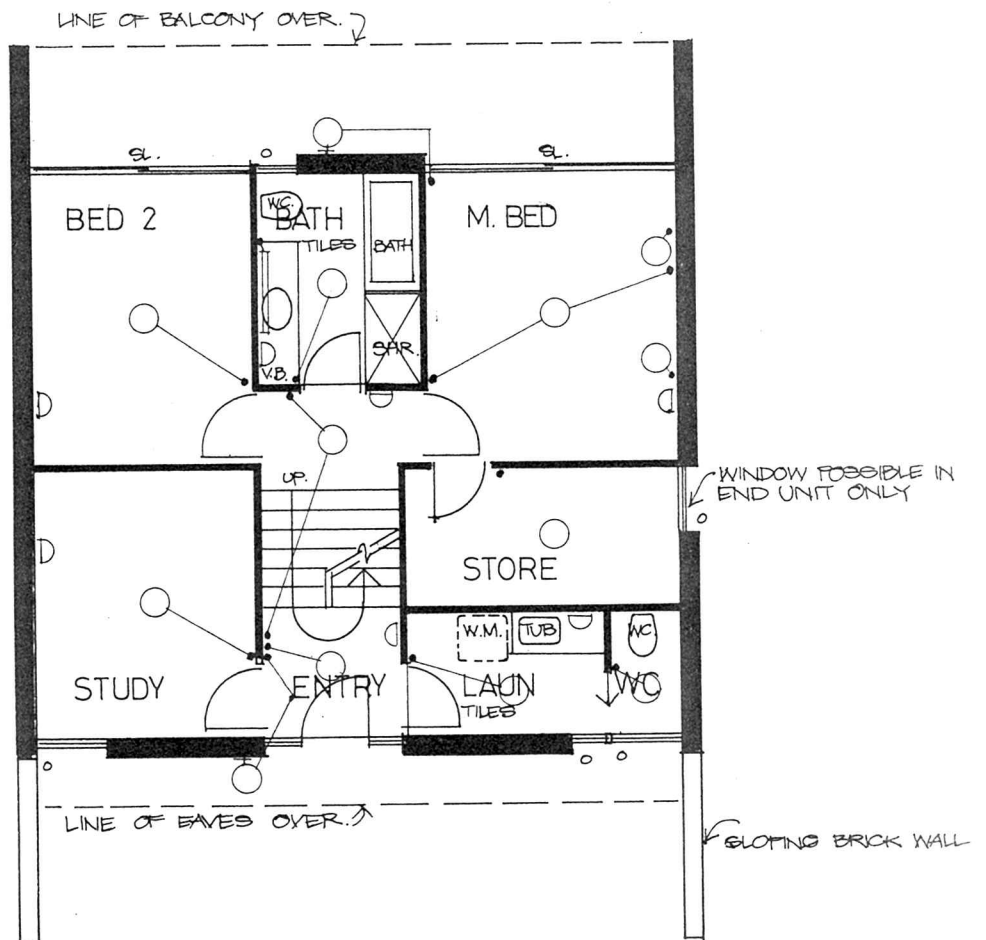
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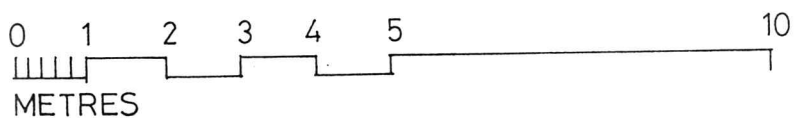


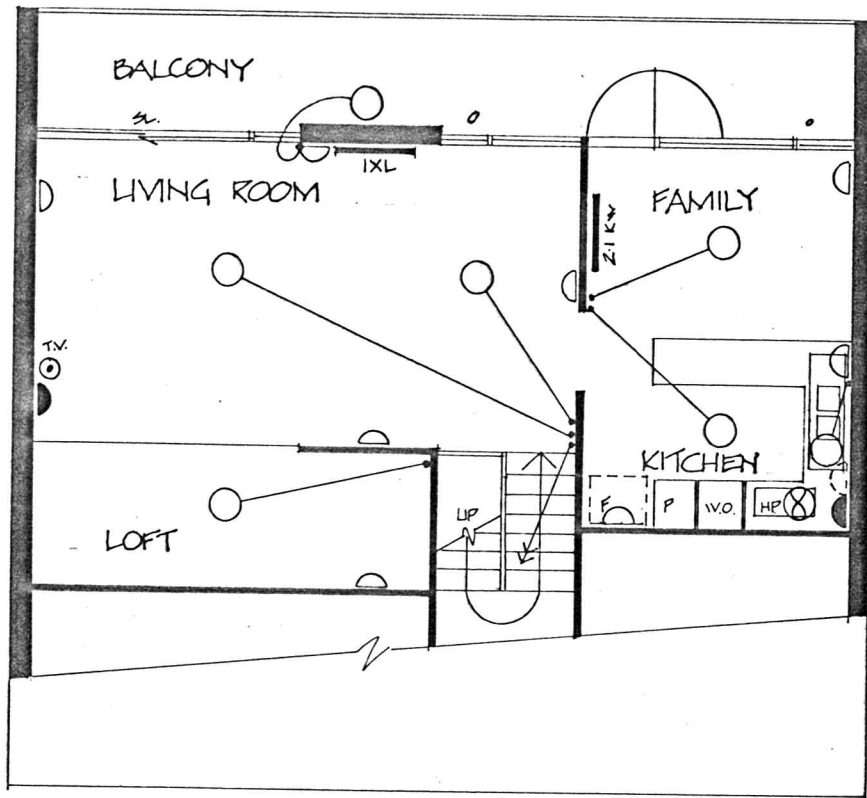
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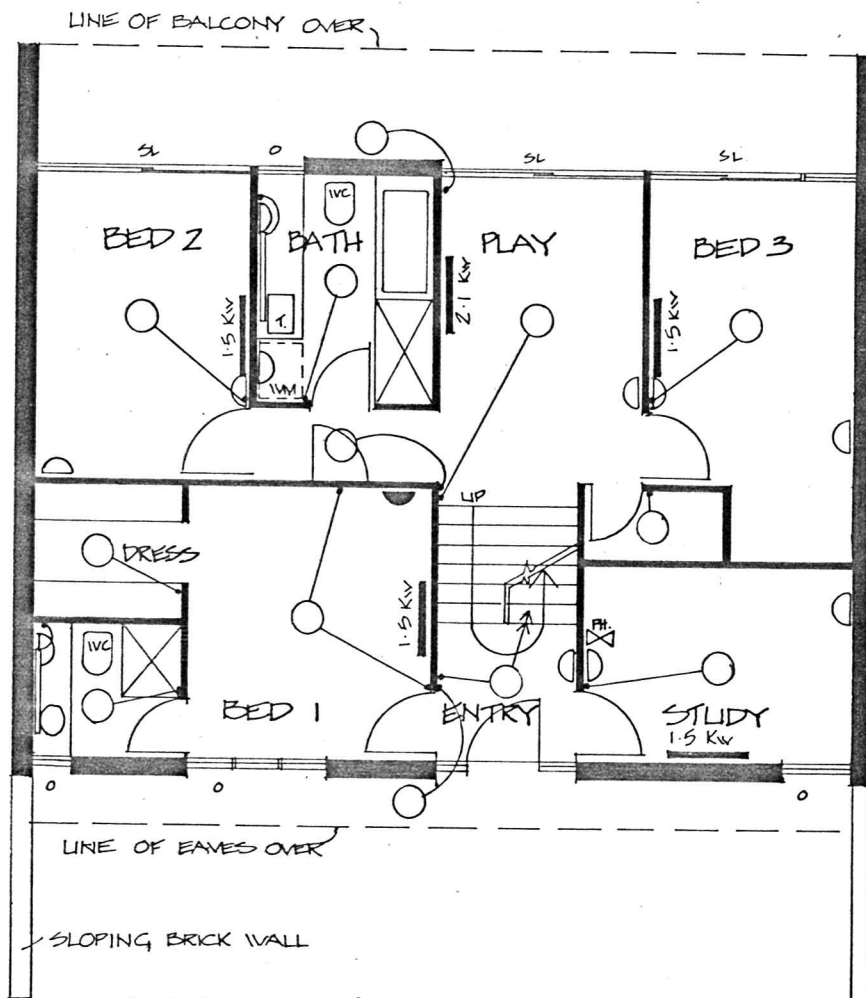
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U3





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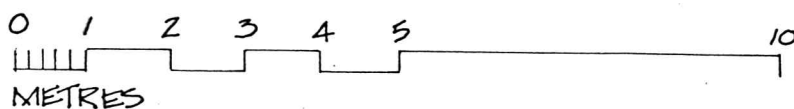


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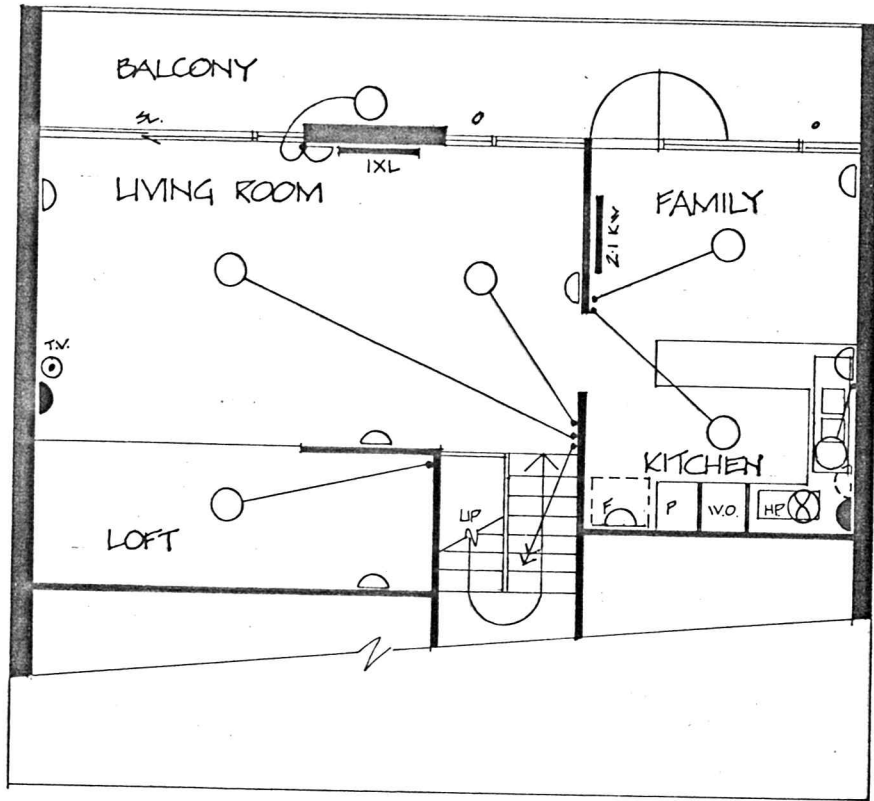
AREA : 145 sq. M.
+ BALC. 17 sq. M.

