



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

phone 470011.  
 (James & Lorond)

"URAMBI VILLAGE" - KAMBAH

TRI-LEVEL HOUSES (for completion from December)

This family of split level houses range from 2 to 4 bedrooms with separate studies. All have view-oriented balconies, and are of high quality finish throughout. Prices quoted are not expected to change, and include a share of swimming pool, community centre etc. Prices for a few houses may be marginally different because of "luxury stove", etc.

U2 - Tri-level - Nos 4, 45, 58, 65 (without garage) \$33,602  
 - Nos 51, 60, 68 (inc. garage) \$35,174

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) - plus 1.1 squares of upstairs balcony

U3 - Tri-level - Nos ~~4~~, 53 (without garage) \$41,810  
 - Nos 46, 52, 62, 66, 67, 70 (inc. gar) \$43,139

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) - plus 15 squares of upstairs balcony

U4 - Tri-level - Nos 48, 50, 55, 56, 57, 63 (inc. gar.) \$50,725

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  
 145 sq. m. (16 squares) - plus 2 squares of upstairs balcony

COMPLETION DATES

Block and House Number

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

FURTHER INFORMATION

Geoff McAlpine	- Tel. 46.9916 B/H	66.2405 A/H
Ian Lowe	- Tel. 45.2263 B/H	66.3700 A/H
← Jim Batty	- Tel. 47.3483 B/H	
David Watson	- Tel. 45.2126 B/H	92.1110 A/H

Members may be wondering what is the next stage of the conveyancing side of the purchase of their units, so 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  
on

## ADVANTAGE PURCHASING

Members may be able to purchase goods less expensively if Urambi can demonstrate to suppliers that it represents a potential "market". The Society's Board can also act as a clearing house for information on likely purchases. In virtually all cases, once the Board has supplied the information, individual members will have the responsibility for final purchase, delivery, installation, etc.

Questionnaires have been distributed and 31 member-households of the 51 in Urambi have completed and returned them. These have provided basic information. For example, some 21 members intend buying curtains when they move into their houses.

Some members have also indicated that they are prepared to co-ordinate information on items. There is still much to be done, however, and offers of assistance and/or advice are urgently needed. Information on the purchase of second hand items is also requested.

For the items below, a contact is listed for information on price, availability, quality, etc. Joan and Chris have other commitments and are tentative contacts at this stage - volunteers who could co-ordinate information on a permanent basis are both urgently needed and would be greatly appreciated. If you can assist, contact Joan Maher (81.0433 ex.245) or Chris Lang (45.2127 (W) and 86.2767 (H)).

<u>Floor coverings:</u>	Chris Lang - tentative
<u>Window coverings:</u>	Joan Maher - tentative
<u>White goods:</u>	Carol Woodrow - general - 81.6099 (H) 47.0781 (W) Geoff Hawker - dishwashers - 49.2119 (W) 81.1293 (H)
<u>Landscaping materials:</u>	Geoff McAlpine - 46.9916 (W)
<u>Garages and clothes lines:</u>	Chris Lang - tentative
<u>Additional cupboards:</u>	Chris Lang - tentative
<u>Furniture:</u>	Blanche Pratt - 81.3200 Blanche has already been able to arrange with King's of Paddington, 32 Woollongong Street, Fyshwick, a discount on furniture <u>if sufficient orders are placed</u> . If members could inspect, and pass on the details of their intended purchases to Blanche you may make a considerable saving.



Lighting Fixtures:

Brian Stirling, of The Lighting Centre, 127 Woollongong St, Fyshwick - 80.4138 has indicated that Urambi members will receive 35% off marked retail price of non-special lines.

The display at The Lighting Centre is extensive, and it has a wide range of imported products. Brian also assures us there are some genuine specials available. Alternative recommendations or queries should be directed to Joan Maher.

Joan Maher and Chris Lang have the overall responsibility for the co-ordination of information on purchasing. They would also like to speak to any one who feels he or she would be competent in negotiating "blanket deals" with the big department stores, e.g. J.B. Young's.

Members who haven't yet completed their questionnaire are urged to do so and return them to Chris Lang, c/- P.O. Box 666, CIVIC SQUARE A.C.T. 2608 as soon as possible.

Proposal:

If tonight's meeting thinks it worthwhile, within the next 6 weeks Joan and Chris will arrange meetings of members on various items, with suppliers who appear to be making Urambi reasonable officers.

\*\* If Urambi is to assist its members in purchasing it requires information soon. If people could pass on information by Friday 19 October 1976 to Joan or Chris, they will circulate a report on purchasing by Friday 26 October 1976.

Remember:

Urambi will help you if you help it! Call Joan or Chris if you can help.



Chris Lang  
21 September 1976

SALES ROSTER

1976

	SATURDAY	SUNDAY
(9)	28 <sup>th</sup> AUGUST Lang ✓	29 <sup>th</sup> AUGUST <del>Platt</del> Shaun ✓ 2-3.30 Murphy ✓
(10)	4 SEPT 2 hrs Houston ✓ <del>Blackburn</del>	5 SEPT ✓ Maher (Joan) ✓ <del>Heather</del> Platt ←
(11)	11 SEPT BATTY Fan ✓ TO COLLECT BID FROM 19 Clarke St Yarrabundy	12 SEPT BLACKBURN ✓
(12)	18 SEPT Hawker ✓	19 SEPT Dove ✓
(13)	25 SEPT Goldring ✓	26 SEPT Shaun Everett ✓ To check to pick up key
	2 <sup>nd</sup> OCT Everett ✓	3 <sup>rd</sup> OCT T. Platt ✓
	9 OCT Hawker Malin	10 OCT <del>Blackburn</del> Dove ✓ Heather ✓ <b>Monday</b> <b>11<sup>th</sup> OCT</b> <b>Jon Maher</b> ✓ to collect key
	16 Dove Maher ✓	17 Goldring Bushing Sutcliffe ✓
	23 Houston	24
		31 Judy Murphy

# 1976 SALES ROSTER

CUSHING  
~~Jenny Everett~~  
~~Geoff Hawker~~  
 Elizabeth

WEEK	SATURDAY	SUNDAY
1	3 <sup>rd</sup> July Watson Howe McAlpine	4 <sup>th</sup> July Watson Maker Pruitt (Tony)
2	10 <sup>th</sup> July Klimowicz Lang	11 <sup>th</sup> July Watson Pruitt Murphy Shann
3	17 <sup>th</sup> July <del>Goldring</del> Blockman Houstone 511063 Lang	18 <sup>th</sup> July Maker OK Shann OK Pruitt OK unless he calls
4	24 <sup>th</sup> July Klimowicz ✓ Goldring ✓ Pruitt (Mel) ✓ Watson ✓	25 <sup>th</sup> July Everett ✓ Batty ✓ Pruitt Tony ✓ 3 Makon Place Hwy 602 (see memo 10/1)
5	31 <sup>st</sup> July Dove ✓ Hawker ✓ Watson ✓	1 <sup>st</sup> Aug Shann ✓ Maker ✓
6	7 <sup>th</sup> August Pruitt (N) ✓ Howe ✓	8 <sup>th</sup> Aug 722947 For Batty (2-5) <del>Lang</del> Blockman (1-4)
7	14 <sup>th</sup> August Klimowicz ✓ Hawker ✓ Shann ✓	15 <sup>th</sup> Aug Pruitt 654497 ✓ Murphy (??) ✓ 956503
8	21 <sup>st</sup> Aug WATSON Klimowicz ✓ Everett ✓ Batty ?	Blockman x Watson

DEFINITE  
2pm-5pm 8/8

UN SOLD HOUSES -

19.10.

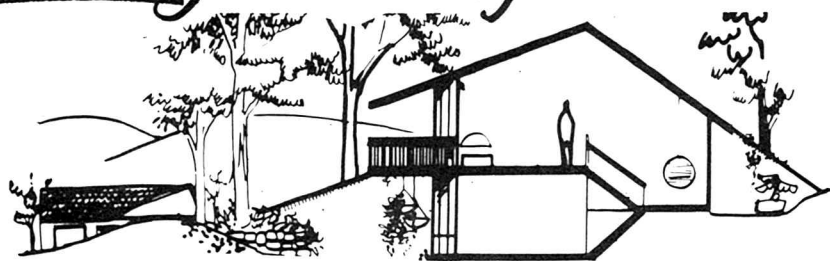
D.J.W.

No	Type	KITCHEN BENCH TOP	KITCHEN BENCH FRONT	BATHROOM WALL TILES	STOVE OR WALL-OVEN	STOVE OR HOT-PLATE	POINTS		FANS		OTHER
							T	V	Bedroom	BATH	
41	UC3	WHITE	BLACKBEAN	WHITE	KATANI	64.624	1	1	1	1	
45	U2	WHITE	BLACKBEAN	WHITE	KARUMBA	61.604	1	1	1	0	
46	U3	WHITE	BLACKBEAN	WHITE	KATANI	64.624	1	1	1	0	
48	U4	WHITE	TEAK	LIGHT STONE	KATANI	64.624	1	1	1	0	
50	U4	JET BROWN	TEAK	WHITE	KATANI	64.624	1	1	1	0	
51	U2	CUMQUAT	TEAK	WHITE	KARUMBA	61.604	1	1	1	0	
52	U3	CUMQUAT	BLACKBEAN	WHITE	KATANI	64.622	1	1	1	0	
53	U3	BUCKSKIN	TEAK	WHITE	KATANI	64.622	1	1	1	0	25mm Bath Floor tiles
54	U2	CUMQUAT	BLACKBEAN	LIGHT STONE	KARUMBA	61.604	1	1	1	0	Option may vary
55	U4	BUCKSKIN	TEAK	WHITE	KATANI	64.624	1	1	1	0	
56	U4	BUCKSKIN	BLACKBEAN	WHITE	KATANI	64.624	1	1	1	0	
57	U4	ADOBE	BLACKBEAN	LIGHT STONE	KATANI	64.624	1	1	1	0	
58	U2	BUTTER-SCOTCH	BLACKBEAN	CAMEL	KARUMBA	61.604	1	1	1	0	25mm Bath Floor tiles
60	U2	CUMQUAT	TEAK	SAND	KATANI	64.624	1	1	1	0	
62	U3	WHITE	WHITE	WHITE	KATANI	64.622	1	1	1	0	
63	U4	WHITE	BLACKBEAN	WHITE	KAMBARI DOUBLE	64.622	1	1	1	0	25mm Bath Floor tiles
65	U2	WHITE	TEAK	WHITE	KARUMBA	61.604	1	1	1	0	
66	U3	BUCKSKIN	BLACKBEAN	WHITE	KATANI	64.624	1	1	1	0	
67	U3	CUMQUAT	TEAK	LIGHT STONE	KATANI	64.624	1	1	1	0	
68	U2	ADOBE	TEAK	CAMEL	KARUMBA DELUXE	61.618	1	1	1	0	
70	U3	WHITE	BLACKBEAN	SAND	KATANI	64.624	1	1	1	0	

NOTES:

1. All bathroom floor tiles are "BRONZE 50mm" except 53, 58, 63.
2. All kitchens have "standard" extractor fan in base price.
3. Bathrooms may have fans at \$75 additional if requested before Gyprock is complete.
4. Additional shelves, cupboards etc to be post contract extras, except the Bedroom 3 where doors can be fitted to access.
5. SIMPSON STOVES (i) KARUMBA IS UPRIGHT (ii) HOT PLATE 64.622 is white Epoxy & black Glass

# A town house in a country setting



## Urambi Village Crozier Circuit, Kambah

You are cordially invited to visit this highly imaginative 72-house village at the western extreme of Kambah. Each house has uninterrupted views of the Brindabellas and surrounding hills, and yet is only 5 minutes from Woden Town Centre, and is also handy to schools shops and bus services. Designed by architect Michael Dysart, the houses are grouped in clusters of 3 to 7, in a traffic-free environment landscaped with predominantly native plants.

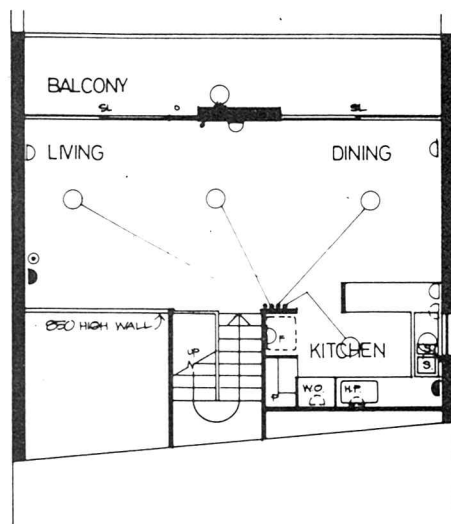
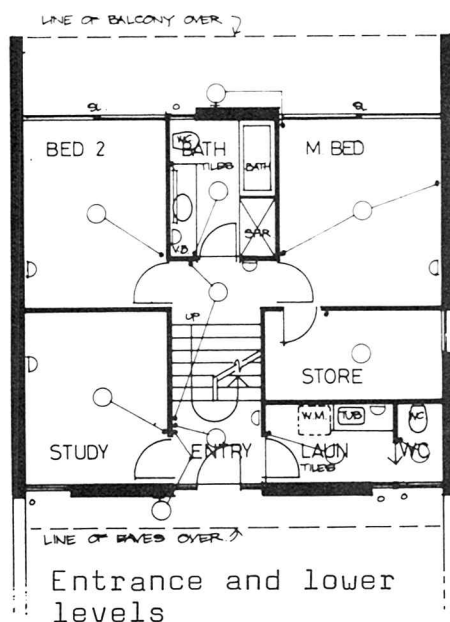
There are still a limited number of soon-to-be completed houses available. They are contemporary tri-levels with raked ceilings, natural timber finishes, private balconies and courtyards. The emphasis is upon personal privacy within a community setting.

Type U2 - Two bedroom and mezzanine study \$34,300

Type U3 - Three bedroom, with extra laundry \$43,000

Type U4 - Three bedroom plus study plus separate playroom \$51,000

### The 3-Bedroomed House - U3



Inspect weekends 2-5 p.m., phone Alastair Christie 317585

or write to P.O. Box 666, Civic Square, A.C.T. 2608.