LIGHTS 19
EXTERIOR LIGHTS 3
G.P.O. 20
DOUBLE G.P.O. 3

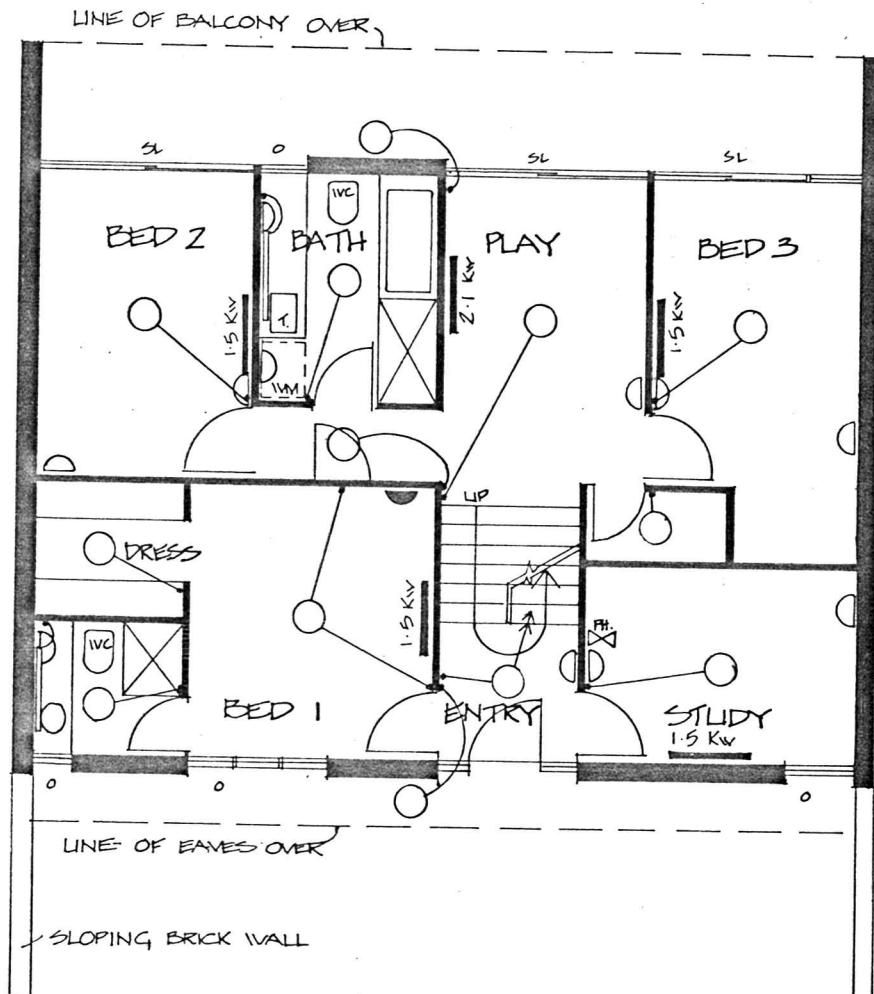
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U4-50



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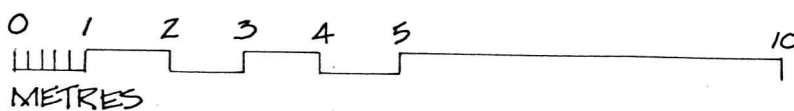


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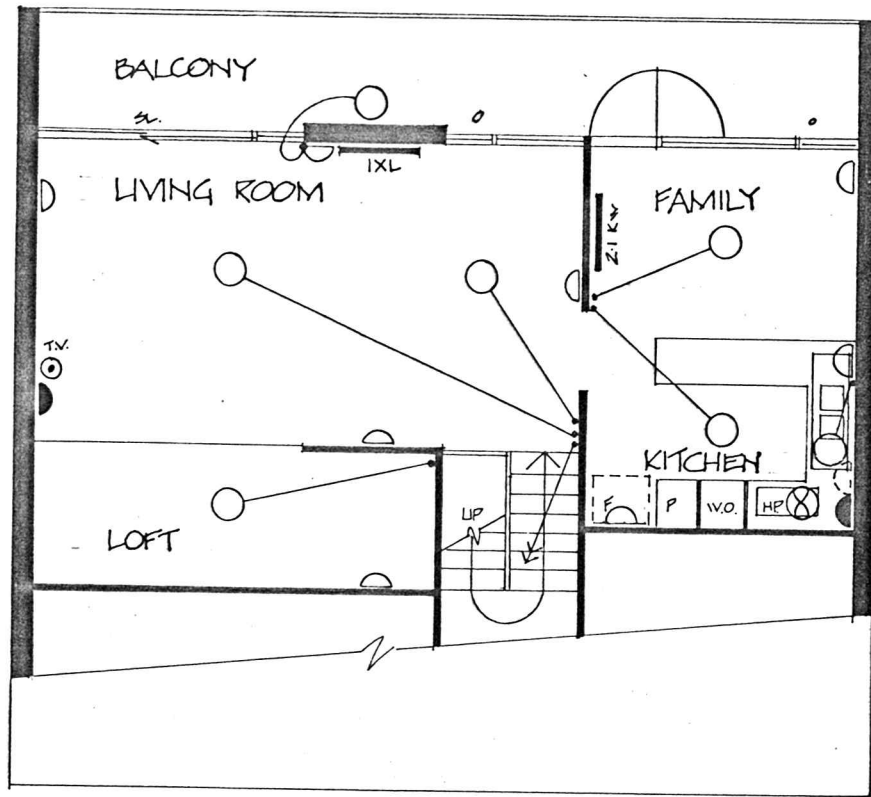
AREA : 145 SQ. M.
+ BALC. 17 SQ. M.

LIGHTS	19
EXTERIOR LIGHTS	3
G.P.O.	20
DOUBLE G.P.O.	3

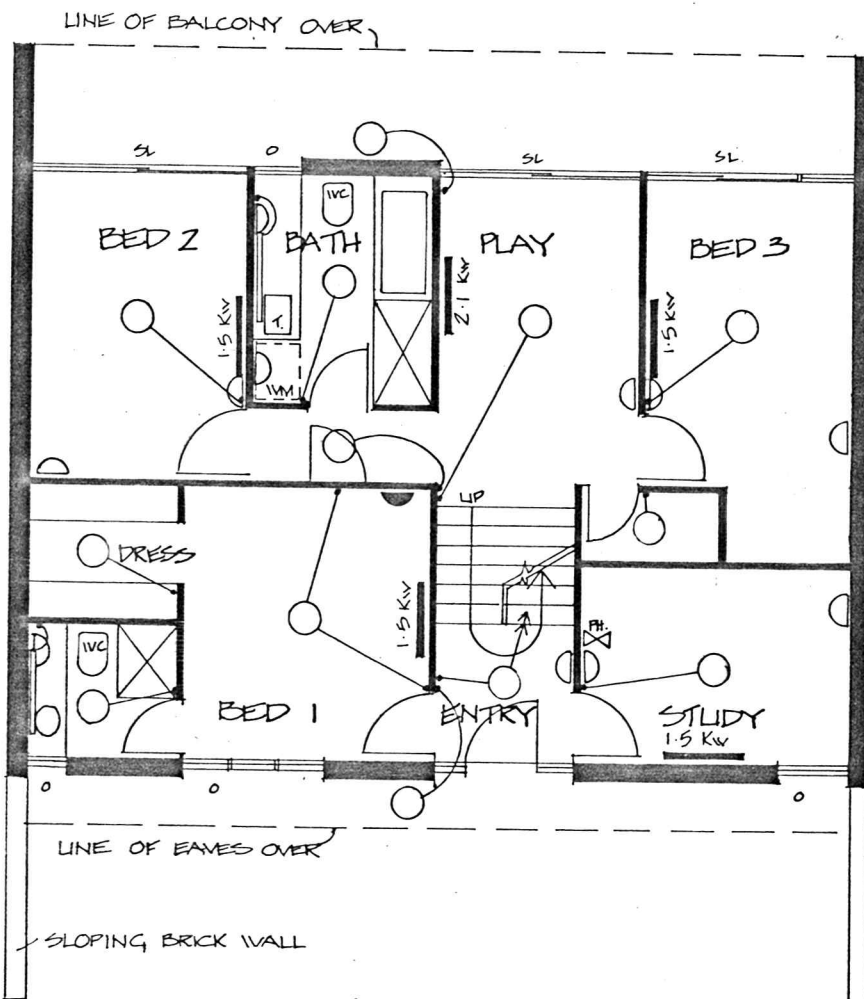
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U4°48



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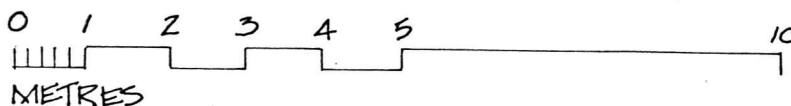


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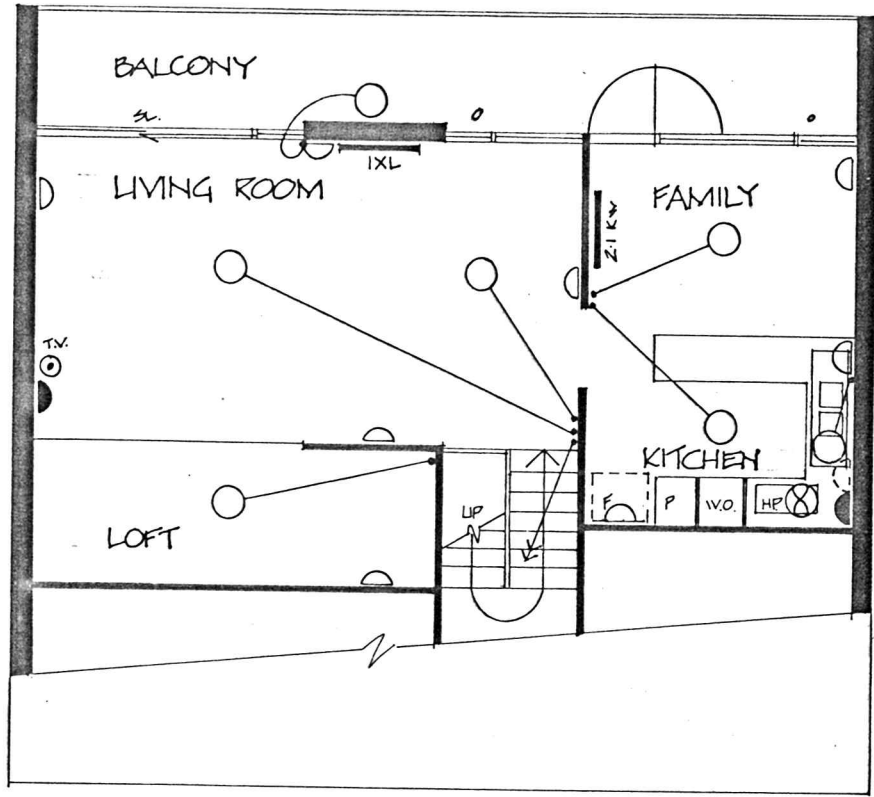
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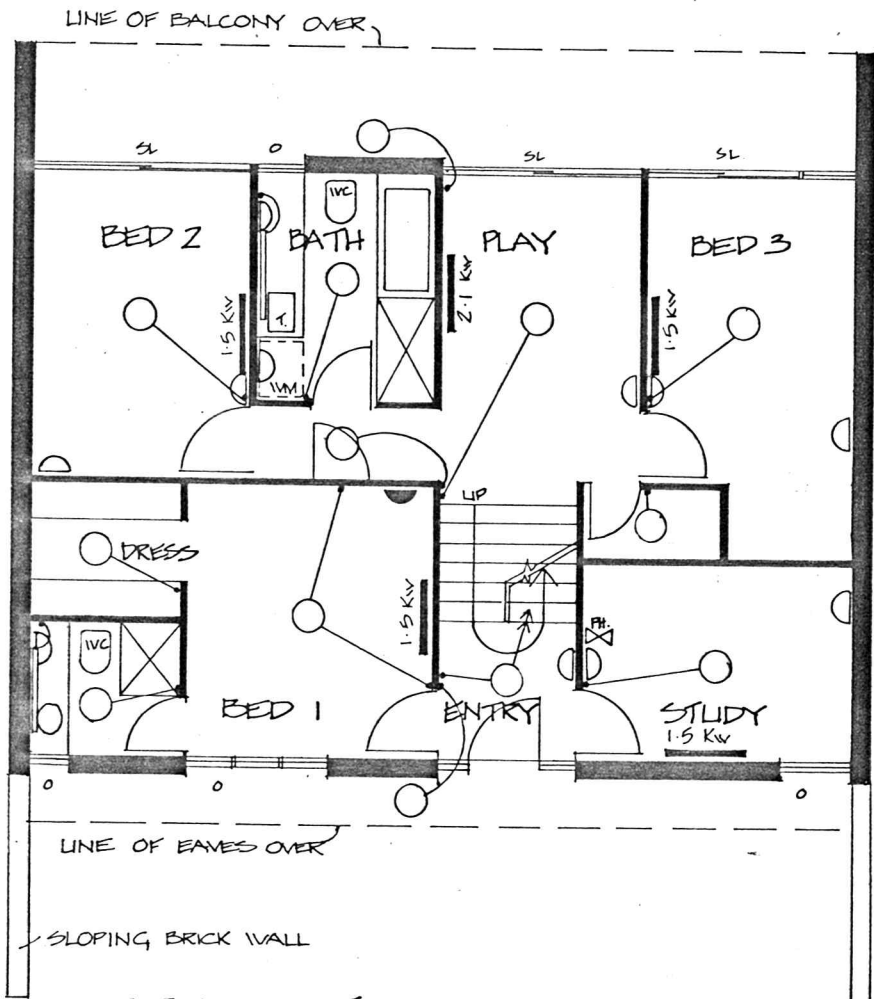
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U4^{05E}