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LTD



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

## "URAMBI VILLAGE" - A UNIQUE CLUSTER HOUSING DEVELOPMENT

### 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 7 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 and building progress at the site with help from volunteer members at weekends, or contact one of the following:

Monday to Friday:	David Watson	45.2126
	Ian Lowe	45.2263
	Geoff McAlpine	46.9917
	Jim Batty	46.9849

After hours and weekends:	David Watson	82.1110
	Ian Lowe	86.3700
	Geoff McAlpine	86.2405
	Joan Maher	81.0433 ext.2455

### To Buy a House

#### STEP 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 one of the above. 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. Cheques should be made payable to the Society, and can be posted directly to the Secretary at P.O. Box 666, Civic Square, A.C.T. 2608.

#### STEP 2 - PREPARE FOR CONTRACT SIGNING

Within a couple of days, a copy of the contract will be available 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). Normally you would collect the contract by hand from a Board Member who will explain it and any other matters you want clarified. 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 28 days of placing the holding deposit.

STEP 4 - FULL SETTLEMENT

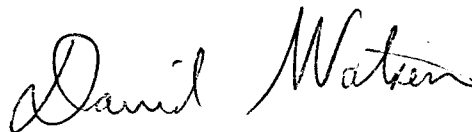
The balance of the total price is paid on completion; there are no progress payments. (There is a rise and fall clause in the contracts of those houses with later completion dates to allow for the effects of inflation - it is expected that rises will be modest, as many costs are already firm).

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:

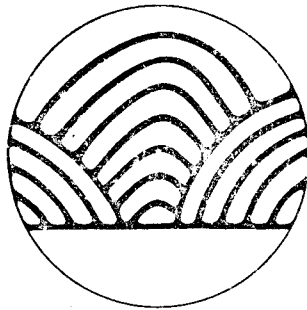
The Society has no special arrangements to help individuals to arrange finance - however, advice is available on possible sources from the undersigned.



David Watson  
on behalf of Urambi Board

29<sup>th</sup> October, 1976





URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

APPLICATION FORM

"URAMBI VILLAGE" - KAMBAH

A. OPTION ON UNIT NO. ..... LOT 1, SECTION 149, KAMBAH

I hereby apply for an option on the above unit 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, and to withdraw the option

.....  
(Signature) (Date)

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

B. 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)

C. OTHER INFORMATION

Name(s) and occupation(s) to be included in contract (block letters): \_\_\_\_\_

Private address: \_\_\_\_\_

\_\_\_\_\_ Tele. \_\_\_\_\_

Business address: \_\_\_\_\_

\_\_\_\_\_ Tele. \_\_\_\_\_

D. PARKING REQUIREMENTS

In addition to the parking provided with my unit, I would like to advise as follows: (tick appropriate number)

- (1) No further requirements
- (2) Additional garage to be leased
- (3) Additional parking to be leased

MAILING LIST - MEMBERS

- Mrs V. Ballard  
81 La Perouse Street  
GRIFFITH A.C.T. 2603
- G Ian Batty,  
Department of Industry and  
Commerce,  
Trade Group Offices,  
Room 532,  
BARTON
- G Jim Batty  
Dept of EHCD, (Level 6)  
Civic Permanent Bldg,  
CANBERRA CITY
- Malcolm Munro/Patricia Binnie,  
2/2 Bindel Street,  
ARANDA A.C.T. 2614
- G Vincent Blackburn,  
Dept of EHCD,  
Level 6, Lombard House,  
CANBERRA CITY
- G Sue Boyd  
Dept of Foreign Affairs  
Administration Bldg,  
PARKES  
(Berlin Bag)
- G Richard Butler,  
Office of the Leader of the  
Opposition,  
Parliament House,  
CANBERRA
- ~~Genene Edwards-  
134 Belconnen Way  
SCULLIN A.C.T. 2614~~
- G Alastair Christie  
Dept of EHCD  
Level 6, Lombard House,  
CANBERRA CITY
- G Bill Cushing  
Dept of EHCD  
Level 6, Lombard House,  
CANBERRA CITY
- ~~G Ron Dean  
Room B228  
Overseas Economic Relations Di  
Treasury,  
CANBERRA~~
- G Richard Dowe  
Dept of Industry and Commerce  
Trade Offices  
BARTON
- Michael Dysart  
105 George Street  
SYDNEY  
*Genene Edwards - see below*
- Peter Ellyard  
c/- P.O. Box 5474  
BOROKO PT. MORESBY P.N.G.
- Jenny Everett  
Holder High School  
HOLDER A.C.T. 2611
- G Digby Gascoine  
Dept of EHCD  
Level 6, Lombard House  
CANBERRA CITY
- G Jack Goldring  
Faculty of Law  
Australian National University  
CANBERRA
- Alex Golski  
Woden Churches Centre,  
Level 3,  
WODEN A.C.T. 2606
- Ed Harris  
c/- P.O. Box 2173,  
KUALA LUMPUR  
MALAYSIA
- G Geoff Hawker  
Dept of Political Science  
Australian National  
University,  
CANBERRA

*Genene Edwards  
137 Carruthers St,  
Curtin 2605*

*D.W.*

*17*

*14.1.77*

- G Alastair Hay  
Australian Information Service  
South Building  
CIVIC SQUARE
- G Terry Healy  
CSIRO Head Office  
Limestone Avenue  
CAMPBELL
- G Dr Robert Hodge  
Dept of Health,  
PHILLIP
- Angus Houstone  
Macquarie Pharmacy  
MACQUARIE A.C.T. 2614
- G Geoff Jackson  
Dept of EHCD  
Level 6, Lombard House,  
CANBERRA CITY
- G John Kanard  
Dept of Education  
MLC Tower  
WODEN
- G Charles Ironside  
Curriculum Development Centre  
4th Floor,  
MLC Tower  
WODEN
- Andrew Kay  
28/6 Heard Street  
MAWSON A.C.T. 2607
- G Eddie Klimowicz  
Dept of Education  
MLC Tower  
WODEN
- Ian Kortlang  
c/- Pam Coward  
Abbott, Tout, Creer and  
Wilkinson  
92 Northbourne Avenue,  
CANBERRA CITY
- G Chris Lang  
Dept of EHCD  
Level 6, Lombard House,  
CANBERRA CITY
- G Ian Lowe,  
Dept of EHCD,  
Level 5, Lombard House,  
CANBERRA CITY
- G Geoff McAlpine  
Dept of EHCD  
Civic Permanent Centre  
CANBERRA CITY
- G J.P. McCarthy  
Executive Branch  
Department of Foreign Affairs  
Administration Bldg  
PARKES
- ~~G Andrew Macintosh  
Dept of EHCD  
Level 4, Lombard House,  
CANBERRA CITY~~
- Paul Maher  
Woden Valley Hospital  
(Staff)  
WODEN A.C.T. 2606
- G Terry Moran  
Research & Planning Branch  
Dept of Health  
WODEN
- Judy Murphy  
Occasional Care Centre  
MANUKA
- G Keith McIntyre  
City Parks Administration  
Dept of Capital Territory  
CANBERRA CITY
- G Noel Pratt  
Children's Commission  
Unit 2, Room G28,  
BARTON
- Guy Probert  
c/- Abbott, Tout, Creer and  
Wilkinson,  
92 Northbourne Avenue,  
CANBERRA CITY
- G Jan Robbins  
Dept of Botany  
Australian National University  
CANBERRA
- G Tony Pratt,  
Strategic and International  
Policy Division,  
Room 162A, Building F,  
Russell Offices,  
Dept of Defence,  
RUSSELL

Fred Reeves,  
6 Prescott Street,  
FARRER A.C.T. <sup>P.D.I Schools,</sup>  
<sup>2607 Dept of Construction</sup>  
<sup>Sivius Building</sup>  
<sup>Phillip.</sup>

G Pat Ryan  
Patents Office  
Scarborough House  
PHILLIP

G Simon Smith  
c/- P. Boov  
Dental Health Branch  
Dept of Health,  
Alexander Building,  
WODEN

Stephen Shann  
Duffy Primary School  
Burrinjuck Cres.,  
DUFFY A.C.T. 2611

G Elizabeth Sharp  
Dept of Education  
MLC Tower  
WODEN

Matt Stewart  
14 Owen Cres.,  
LYNEHAM A.C.T. 2602

Graeme Towers,  
c/- Pam Coward,  
~~Abbott, Tout, Greer and~~  
~~Wilkinson, Box 1120~~  
~~92 Northbourne Avenue,~~  
CANBERRA CITY 2600

G David Watson  
Dept of EHCD  
Level 6, Lombard House  
CANBERRA CITY

G Marian Powell  
Dept of EHCD  
Community Development Division,  
CANBERRA CITY

G John Woodrow  
Public Service Board  
Kings Avenue  
BARTON

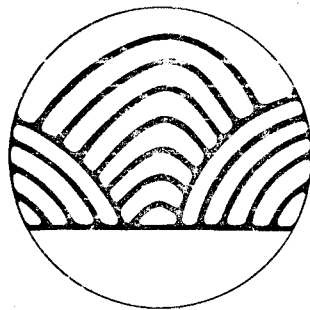
G Warren Hickson,  
Dept of EHCD  
Level 6, Lombard House,  
CANBERRA CITY

G Terry Goggin,  
Dept of Foreign Affairs  
Administration Bldg  
Parkes, ACT

G Marilyn Powell,  
Aboriginal Loans  
Commission  
Dept of Aboriginal  
Affairs,  
WODEN, A.C.T.

13

54



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

"URAMBI VILLAGE" - KAMBAH

TRI-LEVEL HOUSES (for completion from February)

This family of split level houses range from 2 to 4 bedrooms with separate studies. All have view-oriented balconies, and are of high quality finish throughout. Prices quoted are not expected to change, and include a share of swimming pool, community centre etc. Prices for a few houses may be marginally different because of "luxury stove", etc.

U2 - Tri-level - Nos ~~4~~, 45, 58, 65 (without garage) \$33,908  
- Nos 51, 54, ~~60~~, 68 (inc. garage) \$35,279

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) - plus 1.1 squares of upstairs balcony

U3 - Tri-level - Nos ~~42~~, 53 (without garage) \$41,942  
- Nos 46, 52, 62, 66, 67, 70 (inc. gar) \$43,271

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) - plus 15 squares of upstairs balcony

U4 - Tri-level - Nos 48, 50, ~~55~~, 56, 57, 63 (inc. gar.) \$50,856

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  
145 sq. m. (16 squares) - plus 2 squares of upstairs balcony

COMPLETION DATES

Block and House Number

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

FURTHER INFORMATION

Geoff McAlpine	- Tel. 46.9917 B/H	86.2405 A/H
Ian Lowe	- Tel. 45.2263 B/H	86.3700 A/H
Jim Batty	- Tel. 46.9849 B/H	
David Watson	- Tel. 45.2126 B/H	82.1110 A/H



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

"URAMBI VILLAGE" - KAMBAH

ONE ONLY COURTYARD HOUSE REMAINING (for completion in December)

This "Top-drawer" house is solid brick throughout on a slab, with an uninterrupted northerly aspect. It is available because of changes in the prospective owner's plans. (The price quoted is fixed, and includes share of swimming pool, community centre and other common facilities.)

No. 30 - UC5(SP) - Courtyard House (inc. garage) \$51,900

Master Bedroom (ensuite bathroom and walk-in robe), spacious living/dining area with door to courtyard, extra large study, bedroom with built-ins, double-sized room (suitable for bedroom, rumpus room or studio), electric space heating throughout, concealed spouting, etc. etc. 170 sq.m. (17.8 squares)

Kitchen details: Simpson Katani Wall Oven (64.624) with black glass hotplates  
Extractor fan  
Timbeam bench tops with blackbean wood veneer cupboards

Bathroom details: White wall tiles, bronze floor tiles, extractor fans in both ensuite and main bathroom.

FURTHER INFORMATION

Ian Lowe - Tel. 45.2228 B/H 86.3700 A/H  
Jim Batty - Tel. 46.9849 B/H  
David Watson - Tel. 45.2126 B/H 82.1110 A/H

D.W. 19.11.76



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

17 March 1977

Dear

Total Price for House No. \_\_\_\_\_

The Board has reviewed the Society's budget in the light of revised cost estimates provided by the builder, Stocks and Holdings (Canberra) P/L, and other costs to the end of the project. In particular, house completions behind schedule have resulted in significant increases in interest charges for bridging finance; items of the builder's expenditure have also shown substantial increase over previous estimates.

In arriving at the final prices, allowances have been made for the effects of inflation between now and the end of the project, and a contingency margin. The Board is conscious of the need to keep price rises to a reasonable level and has therefore taken decisions which make cost savings in "non-essential" common facilities, e.g. rubbish bin areas, landscaping, etc. Further, the Board has decided to give absolute priority to the completion of houses before building such major items as the community centre and the pergola walk-way. These items are planned for completion in the final phases of the project.

For the Society to meet its commitments, it will be necessary to levy the amount under the conditions of the Rise and Fall clause of your contract. This amount has been determined following consideration of an up-to-date valuation of your house, and overall cost increases. This increase is considerably less than the amount by which the Master Builders Index has risen to date.

Final Prices for Tri-levels Sold at 16.3.77

(Advices dated 17.3.77)

House No.	Contract Price	%	Rise Variation	Miscell. Items	Total Price	Increase over 13.9.76 Advice (excl. miscell. items)
1	30,347.50	8.5	2,579.50	-	32,927	910
2	29,979	8.5	2,548	-	32,527	899
3	29,810	8.5	2,534	-	32,344	894
4	32,040	7.5	2,403	130	34,573	641
5	37,872.50	8.5	3,219.50	700	41,792	1,137
6	31,334	8.5	2,663	NOTE 1	33,997	913
7	36,718.50	8.5	3,121.50	-	39,840	1,102
8	32,130	7.5	2,410	-	34,540	643
9	45,394	8.5	3,858	-	49,252	1,361
10	39,326 +606	8.5	3,394	175	43,501	1,372
11	37,474	7.5	2,811	-	40,285	750
12	39,630	7.5	2,972	800	43,402	792
13	40,980	7.5	3,074	740	44,794	820
14	31,142	8.5	2,647	-	33,789	934
44	41,580	6.5	2,703	-	44,283	516
47	30,666.50	8.5	2,606.50	-	33,273	919
49	37,440	7.5	2,808	-	40,248	749
54	33,440	6.5	2,174	NOTE 2	35,614	335
59	33,470	6.5	2,176	-	35,646	335
60	31,292.50	8.5	2,659.50	-	✓ 33,952	n/a
61	45,324.50	8.5	3,852.50	NOTE 1	49,177	1,334
64	37,580	7.5	2,818	-	40,398	751
69	29,981.50	8.5	2,548.50	-	32,530	899
71	31,750.50	8.5	2,698.50	-	34,449	832
72	37,799.50	8.5	3,213.50	-	41,013	1,134

240 Legal  
1023.46  
1263.46

LATE SETTLEMENT  
795.86  
RM  
10/6

521,022



NOTE 1: Contract price adjusted by \$468 credit for deleted fireplaces.