UPPER

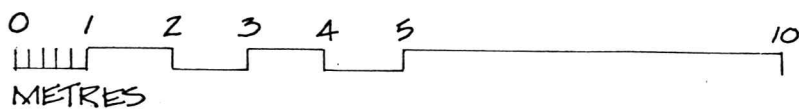


LOWER

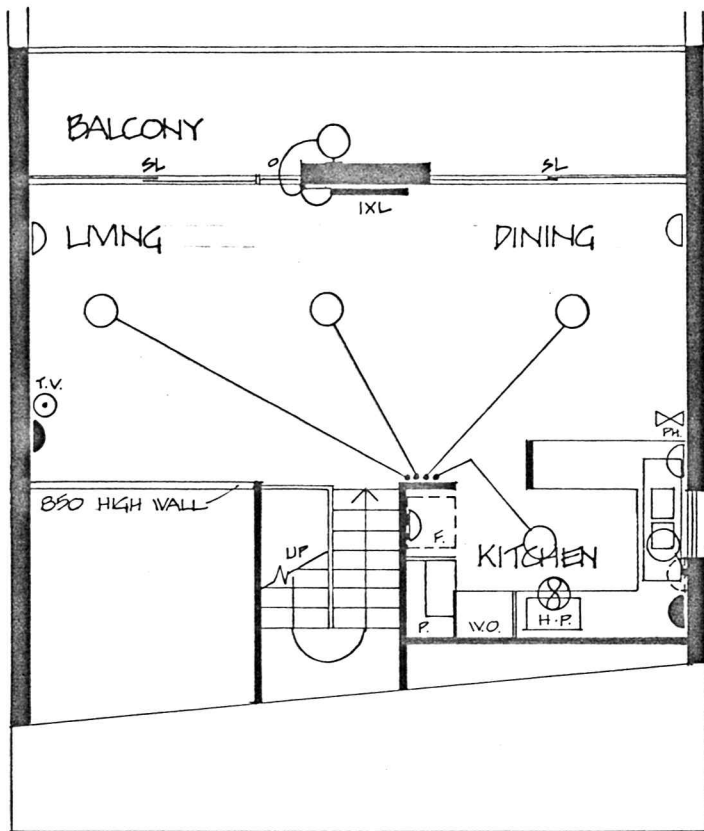
AREA : 145 sq. m.
+ BALC. 17 sq. m.

LIGHTS 19
EXTERIOR LIGHTS 3
G.P.O. 20
DOUBLE G.P.O. 3

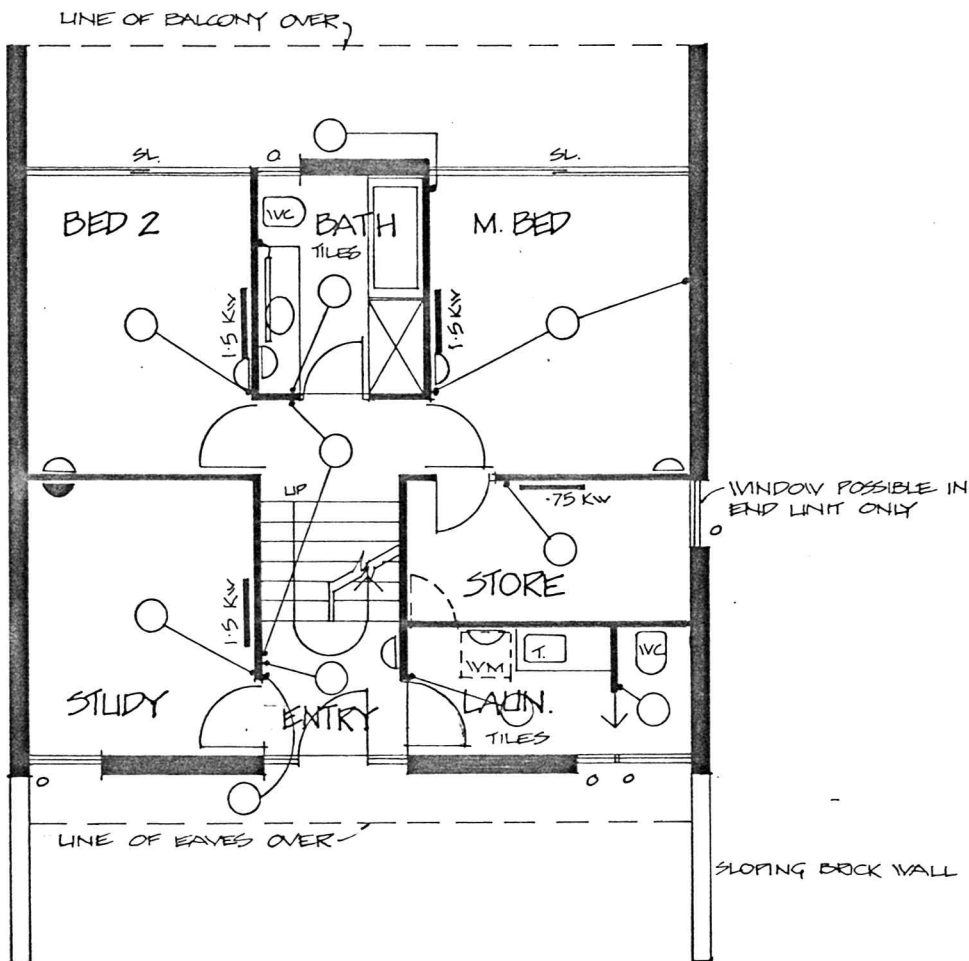
U4



U4⁰⁵



UPPER

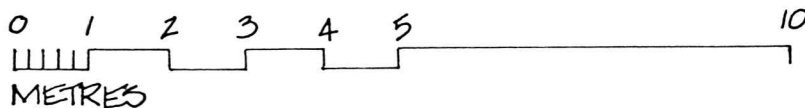


AREA : 113 SQ. M.
+ BALC. 13.5 SQ.M.

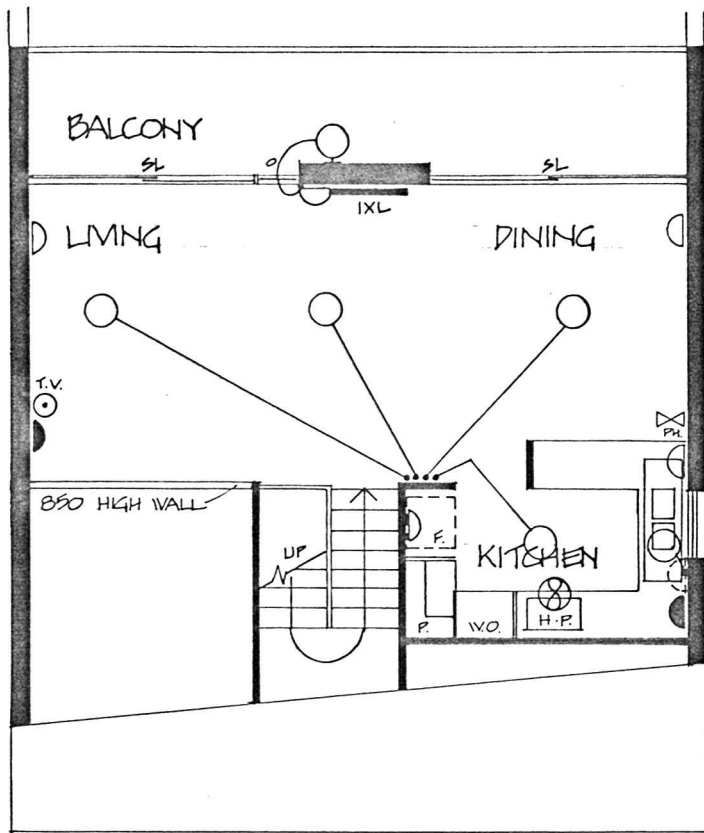
LIGHTS 15
EXTERIOR LIGHTS 3
G.P.O. 13
DOUBLE G.P.O. 3