NOTE 2: House 54 not an exchanged contract yet.

NOTE 3: Possible revenue increases from unsold houses

5 off U2 @ \$335 each \$1,675

7 off U3 @ \$400 each \$2,800

6 off U4 @ \$100 each \$ 600

---

\$5,075

---

NOTE 4: House <sup>with</sup> no formal contract - informal advice only.

D.J. W.  
22/3/77



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

## "URAMBI VILLAGE"

### Background Information

#### Handouts

- . Prices and summary of available houses
- . Site plan, with houses numbered
- . House plans, including kitchens
- . Community Centre (optional)

#### Available for Reference

- . Full set of plans (in Clerk-of-Works Hut)
- . Details of kitchen cupboards, stoves for houses still available (in Folder)
- . Copy of contract (in folder)
- . Location of garages for each house (in folder)

#### Houses Available (at 27.3.77)

17 tri-level houses in 72 house scheme

U2s - 4 available

U3s - 7 available

U4s - 6 available

#### Main Features

- . a town house in a country setting
- . the site and house designs are unique to Urambi
- . architect has national reputation for exciting contemporary housing
- . well-designed cluster housing is new to Australia
- . option to be part of "a community"

#### Location

- . On western extreme of Kambah, facing Mt Neighbour to the North, and the Brindabellas and the Murrumbidgee to the west
- . cannot be built out, because borders on future golf course
- . Kambah Pool road (now sealed) will later disappear when "permanent road" is built

#### Individual Finance

Enquiries can be directed to

Civic Permanent Building Society (Mr Maher - ph. 496699)

Bank of New South Wales - Civic (Mr Poyitt - ph. 433477)

### Landscaping

- . Courtyards and areas adjacent to houses are the individual's responsibility
- . Voluntary effort is now underway to get the common areas established
- . There is an overall landscaping plan within which there is scope for individual flexibility

### Houses

- . Heating is all-electric in all rooms. In small rooms, Haan natural convection with thermostats. In living area, IXL forced air with thermostat
- . Bench-top and front colours vary within a range chosen by the architect. They cannot be changed unless the purchaser is prepared to pay extra
- . Windows and front doors are Western Red Cedar
- . Ceilings of tri-levels are insulated with bats

Undergrounding of Services - electricity, telephone and television reticulation are fully undergrounded.

Garages and parking are in groups to leave maximum area for landscaping and play areas. The garages have back and side walls, lights and power points. Each is separated by a pillar on which a swing door and separating screens can be supported at purchaser's expense to make each garage lockable.

Rates and Maintenance after Completion will be arranged through the legally constituted Corporate Body, to be shared in accordance with the Units Plan. The Corporate Body will also decide on maintenance levies etc. Initially it is thought that the rates and maintenance will be between \$ for a small unit, and \$ for a large unit.

### Suggested Approach to Enquiries

- . Wear a name tag, and identify yourself
- . Find out what size/value of house may interest the enquirer
- . Explain what is available using site plan plus summary sheet
- . Show what he can inspect, and what completed houses can be inspected
- . Give handouts, and escort visitors to house and/or site
- . Ask for name and telephone so that we know who is calling in the event of follow up
- . Ensure they know how to contact you if they want to.

### Follow-up

- . is best done by person first handling the enquiry
- . perhaps a phone call by around Tuesday or Wednesday following the enquiry
- . contract preparation can be organised in about 2 days by David Watson
- . contract is explained to would-be-buyer in person by a Board member, to ensure no misunderstandings
- . purchaser is encouraged to discuss contract with his/her solicitor.

David Watson

28 March 1977

Selling Roster

1977

5 <sup>th</sup> Feb	Houston Blackburn	6 <sup>th</sup> Feb	Alburt Stewart
12 Feb	Everett Shannon	13 <sup>th</sup> Feb	Way Bunnie
19 Feb	Hawker	20 Feb	Murphy Ironside
26 Feb	Too wet	27 Feb	Too wet
5 <sup>th</sup> March	Brushing Bunnie	6 March	Blackburn Maher Karrant.
12 March	Maher	13 March	Way Bickser.

For other roster following next March,  
see new selling roster.

*WJH*



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

FOR USE BY SELLING TEAM

Information about Prospective Members

Date: 23/7/77.

Name: Kevin Manley -

Address for Mailing: his home - wife still there -

Phone No: Bus.

Private

13  
11  
9  
|  
children

Interested in 4 bedroom house

What about caravans,  
fishing gear

Finance Available ?

Action Taken

- Inspected site ..... YES/NO
- Inspected plans ..... YES/NO
- Sales kit provided ..... YES/NO
- Other

Follow-up Suggested

Signed: .....

Ref: I. Lowe

Mr Eric Moses,  
A.C.T. Insurance Brokers Pty Ltd,  
28 Ainslie Avenue,  
CANBERRA CITY A.C.T. 2601

Dear Eric,

Attached is a list of units together with values for insurance purposes. Since finance is limited to 80% of valuation, the values have been calculated on that basis and bear little or no relation to selling price.

The other information you requested is not yet available but we will provide it before settlement on each house.

Yours faithfully,

C. Lang  
(Secretary)

URAMBI CO-OPERATIVE C.A.S. LTD

VALUES FOR INSURANCE BY UNIT

Unit No.	Selling Price	Insurance Value	Unit No.	Selling Price	Insurance Value	Unit No.	Selling Price	Insurance Value
			B/F		821,500	B/F		1,232,500
1	32,017	25,500	25	46,815	44,000	49	39,499	32,000
2	31,628	25,500	26	45,658	37,500	50	50,724	40,500
3	31,450	25,500	27	46,353	44,500	51	35,174	28,000
4	33,802	27,000	28	52,622	44,000	52	43,139	34,500
5	39,995	32,000	29	42,614	39,000	53	41,810	33,500
6	33,552	27,000	30	50,474	43,000	54	35,174	28,000
7	38,738	31,000	31	46,193	44,000	55	50,724	40,500
8	33,897	27,000	32	41,423	36,500	56	50,724	40,500
9	47,891	39,000	33	44,643	37,000	57	50,724	40,500
10	42,129	33,500	34	61,718	49,500	48	33,802	27,000
11	39,535	32,000	35	43,037	36,000	59	35,311	28,000
12	41,810	33,500	36	46,400	37,500	60	35,174	28,000
13	43,284	34,500	37	41,673	33,500	61	48,311	39,000
14	32,855	26,000	38	57,908	44,000	62	43,139	34,500
15	41,191	37,500	39	39,711	32,500	63	50,724	40,500
16	42,671	37,500	40	38,816	32,500	64	39,647	32,000
17	58,248	51,500	41	45,200	37,500	65	35,174	28,000
18	49,555	42,500	42	50,900	44,500	66	41,810	33,500
19	41,322	33,500	43	50,700	52,000	67	41,810	33,500
20	37,352	30,000	44	43,867	34,500	68	35,174	28,000
21	41,612	33,500	45	33,802	27,000	69	31,631	25,500
22	48,146	52,000	46	43,139	34,500	70	41,810	33,500
23	42,109	37,500	47	32,354	25,500	71	33,567	27,000
24	56,388	47,000	48	40,724	40,500	72	39,879	32,000
Sub-Total		\$821,500	Sub-Total		\$1,732,500	Total Houses		\$2,520,500

Community Centre 75,000  
 Other improvements  
 - 10 covered car spaces  
 - Electrical, Telephone and T.V. Services  
 - Covered Walkway 130,000

TOTAL \$2,725,500

THIS AGREEMENT made the \_\_\_\_\_ day of \_\_\_\_\_ One thousand nine hundred and seventy-five  
BETWEEN URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED a Society duly  
incorporated under the Co-operative Societies Ordinance 1939-1974 and having its registered office at C/-  
Messrs. Abbott Tout Creer & Wilkinson, Solicitors, 1st Floor, N.R.M.A. House, 92-96 Northbourne Avenue,  
Canberra City, A.C.T. (hereinafter called "the Vendor") of the one part and

(hereinafter called "the Purchaser") of the other part WHEREBY IT IS AGREED AS FOLLOWS:

1. The Vendor shall sell and the Purchaser shall purchase all that interest in the residue unexpired of the Crown Lease registered under the Real Property Ordinance of the Australian Capital Territory granted for a term of ninety-nine years of all that piece of land being part of Section 149 Division of Kambah in the said Territory together with premises to be erected thereon comprising a home-unit No. \_\_\_\_\_ shown on the copy of the Unit Plan and Schedule of Unit Entitlement proposed to be registered and attached hereto for the purpose of identification (being that land shown on the said plan edged in red) and being part of the land in Crown Lease Registered Volume \_\_\_\_\_ Folio \_\_\_\_\_ together with such interest in the common property comprised in the said Unit Plan as is appurtenant to the said Unit (being all that land shown in the said Plan other than that land edged in blue) subject to the registration of the Unit Plan hereinafter referred to for the purchase price referred to below.
2. The purchase money shall be payable as follows:
  - (a) A deposit of \$ \_\_\_\_\_ shall be paid by the purchaser to URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED on the signing hereof
  - (b) The balance of the purchase price shall be paid by the purchaser to the Vendor or as it may direct in cash in Canberra on completion.
3.
  - (a) The Vendor will furnish particulars of the title sufficient to enable the Purchaser to prepare his transfer.
  - (b) The Purchaser shall not be entitled to any abstract of title but any instrument in respect of which a caveat is entered upon the register shall if in the possession of the Vendor be produced to the Purchaser or his Solicitor free of charge.
4. The said particulars shall be furnished to the Purchaser or his Solicitor after registration of the Unit Plan referred in Clause 1 hereof within a reasonable time after the Purchaser or his Solicitor makes application therefor in writing or prior to such application if the Vendor thinks fit.
5. The property is sold subject to the conditions and reservations contained in the said Crown Lease or any Crown Lease which may be issued upon the registration of any such Unit Plan under the Unit Titles Ordinance 1970 as amended, hereinafter referred to as the said Crown Lease, which is to be registered in respect of the said land.
6. Vacant possession of the property shall be given on completion.
7. The Purchaser shall on the date of completion if so required by the Vendor enter into a covenant with the Vendor by way of indemnity only to pay the rent reserved by the said Crown Lease and to observe or perform all the terms and conditions in the said Crown Lease contained and on the part of the lessee to be observed or performed and at all times to keep the Vendor indemnified against all actions proceedings claims and demands in respect thereof.
8. The Vendor shall prior to the date of completion comply with all the covenants of the said Crown Lease to the extent to which they are required to be complied with by the lessee up to such date.
9. All objections and requisitions which the Purchaser shall be entitled to make under this agreement shall be made and delivered to the Vendor or his Solicitor within twenty-one days from the date of delivery of particulars of title and all objections and requisitions not so made shall be deemed to be waived and within a reasonable time before completion the Purchaser shall at his own expense tender to the Vendor or to his Solicitor for execution the appropriate transfer of the said Crown Lease.
10. No error or misdescription of the property shall annul the sale but compensation if demanded in writing before completion but not otherwise shall be made or given as the case may require the amount to be settled in case of difference by two arbitrators one to be appointed by the Vendor and the other by the Purchaser in accordance with the provisions of the Arbitration Act 1902 of the State of New South Wales in its application to the Australian Capital Territory.
11. The Vendor shall be entitled to the rents and profits and shall pay or bear all rent under the said Crown Lease rates and other outgoings up to the date of completion. The Purchaser shall be entitled to the said rents and profits and shall pay or bear the said rent under the said Crown Lease rates and other outgoings from and including the date of completion and any necessary apportionment thereof shall be made and adjusted on completion.



12. If the Purchaser shall fail to comply with the stipulations herein contained or any of them on his part to be complied with the deposit shall at the option of the Vendor be absolutely forfeited to the Vendor and the Vendor shall be at liberty to rescind this agreement and to sue the Purchaser for breach of agreement and without any notice to the Purchaser to resell the property by public auction or private contract for cash or on credit and upon such other terms and conditions as he may think proper with power to vary or rescind any contract for sale buy in at any auction and re-sell and the deficiency (if any) arising on such sale and all expenses of and incidental to any such sale or attempted sale shall be recoverable by the Vendor from the Purchaser as liquidated damages provided always that the amount of such forfeiture shall not exceed 10% of the purchase price.

13. If the Vendor shall be unable or unwilling to comply with or remove any objection or requisition which the Purchaser shall be entitled to make under this agreement and shall not waive within seven days after notice of intention to rescind this agreement shall have been given to him or to his Solicitor by the Vendor or his Solicitor the Vendor shall whether he has or has not attempted to remove or comply with such objection or requisition and notwithstanding any negotiation or litigation in respect thereof be at liberty to rescind this agreement and upon returning to the Purchaser all moneys paid by the Purchaser as aforesaid shall not be liable to any sum for damages or expenses whatsoever incurred by the Purchaser in and about this agreement.

14. Except to the extent that such interpretation shall be excluded by or be repugnant to the context wherever the same is used herein the word "property" means the property which is the subject of this agreement the word "Vendor" when one Vendor only is party hereto means the Vendor and includes the executors administrators and assigns of the Vendor and when more than one Vendor are parties hereto means the Vendors and includes the assigns of the Vendors and the respective executors and administrators of the Vendors and their assigns and the word "Purchaser" when one Purchaser only is party hereto means the Purchaser and includes the executors administrators and assigns of the Purchaser and when more than one Purchaser are parties hereto means the Purchasers and includes the assigns of the Purchasers and the respective executors and administrators of the Purchasers and their assigns words importing the singular number or plural number include the plural number and singular number respectively and words importing the masculine gender include the feminine gender and the neuter gender and when more than one Vendor are parties hereto the agreements on their part herein contained shall bind them and every two or more of them jointly and each of them severally and when more than one Purchaser are parties hereto the agreements on their part herein contained shall bind them and every two or more of them jointly and each of them severally. Reference to statutes shall include all statutes amending consolidating or replacing the statutes referred to.