LOWER

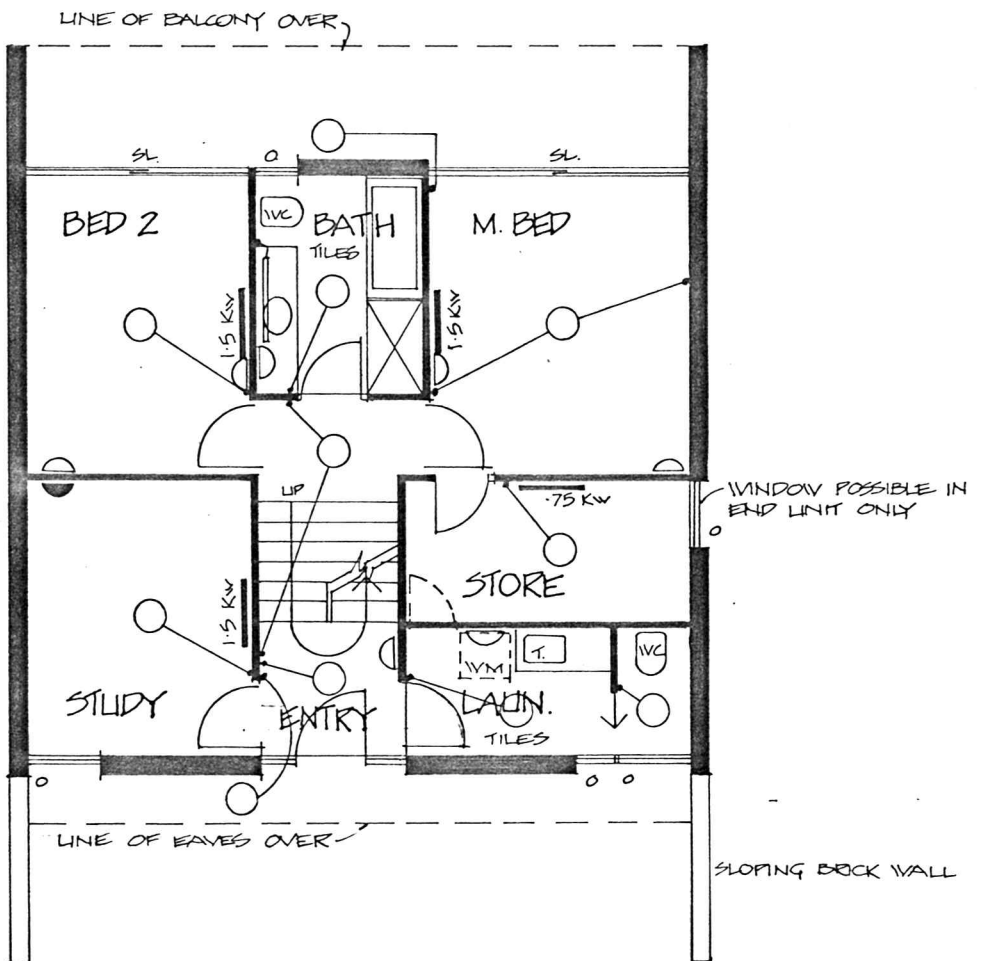
U3



U3 067



UPPER

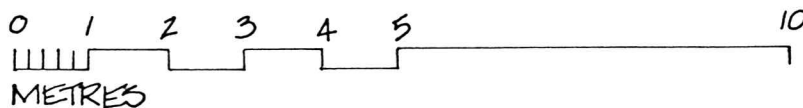


AREA : 113 SQ. M.
+ BALC. 13.5 SQ. M.

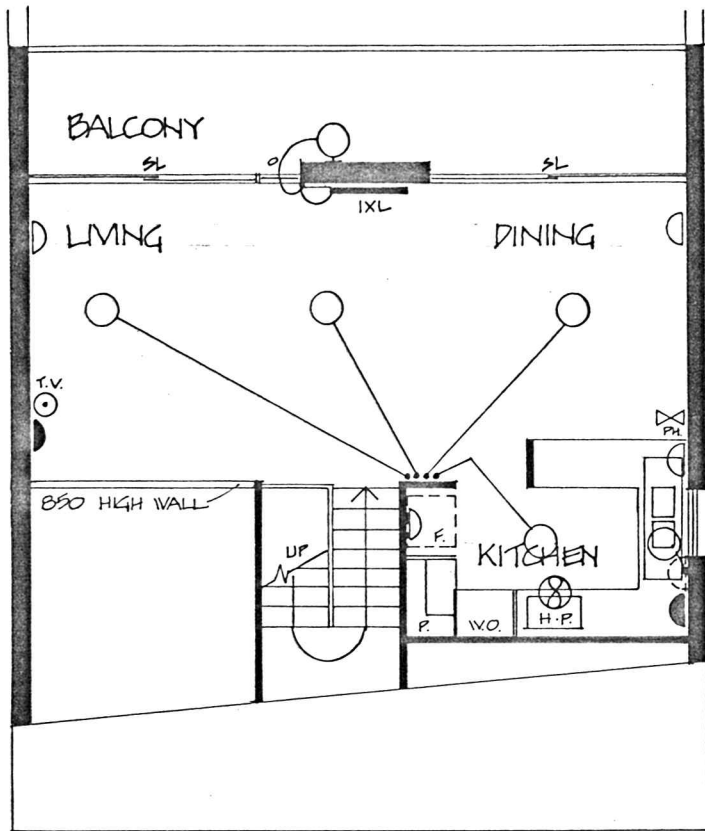
LIGHTS	15
EXTERIOR LIGHTS	3
C.P.O.	13
DOUBLE C.P.O.	3

LOWER

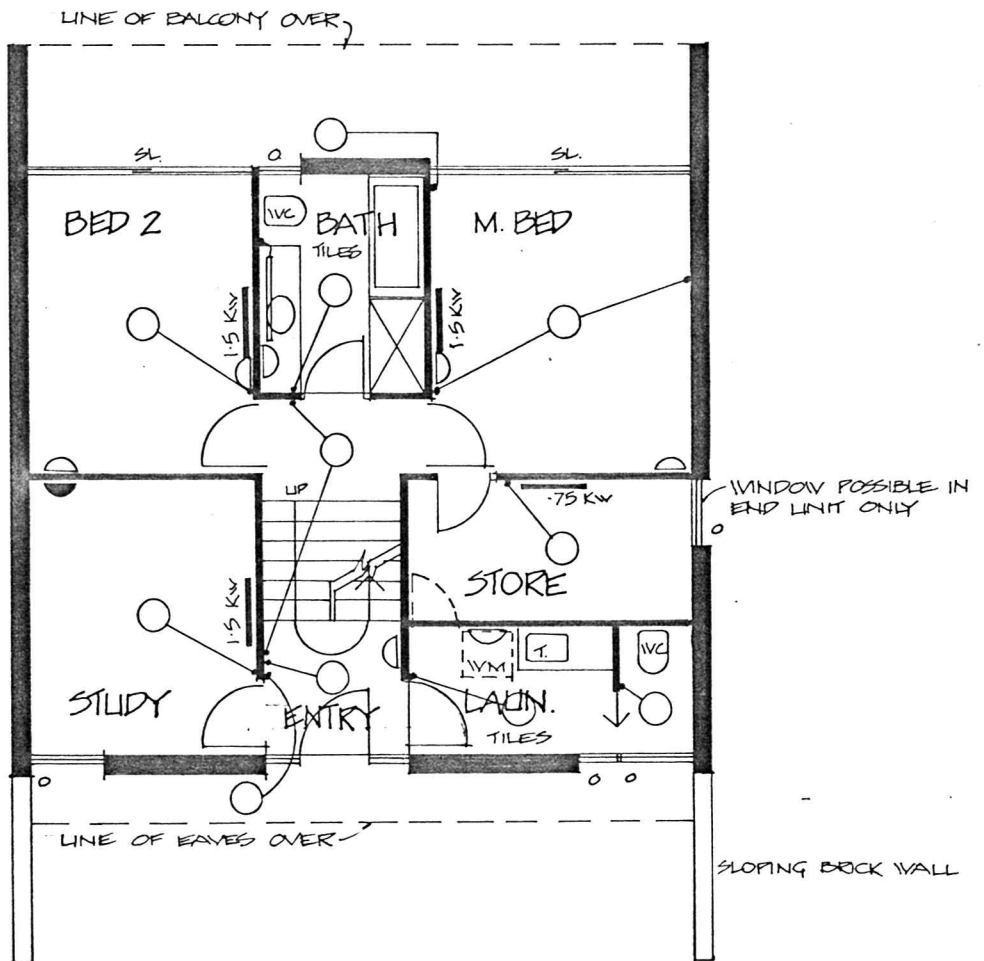
U3



U3.66



UPPER

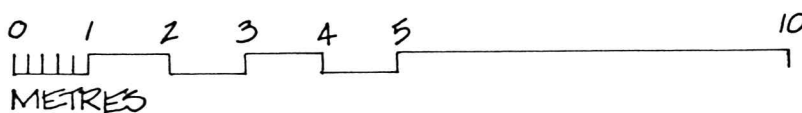


AREA : 113 SQ. M.
+ BALC. 13.5 SQ.M.

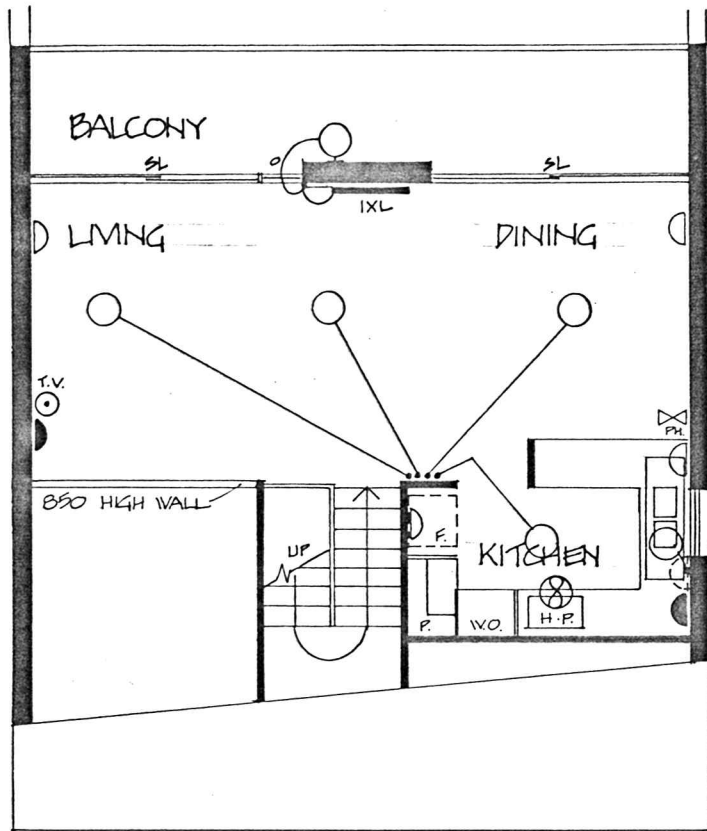
LIGHTS	15
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

LOWER

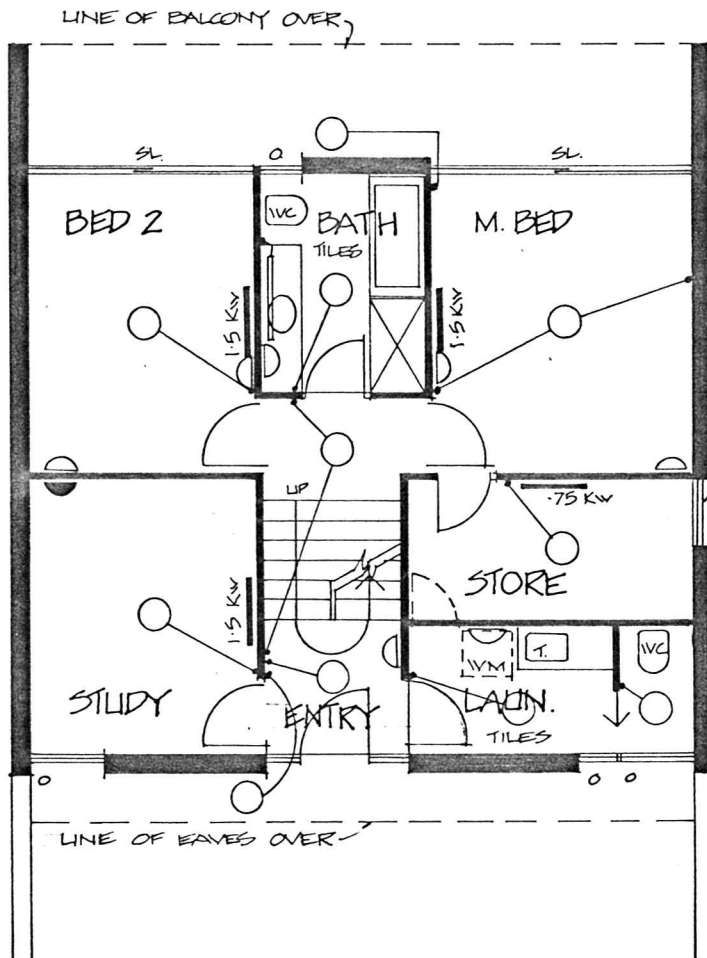
U3



U3-62



UPPER

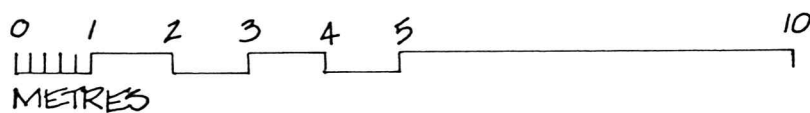


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+ BALC. 13.5 SQ.M.

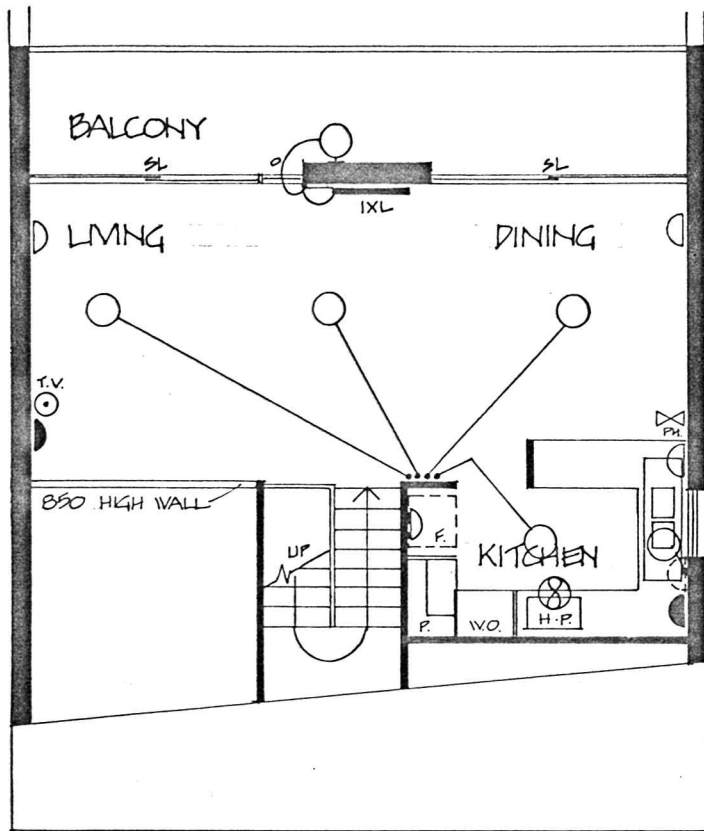
- | | |
|-----------------|----|
| LIGHTS | 15 |
| EXTERIOR LIGHTS | 3 |
| G.P.O. | 13 |
| DOUBLE G.P.O. | 3 |

LOWER

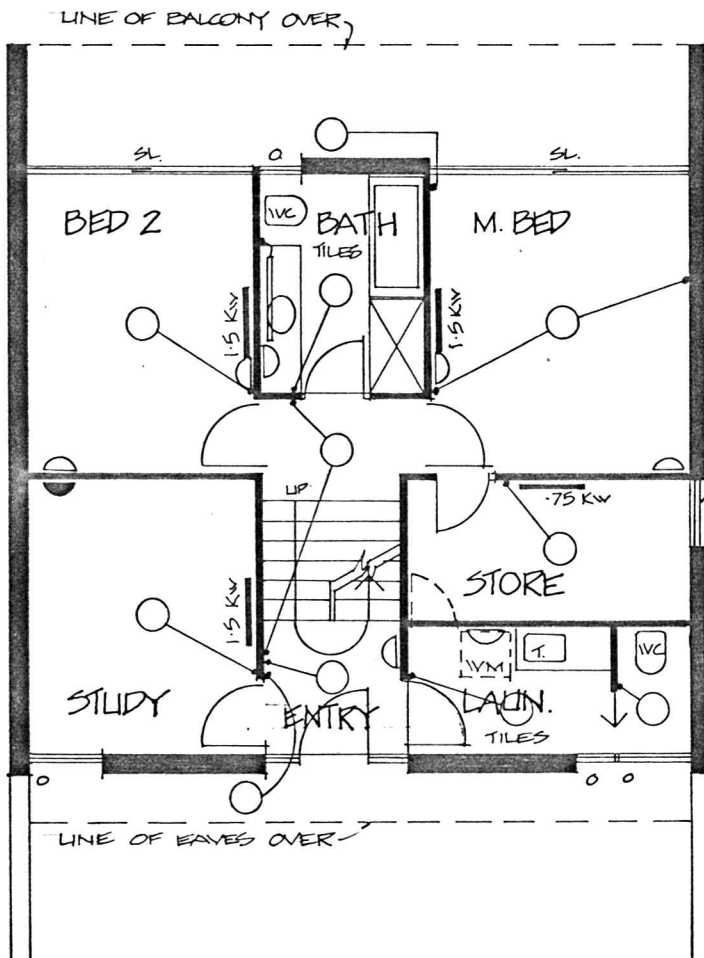
U3



U3.53



UPPER

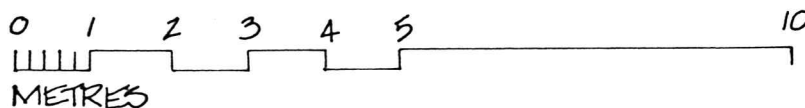


AREA : 113 SQ. M.
+ BALC. 13.5 SQ. M.

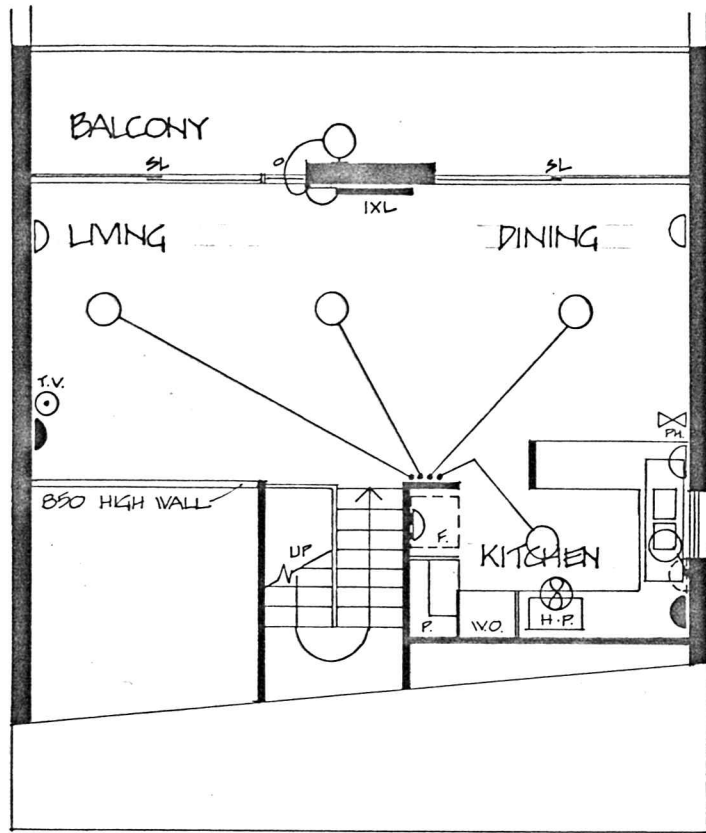
- LIGHTS 15
- EXTERIOR LIGHTS 3
- G.P.O. 13
- DOUBLE G.P.O. 3

LOWER

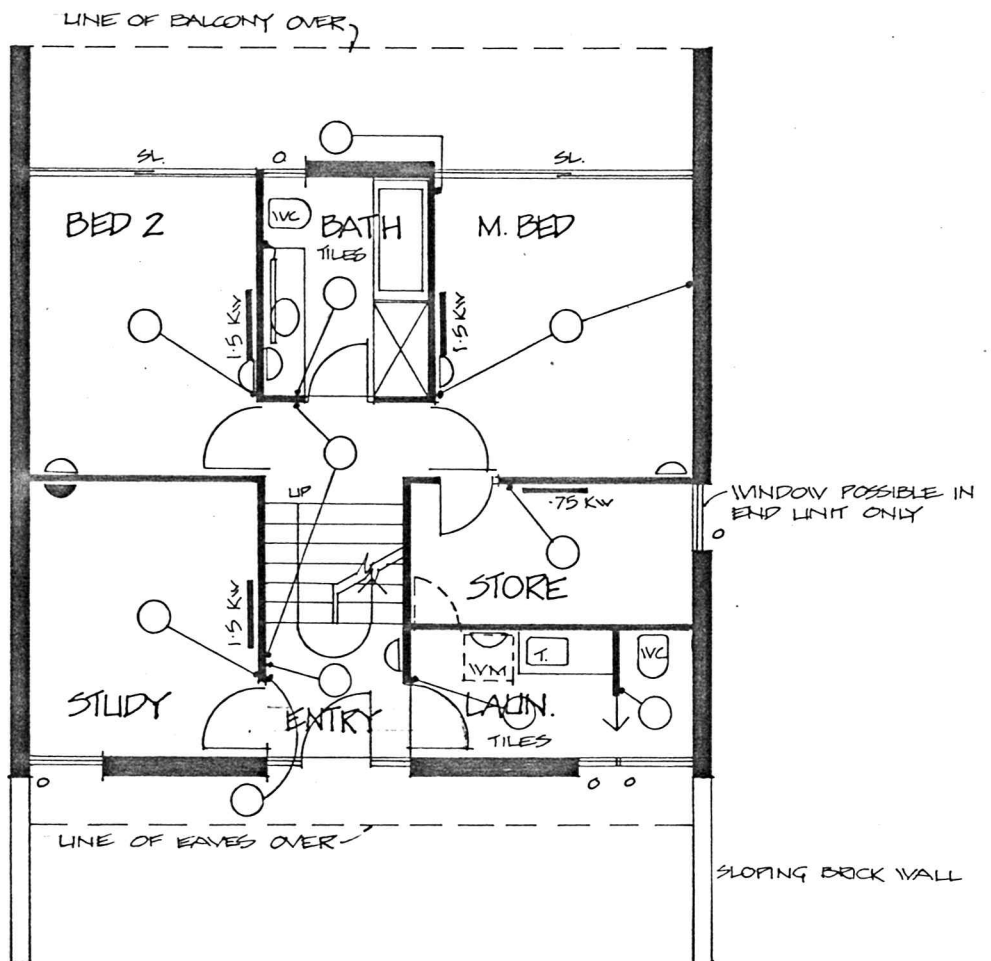
U3



U3.52



UPPER

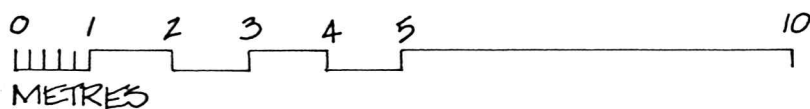


AREA : 113 sq. m.
+ BALC. 13.5 sq. m.