15. No objection requisition or claim for compensation shall be made by the Purchaser in respect of any or all of the following matters, that is to say:-

- (a) That any water supply sewerage and/or drainage pipes or connections for the property pass through over or under any adjoining or neighbouring land or that any water supply sewerage and/or drainage pipes or connections for any other land pass through over or under the property.
- (b) That any electricity wire cables or connections or telephone wires cables or connections or poles for such services pass through over or under the land or are located in the property.
- (c) That any fences or other boundary erections are not on their correct boundary or boundaries.
- (d) That any alterations or variations whether by structural additions or demolition or other variations have been made on the property without same having been carried out in accordance with the Building Ordinance 1972 of the said Territory or any legislation in force prior thereto or that there has not been a Certificate certifying approval of any such alteration variation change or otherwise issued in respect thereof.

16. Completion of this contract is subject to and conditional upon the Purchaser obtaining approval for a first mortgage advance of \_\_\_\_\_ from \_\_\_\_\_ the Purchaser obtaining approval for a second mortgage advance of \_\_\_\_\_ from \_\_\_\_\_ upon the security of the property. In the event that such approvals are not obtained within twenty-one days from the date hereof then either party may at their option rescind this contract and the deposit paid herein less any expenses reasonably incurred by the Vendor in or about the performance of its obligations hereunder shall be refunded to the Purchaser and neither party shall otherwise be liable to the other for any loss or damage incurred in or about this contract.

17. The Vendor will complete the erection of a dwelling on the subject property in accordance with the plans and specifications approved by the Building Controller pursuant to the Building Ordinance 1972 as amended. The Vendor will hand over on settlement a Certificate as to fitness for Occupancy and Use issued by the proper Authority in respect of the said dwelling and will also hand over a Certificate of Compliance to the effect that the Covenants of the lease have been complied with.

18. The Vendor will procure prior to the date of completion the registration under the Unit Titles Ordinance 1970 as amended in respect of the land comprised in the Crown Lease referred to in Clause 1 hereof. The Vendor undertakes that the subject property will form the property comprised in the said Crown Lease issued pursuant to the said Ordinance of which the Vendor will be registered as proprietor at the date of completion.

19. The Purchaser agrees that he shall not assign or agree to assign the benefit of this contract, or enter into any agreement for the sale or other disposition of the subject property subject to Clause 16 hereof; provided however that if the Purchaser procures some other person to enter into a contract with the Vendor for the purchase of the subject property on terms and conditions satisfactory to the Vendor, all moneys paid by the Purchaser under this contract less necessary costs incurred by the Vendor shall be refunded to the Purchaser.

20. The purchase price shall be \$ \_\_\_\_\_, provided however that this price shall be deemed to have been calculated on the basis of expenses payable by the Vendor at the date of this contract calculated by reference to wages payable or paid by or on behalf of the Vendor or its contractors and on the hours of labour in force and the time this contract was made and of the costs of materials and sub-contractors' charges actually allowed by or on behalf of the Vendor or its contractors in assessing the contract price. If by reason of any award, determination of any relevant duly constituted industrial tribunal or statutory authority there shall be any

variation of the rates of wages payable to or the hours of labour to be worked by any persons employed by or on behalf of the Vendor or its contractors upon Section 149 Division of Kambah and/or if there shall be any variation in the cost to the Vendor or its contractors of materials included in the construction of buildings upon the said Section 149 and/or contractor's charges for the carrying out of any works upon the said Section 149 then in any of those events only the price shall be varied in accordance with the "Official Master Builders' Association of the Australian Capital Territory Housing Cost Adjustment Formula". Provided also that if the Purchaser shall request the Vendor to provide in or upon the subject property any items additional to items specified in the plans and specification submitted to the Building Controller, the Vendor shall be under no obligation to provide such items unless the Purchaser shall in writing previously have agreed with the Vendor to pay any costs necessary for the provision of such items.

21. The property is sold and the purchaser shall take Title thereto subject to the provisions of the Unit Titles Ordinance 1970 as amended and the Real Property (Unit Titles) Ordinance 1970 as amended and the regulations thereunder in general and in particular to the following matters consequent upon registration of the said Units Plan:

- (a) The Unit Entitlement and all other matters contained in or endorsed upon annexed to the Unit Plan.
- (b) The easements for support, shelter, and services expressed or implied in favour of or against a proprietor or unit and all ancillary rights thereto by virtue of the said Ordinance; and
- (c) The articles of the body corporate to be known as "The Proprietors - Unit Plan No.       " as contained in the Schedule to the said Ordinance AND no objection shall be taken nor requisition made by the purchaser in respect thereto.

22. The property hereby sold is sold subject to all notifications, covenants, easements and restrictions (other than any mortgage) now noted on the said Crown Lease.

23. For the purposes of Clause 11 of this Agreement:

- (a) "Other outgoings" shall include contributions to the body corporate pursuant to Section 38 of the Unit Titles Ordinance 1970 as amended;
- (b) Unless and until separate assessments of rates are issued in respect of the said Unit by the responsible authorities all necessary adjustments between the parties (whether on or after completion) shall be made on the basis that the Unit shall be liable to that proportion of any such rates and outgoings levied or assessed against the parcel as a whole which the Unit Entitlement of such Unit bears to the total entitlements of all Units comprised in the Unit Plan.

24. This Agreement and completion thereof is conditional upon due registration by the Registrar of Titles of the Unit Plan and in the event that such registration be not effected within one year from the date hereof either party hereto shall have the right to cancel this Agreement by notice in writing, whereupon all moneys paid by the purchaser hereunder shall be refunded in full and neither party shall have any claim of any nature against the other.

25. The purchaser shall not be entitled to make any objection, requisition or claim to compensation by reason of:-

- (a) Any minor variations as regards the subject Unit between the Unit Plan as produced to the purchaser and the Unit Plan as registered by the Registrar of Titles;
- (b) Any alteration in the number, size, location or unit entitlement of any Unit or Units in the Unit Plan (other than the subject Unit) or in or to the common property, provided that the Unit Entitlement of the subject Unit shall not thereby be varied.
- (c) Any variation or alteration in the said Plan accordingly.

26. The Purchaser may at the sole discretion of the Vendor enter into possession of the subject property upon the under-mentioned conditions which will become operative as at the date upon which possession is taken:-

- (a)
- (b) The Purchaser shall assume liability for the outgoings referred to in Clause 11 hereof as if completion had been effected on date of possession;
- (c) The Purchaser shall assume liability for and indemnify the Vendor against all loss, damage to and depreciation of the subject property and shall produce to the Vendor prior to occupation evidence of appropriate insurance against such liability, loss or damage from the date of such entry into possession;
- (d) The Purchaser shall pay to the Vendor in addition to the purchase price hereinbefore mentioned an amount calculated pro rata during occupation at the rate of fifteen per centum (15%) per annum on the balance of the purchase price then outstanding and the Purchaser will enquire of the Vendor whether the Vendor wishes that amount to be paid in advance or by way of adjustment on completion and it is mutually agreed and declared that amounts paid or payable by the Purchaser to the Vendor pursuant to this sub-clause shall be by way of fee for occupation and shall not be deemed to be amounts paid by way of rent;
- (e) Prior to possession being taken the Purchaser may inspect the subject property with a person nominated by the Vendor for that purpose.
- (f) If the balance of purchase money is not paid to the Vendor within twenty eight (28) days of the date of occupation (or such later date as the Vendor may in his absolute discretion prior to the expiration of the said period of twenty eight days agree to) in addition to any other rights the Vendor has by virtue of this Contract or by operation of law then on forty eight (48) hours notice being given by the Vendor to the Purchaser the Purchaser shall give up possession of the subject property to the Vendor and on such possession being given any moneys paid to the Vendor under the Contract shall be refunded to the Purchaser less the sum of One thousand dollars (\$1,000) by way of liquidated damages for depreciation of the subject property together with any amount owing to the Vendor under sub-clause (d) of this Clause and less any sum necessary to restore the subject property to the same state of repair as pertained at the commencement of occupation by the Purchaser.
- (g) The occupation of the subject property shall not create any tenancy in respect thereof or confer on the Purchaser any estate or interest in the subject property.
- (h) Upon taking possession the Purchaser shall be deemed to have warranted that he has received any

finance approvals necessary to enable him to complete the purchase on the due date.