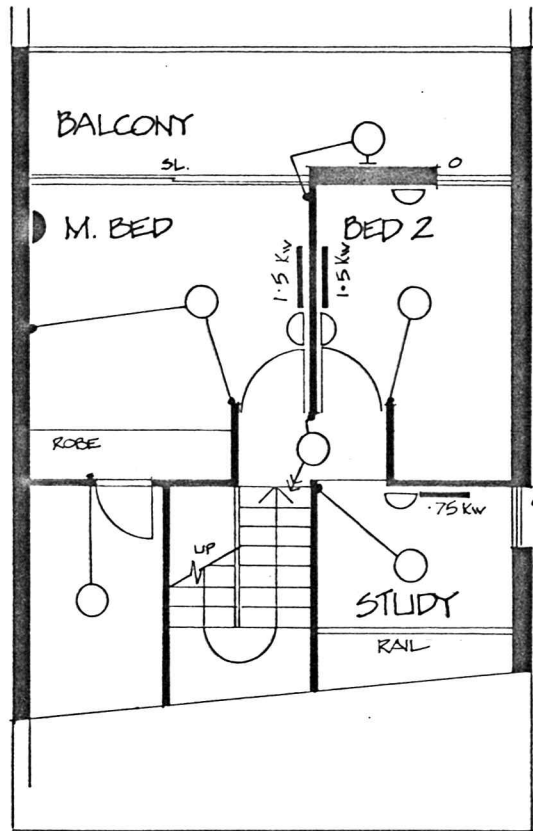
LIGHTS	15
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

LOWER

U3



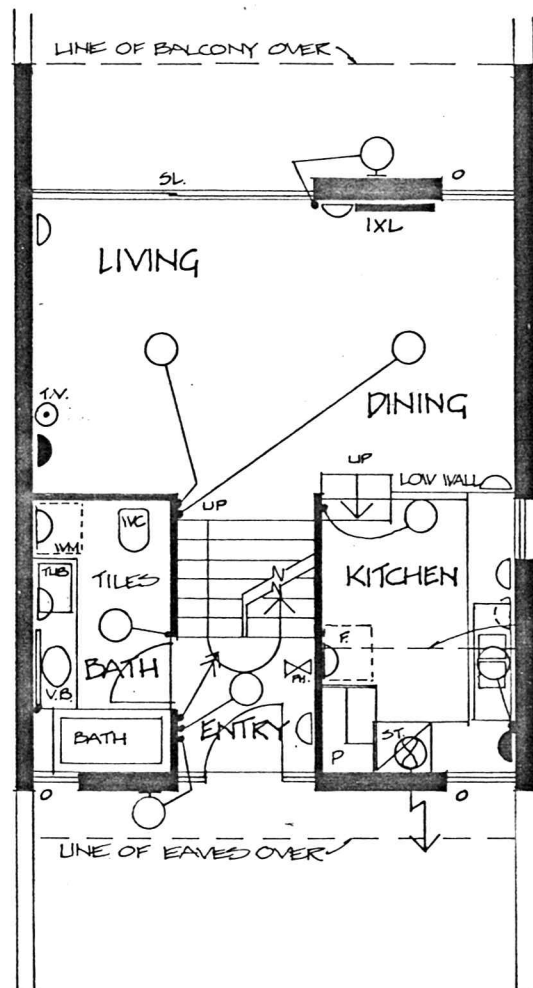
U3°46



AREA : 84 SQ. M.
+ 10 SQ. M. BAL

LIGHTS	12
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

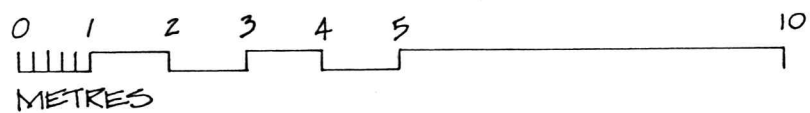
UPPER



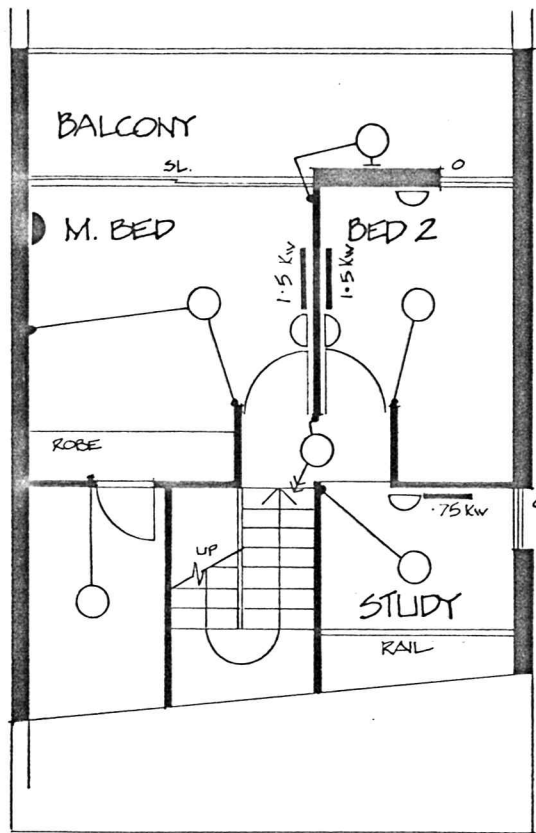
LOWER

SHOULD BE
REVIEWED
←

U2



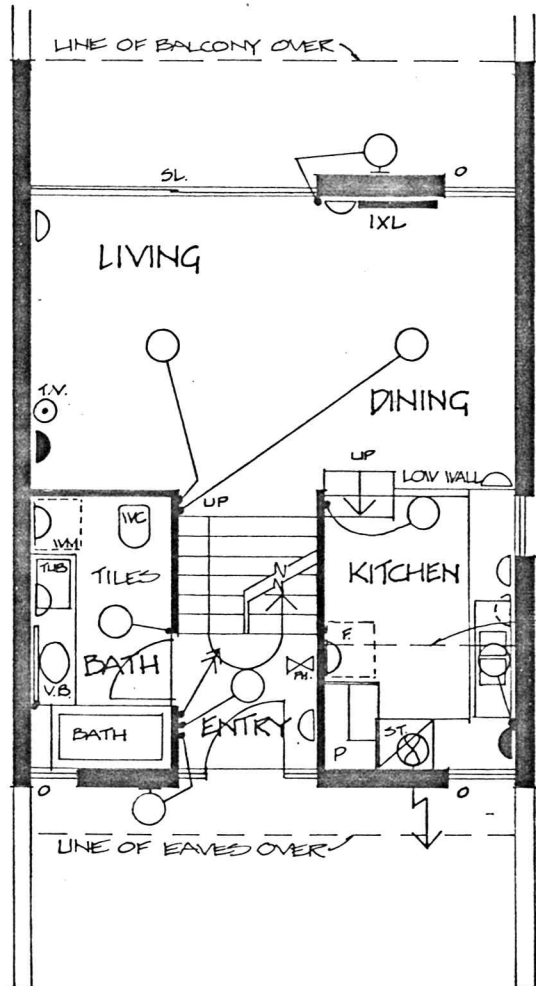
U2^R 68



AREA : 84 SQ. M.
+ 10 SQ. M. BAL

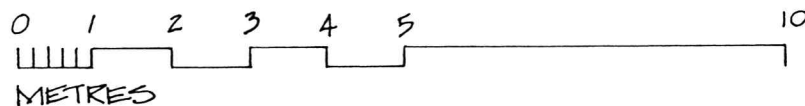
LIGHTS	12
EXTERIOR LIGHTS	3
G.P.O.	13
DOUBLE G.P.O.	3

UPPER

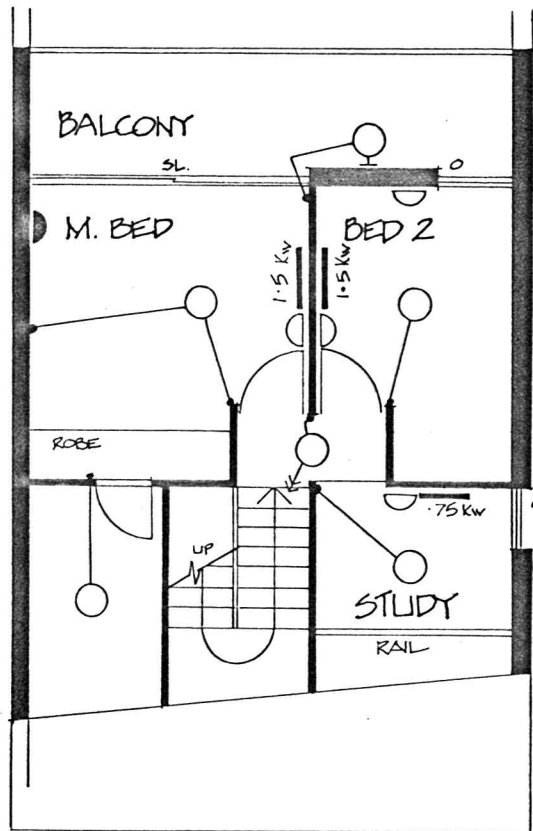


LOWER

U2



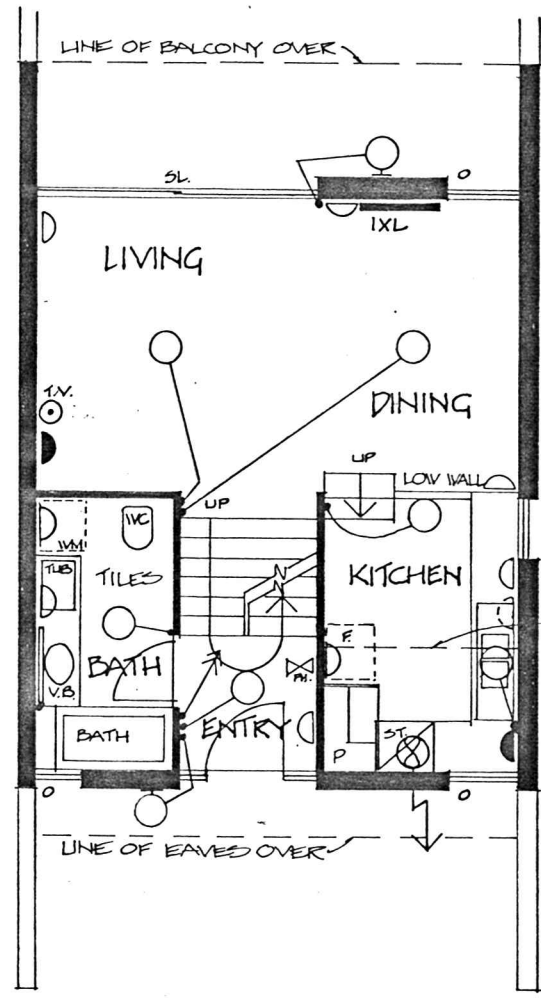
U2.58



AREA : 84 SQ. M.
+ 10 SQ. M. BAL

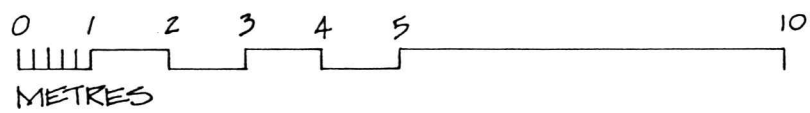
LIGHTS 12
EXTERIOR LIGHTS 3
G.P.O. 13
DOUBLE G.P.O. 3

UPPER

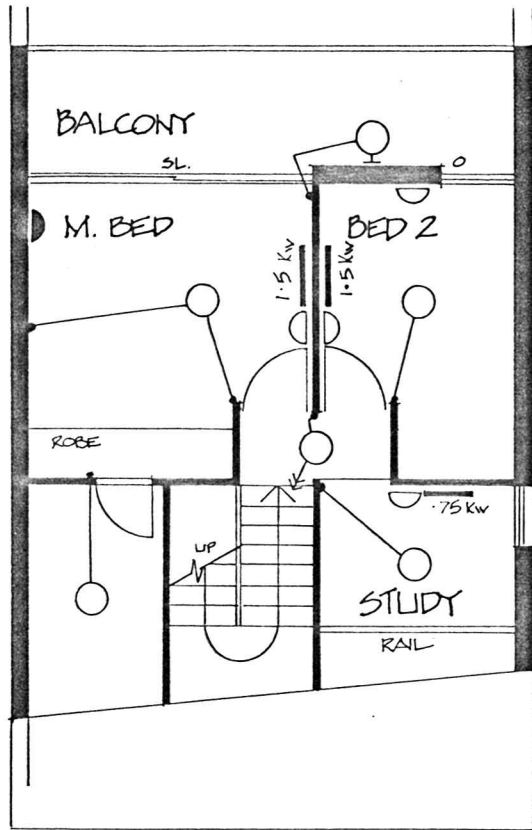


LOWER

U2



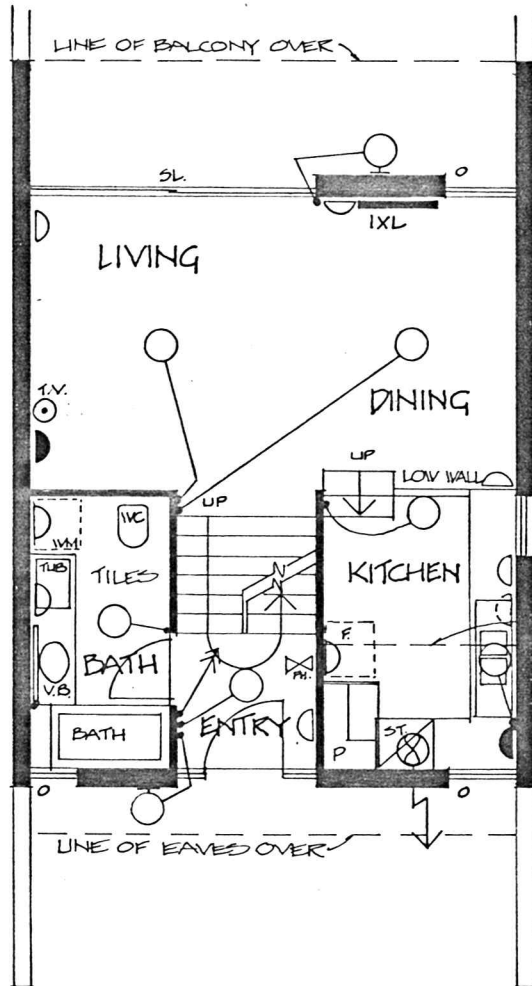
U2.54



AREA : 84 SQ. M.
+ 10 SQ. M. BAL

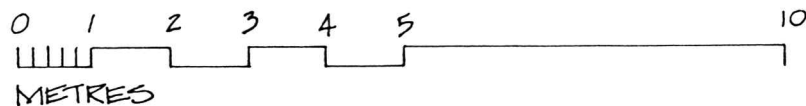
LIGHTS 12
EXTERIOR LIGHTS 3
G.P.O. 13
DOUBLE G.P.O. 3

UPPER

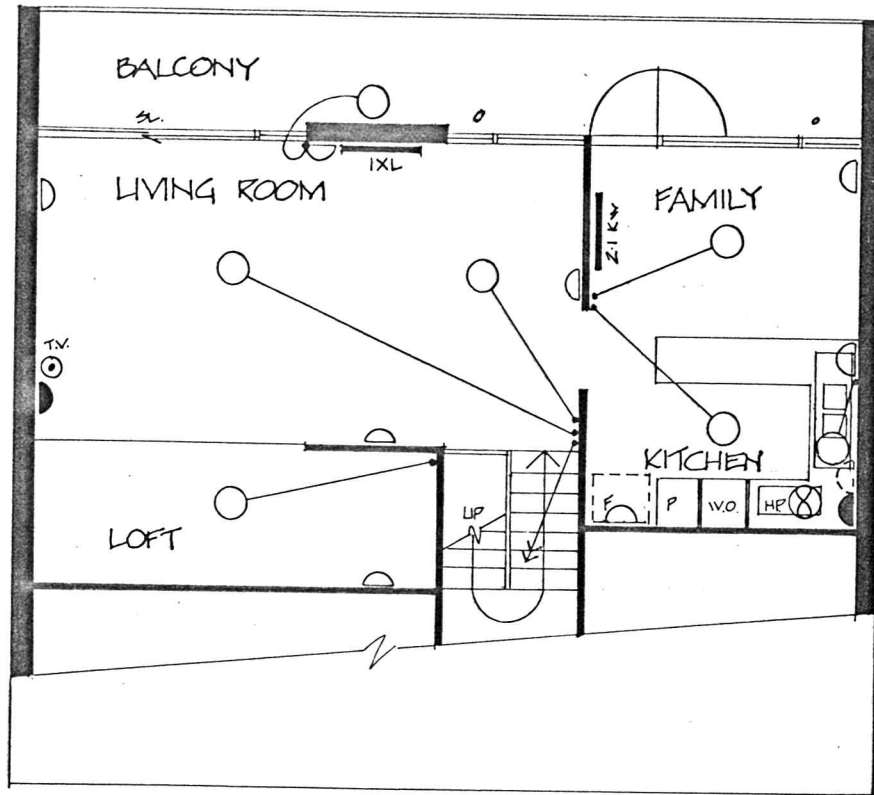


LOWER

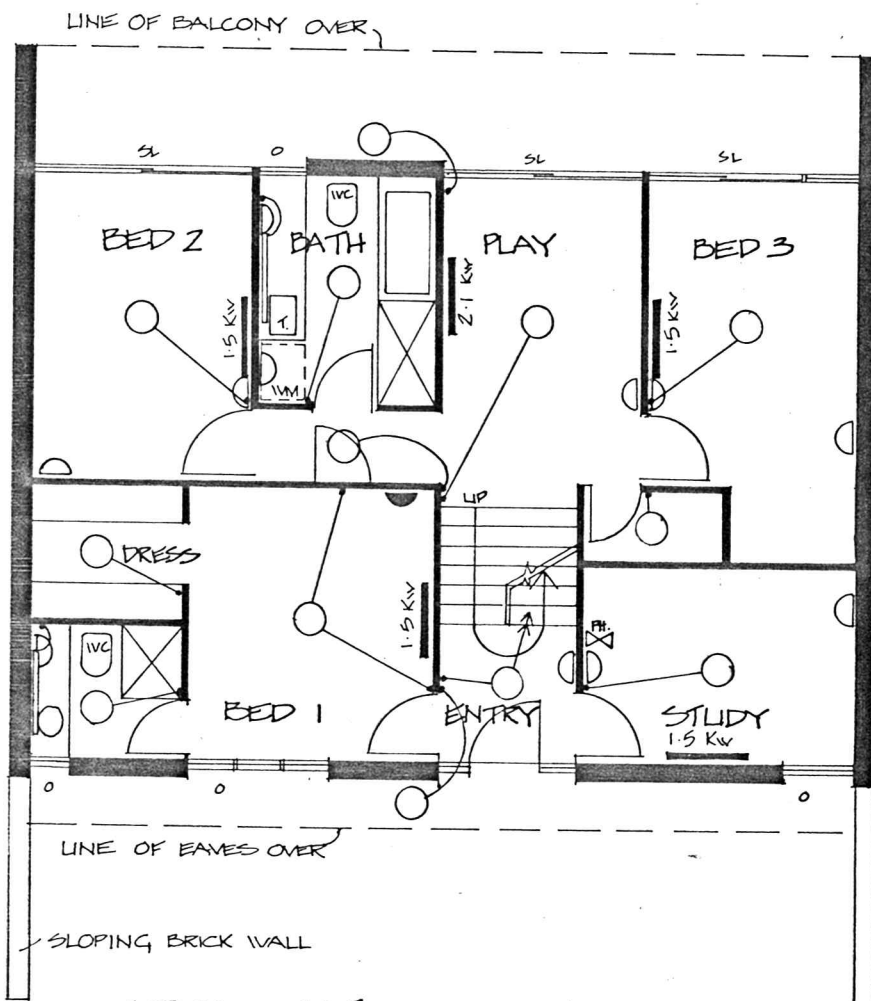
U2



U2.51



UPPER

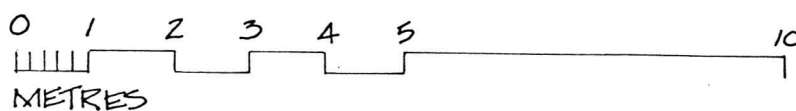


LOWER

AREA : 145 sq. M.
+ BALC. 17 sq. M.

LIGHTS 19
EXTERIOR LIGHTS 3
G.P.O. 20
DOUBLE G.P.O. 3

U4



U4⁰⁶³



URAMBI CO-OPERATIVE
COMMUNITY ADVANCEMENT SOCIETY LIMITED
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608
TEL: IAN LOWE 47.3483 A/H 863700
JIM BATTY 47.3483

"URAMBI VILLAGE" - KAMBAH

TWO ONLY COURTYARD HOUSES (for completion in October)

(Prices quotes are fixed, and include share of swimming pool, community centre and other common facilities).

These "Top-drawer" houses are solid brick throughout on a slab, with an uninterrupted northerly aspect. They are available because of changes in prospective owners' plans.

No. 41 - UC3 - Courtyard House (inc. garage) \$45,800

Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, concealed spouting, etc. etc. 140 sq. m. (15.1 squares)

Kitchen details: Simpson Katani Wall Oven (64.624) with black glass hotplates

Extractor fan

White bench tops with blackbean wood veneer cupboards

Bathroom details: Sand wall tiles, bronze floor tiles.

No. 36 - UC3 - Courtyard House (inc. garage) \$46,400

Three bedrooms plus study, ensuite bathroom and walk-in robe to larger master bedroom, extra spacious living/dining area with coat cupboard, electric space heating throughout, cedar windows, etc. etc. 144 sq. m. (15.5 squares)

Kitchen details: Simpson Kambari Double Wall Oven (64.622) with black glass hot plates

Extractor fan

S fala gold bench tops with blackbean wood veneer cupboards

Bathroom details: White wall tiles, bronze floor tiles.

FURTHER INFORMATION

Geoff McAlpine - Telephone 46.9916 B/H 86.2405 A/H
Ian Lowe - Telephone 45.2263 B/H 86.3700 A/H
Jim Batty - Telephone 47.3483 B/H

D.J.W.
26.8.76



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

September 13, 1976.

Dear Member

CONVEYANCING

As you may be wondering what is the next stage of the conveyancing side of the purchase of your unit, the Society has set out below an outline of what will happen from now on. You should note that this is a guide for all purchasers and that your particular case may be different to this. The Society has tried to cover all contingencies, but no doubt one or two exceptions to the rule will arise.