27. It is agreed subject to Clause 28 hereof but notwithstanding any other provisions in this Agreement "possession shall be deemed to have been delivered to the Purchaser should he deposit any furniture, furnishings, floor-coverings or fittings in the subject property or obtain the keys thereto or enter into physical occupation thereof with or without the approval of the Vendor and Clause 26 of this Agreement shall thereupon become operative.

28. It is hereby agreed and declared that without prejudice to any rights hereunder the Vendor may pursuant to this Clause and not otherwise prior to the date of completion permit in writing but not otherwise for such period not exceeding seven days the Purchaser his servants or agents to enter upon the subject property and there carry out such work as may previously have been approved in writing by the Vendor, but nothing herein contained shall render the Vendor liable for the cost of any such work and the Purchaser agrees that the obligation to erect any building or structure upon the subject property or any part thereof is limited to such work as may be contained in the plans or specifications referred to in Clause 17 hereof and the Purchaser agrees to indemnify and save harmless the Vendor against any other charge or liability which it may incur or to which it may be subject resulting from any entry made or work done upon the subject property pursuant to this Clause.

29. Completion of this Contract shall take place within twenty-eight days of the registration by the Registrar of Titles of the Unit Plan or issue of the Certificate of Occupancy, whichever is the later, and in this respect time shall be of the essence of the contract. Notwithstanding anything contained herein should the Purchaser for any reason whatsoever fail to complete the contract as aforesaid he shall be liable to the Vendor as from the date aforesaid for that proportion of the charges and costs (including interest on moneys borrowed by the Vendor) of the construction of the property comprised in the Unit Plan of which the subject property shall form part, which bears the same proportion to the total of such cost and charges as the number of shares in the common property comprised in the said Unit Plan to which the Purchaser would have become entitled hereunder bears to the total number of shares in such Unit Plan.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands the day and year first hereinbefore written.

SIGNED by the Vendor  
in the presence of:

SIGNED by the Purchaser  
in the presence of:

Purchaser's Solicitors:



URAMBI CO-OPERATIVE  
COMMUNITY ADVANCEMENT SOCIETY LIMITED  
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608

16 March 1977

TO "URAMBI VILLAGE" SALES TEAM

Sales Roster and Activities - March to June 1977

It has been necessary to advertise and request voluntary effort to assist with sales effort since July of last year. The Board has asked me to thank everyone who has given their time in various ways, most commonly by giving up Saturday or Sunday afternoons.

Our efforts may not always seem spectacular, but it is worth noting that the twelve houses sold since then would have attracted about \$20,000 in agents fees and commissions had we chosen that option.

That's the sweetener. The bitter pill is that there are still 18 unsold houses, and the sales effort will have to continue for a few more months. A new roster is attached which I hope will share the load in an acceptable way; I have not been able to contact everyone personally before drawing it up, and any re-arrangements which are necessary should be done through Joan Maher (ph. 81-0433 ext 2455).

Some sellers attended a couple of training sessions with Stocks and Holdings Sales Manager in September and October last year. It proved to be useful to pool experiences and ideas on how to make best use of our time, and of course the Society's sales budget.

So to get things underway for this year, I would be very pleased if you could come to 25 URAMBI VILLAGE on Monday 28th March at 8p.m. to discuss

- . the houses we are selling
- . the building program for unsold houses
- . the current approach to selling
- . your ideas on improving the effectiveness of such things as press advertising, other publicity, the setting-up of a display house, hand-out material, etc. etc.

If you can't make it, could you please let Joan Maher know, and pass on any ideas to her.

Yours Urambily,

*David Watson*

David Watson

"URAMBI VILLAGE" SALES ROSTER

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Saturday 2pm - 5pm	Sunday 2pm - 5pm
19th March Richard Dowe Ian Batty	20th March Jenny Everett Charles Ironside
26th March Angus Houstone Matt Stewart	27th March Tony Pratt Bob Hodge
4th April Pat Binnie Ian Lowe	5th April John Kanard Bill Cushing
9th April (Easter) Nil	10th April (Easter) Nil
16th April Elizabeth Sharpe Vince Blackburn	17th April Alastair Hay Jude Murphy
23rd April Joan Maher Geoff Hawker	24th April Stephen Shann Noel Pratt
30th April Richard Dowe Ian Batty	1st May Jenny Everett Charles Ironside
7th May Angus Houstone Matt Stewart	8th May Tony Pratt Bob Hodge
14th May Pat Binnie Ian Lowe	15th May John Kanard Bill Cushing
21st May Vince Blackburn Elizabeth Sharpe	22nd May Alastair Hay Jude Murphy
28th May Joan Maher Geoff Hawker	29th May Stephen Shann Noel Pratt
4th June Richard Dowe Ian Batty	5th June Jenny Everett Charles Ironside
11th June Angus Houstone Matt Stewart	12th June Tony Pratt Bob Hodge
18th June Ian Lowe Pat Binnie	19th June John Kanard Bill Cushing
25th June Vince Blackburn Elizabeth Sharpe	26th June Alastair Hay Jude Murphy

Reserves:-

Eddie Klimowicz  
Warren Hickson  
David Watson  
Guy Probert  
Geoff McAlpine

NOTES:

1. The first-named person to collect sales material and key to houses from David Watson at House 25 at around  $\frac{1}{4}$  to 2; same to be returned after 5 p.m.
2. Second-named person to ensure signs are at
  - (1) Drakeford Drive
  - (2) Boddington Circuit and
  - (3) Urambi Notice Board.
3. Signs are to be returned next to Clerk-of-Works hut on Sunday evening.
4. Onus is on individual to swap with someone else, or advise Joan Maher by Wednesday before the rostered weekend.
5. All houses to be left locked up at the end of each afternoon.

SELLING TEAM - PHONE NUMBERS

	<u>Work</u>	<u>Home</u>
Ian Batty	72.2947	No. 32
Pat Binnie		82.1538
Vince Blackburn	45.2137	-
Bill Cushing	45.2133	51.3780
Richard Dowe	72.3129	No. 35
Jenny Everett	88.4444	
Alastair Hay	46.2504	
Geoff Hawker	49.2119	No. 38
Warren Hickson	45.2163	48.7859
Bob Hodge	89.8802	No. 42
Angus Houstone	51.1063	86.3883
Charles Ironside	73.3616	
John Kanard	89.2792	No. 23
Ian Lowe	45.2242	No. 31
Joan Maher	-	81.0433 ext. 2455
Jude Murphy	95.6503	
Geoff McAlpine	46.9917	No. 41
Noel Pratt	70.0384	
Tony Pratt	65.4497	No. 28
Guy Probert	49.7788	
Stephen Shann	88.5070	No. 40
Elizabeth Sharpe	89.7552	
Matt Stewart		49.6326
David Watson	45.2126	No. 25