The next thing to happen is that the Society will finish the registration of the Units Plan with the Registrar of Titles, the official responsible for maintaining records of all land ownership and transactions in the A.C.T. Once the Units Plan is registered with him, the whole of the site presently owned by the Society will be converted into individual titles for each of the units in the Units Plan, and a title for the common property. Each of these titles will be subject to the mortgages which presently exist over the land, which are of course the mortgages which the Society has taken out for bridging finance.

Each of the individual titles will receive its own Certificate of Title, showing the Society as the registered proprietor and showing the mortgages mentioned before. It is this title which the Society is obliged to transfer to you under the Contract for Sale, but without any mortgages.

The first of the procedural steps to implement this transfer is that the Society/Vendor must provide you, as a purchaser, with Particulars of Title. These are legal details with which you prepare the document which will formally transfer title to you, known as a Memorandum of Transfer of Units Lease. The particulars which the Society will give you will be:-

- (a) The full description of the Society as it is shown as registered proprietor on the Certificate of Title for your unit.
- (b) The registered Unit number, the Unit Plan number, and the Volume number and Folio number of the Certificate of Title for that particular unit.

Using these details, purchasers must prepare the Memorandum of Transfer of Units Lease, or Transfer as it is commonly known. The document is a blue printed form which may be obtained from the office of the Registrar of Titles, also known as the Land Titles Office, which is on the 6th Floor of the National Mutual Building, Darwin Place, Canberra City. We suggest that you obtain at least two of these forms, so that you can do a rough draft which may be kept in your records and the final draft which is what will transfer title to you. The Memorandum of Transfer has adequate

explanatory notes down its lefthand side, and these should be read before it is filled in. Please note that abbreviations, alterations and erasures are not acceptable, and that black typewriting or writing should be used. The details you must insert in the Transfer are as follows:-

1. Registered proprietor. The details of the registered proprietor must be exactly as shown on the Certificate of Title at present, and so you must copy out the description of the Society exactly as given to you by the Society's solicitors, in the appropriate place on the Transfer.
2. Consideration. The consideration or purchase price is the same as that shown in the Contract for Sale on which you paid stamp duty. A full explanation of why it must be the same is given below.
3. Description of the purchaser. The description of the purchaser must be placed in the order - NAME - ADDRESS - OCCUPATION. Accordingly, if a husband and wife were buying a unit their description would be (for example) as follows:-

JOHN EDWARD SMITH of Unit - , Urambi Village, Crozier Circuit, Kambah in the Australian Capital Territory, Teacher, and AMY JOAN SMITH of the same address, Nurse (or "his wife").

4. Transferee. The description of the transferee will in all cases with Urambi be the same as the people who have bought the unit. It is not necessary to repeat addresses and occupations, but merely to state the full names of the people to whom the unit is being transferred. Following the example above, inserted in this space would be:-

JOHN EDWARD SMITH and AMY JOAN SMITH

If there are two or more purchasers, it is necessary to state, in this case, whether they wish to take as joint tenants or tenants in common. The difference between the two is that tenants in common can leave their share in the property by will, whereas with joint tenancy if one person dies his or her interest automatically passes to the remaining joint tenant at that time. It is more usual for husbands and wives to own property as joint tenants. This is a point on which, however, you must make up your own minds. If you are a sole person purchasing a unit, then of course the problem does not arise.

5. The description of the property as given in the Particulars of Title must be placed in the tabulated spaces on the transfer.
6. Covenants between the Transferee and the Transferor. There will be none of these, and the word "Nil" should be inserted.
7. Encumbrances Referred To. There will be no encumbrances, and the word "Nil" should be inserted here also.

The remainder of the Transfer is for signatures of the Vendor/Transferor and the Purchaser/Transferee. The normal procedure is for the Transferee to prepare and sign the Transfer, have it marked by the Stamp Duties Office, and then forwarded to the Transferor (the Society) who then hands it back, duly signed, at settlement. Accordingly, you should sign the document as Transferee, and arrange for a friend to witness your signature. Any adult witness will suffice.

To arrange for the marking of the Transfer by the Stamp Duties Office, you should take the stamped contract for sale and the Transfer to the Stamp Duties Office, who will compare the two. Provided that they are satisfied that the Transfer is merely the logical follow-on from the contract, they will not charge duty on the Transfer, but merely put a stamp on it to show that stamp duty has been paid on the original contract and stating that no duty is payable on the Transfer. This is why the price should be the same as in the contract. You should check that the stamp on the Transfer is dated and initialled by the Stamp Duties Office.

You should then forward the Transfer to the solicitors for the Society, who will check that it is in an acceptable form and arrange for it to be executed by the Society with a view to settlement.

You will appreciate that it is essential that the Transfer is forwarded to the solicitors for the Society well prior to the time for settlement, so that any errors in the Transfer may be corrected and all appropriate arrangements for settlement made.

Many of you will no doubt have received queries from your banks, building societies, etc. as to particulars of title. The particulars which they require are the details of how you, as a purchaser, are described on the Memorandum of Transfer, together with details of the property as set out above. You should provide them with these details so they can prepare mortgage documents, which can be registered once you have been registered as the registered proprietor. Accordingly, following the example above the

particulars which the Smiths would give to their bank are:-

1. Particulars of Purchaser: JOHN EDWARD SMITH of Unit -, Urambi Village, Crozier Circuit, Kambah in the Australian Capital Territory, Teacher, and AMY JOAN SMITH of the same address, Nurse.
2. Particulars of Property: Unit No. , Units Plan No. , being the whole of the land contained in Certificate of Title Volume , Folio .

You should provide your mortgagee with these particulars as soon as you have started to prepare your Memorandum of Transfer of Units Lease, which would be when you have received Particulars of Title from the Society's solicitors.

Under the contract, you as a purchaser have the right to make enquiries of the Society about matters which may affect the property. As purchasers are unlikely to be familiar with the type of enquiries usually made in these circumstances, we have asked the Society's solicitors to prepare a set of standard enquiries and send these out, duly answered, at the same time as they forward Particulars of Title. If, after receiving these you have any further enquiries of a similar type, you should make these in writing of the Society's solicitors within the time limit stated in the Contract for Sale. These enquiries are normally known as Requisitions on Title.

The last stage of the transaction is the actual settlement. This takes place at the Land Titles Office (see Page 1), and involves basically the handing over to you (the purchaser) of the Certificate of Title, discharges of the bridging finance mortgages which the Society held over your unit, together with the Transfer which is the document which will enable you to become the registered proprietor. You will also receive a Certificate of Fitness for the unit stating that it has been built in accordance with the approved plans, and a Certificate of Compliance saying that the terms of the Unit Lease as regards building on the property have been complied with.

In return for all these documents, you are obliged to hand over the balance of the money required to purchase the unit. This will constitute the purchase price, less the deposit, plus the amount due under the rise and fall clause. Any adjustments which may need to be made of outgoings in connection with the unit would ordinarily be also made at that time, but as none of the outgoings (rates, levies, etc.) have yet been established in respect of the property, the Society will hand over undertakings to apportion these in due course when the amounts to be apportioned are known.

It is your responsibility to ensure that the people who are providing you with money attend settlement at the correct time and place, with cheques payable to the right people. After discussing the question with our solicitors, it seems that the best method of arranging for settlement is that you should ring Mr. Richard Moloney of Messrs. Abbott Tout Creer & Wilkinson (49.7788) when your unit is nearing completion, and give him your phone number so that he can advise you when all the necessary documents to be handed over to you have been prepared. Once these are prepared, you can then agree on a time and date for settlement, and he will notify you of how the cheques being provided by you should be paid. Not all of these will be payable to Urambi, as it is necessary to pay out the institutions that have lent bridging finance as units are sold. You should then arrange with your finance sources for them to attend settlement at that time, and for the money necessary for settlement to be available. If you are providing funds yourself, please note that it is essential that the money be produced in the form of a BANK CHEQUE. Personal cheques or cheques from Building Societies, Credit Unions, etc. will not be acceptable.

As mentioned above at settlement, you will receive various documents. Here is a more detailed list:-

1. The Certificate of Title for your particular unit.
2. A Certificate of Fitness stating that your unit complies with the A.C.T. Building Ordinance.
3. A Certificate of Compliance stating that the unit complies with the building and development covenant contained in the Unit Lease for your unit.
4. A Certificate under Section 28DA of the City Area Leases Ordinance stating that there is no money owing to the Commonwealth in respect of the Unit.
5. Partial discharges of each and every bridging finance mortgage which has been taken out by the Society over the property, so that when these are registered your unit will be free from mortgages.
6. Memorandum of Transfer from the Society to you, duly executed by the Society.

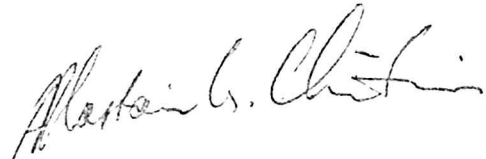
If you are being lent money on mortgage, a representative of each of your mortgagees will attend the settlement and provide funds. This representative (or the representative of your first mortgagee if you have more than one) will take these documents from you. Mortgage documents invariably give the mortgagee the right to retain the title documents until the mortgage is discharged, and it is for this reason that the mortgagee's representative is entitled to keep these documents. He or she will arrange for the registration of the discharges of the old mortgages held by the Society, and your registration as proprietor. Once this is done, he will register the mortgage(s) from you to the mortgagee(s).

If you are purchasing your unit using private funds entirely, then it is up to you to lodge the documents with the Registrar of Titles. This is a simple procedure which is usually done immediately following settlement and involves handing the documents plus registration fees over the counter to the Land Titles Office. They will ask you for various details so that they may contact you if any problems arise with the documents, and also so that they can return the Certificate of Title for the unit, duly noted to show you as registered proprietor, together with the Certificate of Fitness and the Certificate of Compliance to you in due course.

This effectively concludes the conveyancing side of the transaction, and no further problems should arise. As mentioned, the question of adjustment of rates, levies and other outgoings will be sorted out later.

If you have any queries, please ring Chris Lang on 45.2127 (Business Hours).

On behalf of the Society,



A.G. Christie,
(Secretary)

Dear Member,

If you have decided not to employ a solicitor to convey your Transfer, you can do your own conveyancing by reading and following the guidelines as set out in the attached letter. Essentially, the following steps are involved; however, it is emphasised that you must study the attached letter carefully as not all details are covered below.

1. Once you have been notified by the Society of the Particulars of (your) Title, provide these Particulars to your mortgagee(s).
2. Obtain and complete two Memoranda of Transfer (usually referred to as the Transfer). Transfers are obtainable from the Registrar of Titles, Land Titles Office on level 6, National Mutual Building, Darwin Place, Canberra City.
3. Keeping one completed Transfer as a record, take the other completed Transfer together with your stamped Contract to the Stamp Duties Office, Taxation Office, West Row, Canberra City (46.7700), for comparison and the official stamping and dating of the Transfer.
4. Forward stamped Transfer to Abbott, Tout, Creer and Wilkinson.
5. When advised that the completion of your house is imminent, contact Richard Moloney of Abbott, Tout, Creer and Wilkinson on 49.7788 to obtain particulars of settlement and arrange settlement date.
6. Inform mortgagee(s) of particulars of settlement and settlement date so that cheques for payment can be prepared.
7. At the agreed time and date meet at Land Titles Office to finalise settlement.

R. C. Christie

15/9/76.

(Secretary)