

DEPARTMENT  
OF THE  
CAPITAL TERRITORY



POST OFFICE BOX 158  
CANBERRA CITY, A.C.T. 2601  
TELEPHONE ~~462211~~ 46-2124

In reply please quote:  
Your reference no:

- 2 MAY 1975

Dear Sirs,


I refer to previous correspondence about the Society's proposed development in Kambah.

The Department has been advised by the National Capital Development Commission that your development proposals have been accepted in principle.

In order to expedite completion of this matter, it is now proposed to arrange for site survey and to recommend to the Minister for the Capital Territory that a 99 year lease be granted to the Society.

I will be in touch with you again as soon as details are more advanced. Please let me know if you have any problems at this stage.

Yours faithfully,

  
(J. T. Moon)  
for Assistant Secretary  
(Land Marketing)

Urambi Co-Operative Community Advancement  
Society Limited,  
c/- Abbott, Tent, Creer and Wilkinson,  
N.R.M.A. House,  
Northbourne Avenue,  
CANBERRA, A.C.T. 2600

18 July 1975

Mr P.C. O'Clery  
Assistant Secretary (Land Marketing)  
Department of the Capital Territory  
P.O. Box 158  
CANBERRA CITY A.C.T. 2601

Dear Mr O'Clery,

Your letter to Mr Batty dated 8 July 1975 has been considered by the Board of this Society. I have been directed to accept your offer of the lease on the terms as set out in your letter, subject to the following qualifications:

- (1) the reference in point 3 of the second paragraph of your letter should refer to "72 dwellings" rather than 60 dwelling houses and 12 single unit flats"
- (2) the reference in the second paragraph on page 2 should be to Section 149 rather than to Block 30.

The Board was most heartened that the proposed amendments to the Unit Titles Ordinance were in hand as several of our members have expressed concern over this matter. The Board appreciates the problems involved in amending the Ordinance so as to provide title to cluster developments as well as to conventional unit developments but we were under the impression that your Department and other interested authorities had approved the amendments. We would greatly appreciate any efforts you could make in expediting passage of the amending legislation.

A copy of this letter will be sent to the Society's solicitors, Messrs Abbott Tout Creer & Wilkinson who will no doubt be in touch with you regarding the drafting details of the lease.

Yours sincerely,

  
John Goldring  
Director

DEPARTMENT  
OF THE  
CAPITAL TERRITORY



POST OFFICE BOX 158  
CANBERRA CITY, A.C.T. 2601  
TELEPHONE ~~462244~~ 46-2124

In reply please quote:  
Your reference no:

8 JUL 1975

Dear Mr Batty,

I refer to your letter of 27 May 1975 and previous discussions and correspondence about the development of Section 149 Kambah by the Urambi Co-operative Community Advancement Society Ltd.

I am pleased to advise that approval has now been given to offer the co-operative a lease of this block on the following terms:

- . 99 year lease;
- . land to be used for residential purposes only;
- . 60 dwelling houses and 12 single unit flats be constructed on the site in accordance with a development programme to be agreed before the issue of the lease;
- . payment of a reserve price of \$112,000 for the land. 10% to be payable on the issue of the lease and the balance to be payable as units are finalised and prior to their transfer to members of the co-operative. No resale for 5 years from grant of lease without permission of Minister;
- . the usual covenants and conditions applying to medium density residential developments in Canberra.

It is appreciated that the Co-operative wishes to progressively develop this site, progressively selling the homes as they are finished. However, as you are aware, proposed amendments to the Unit Titles Ordinance to permit this are still being drafted.

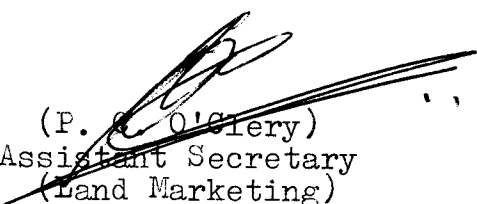
In these circumstances, it is proposed that a lease for Section 149 Kambah be granted now but that should the first ten units be completed before the Unit Titles amendments are complete, the Minister would be prepared to accept surrender of the lease and issue a separate lease for the first ten units to facilitate subdivision and sale. Leases could also be issued for each further stage of development.

*Section 149*

Each lease granted under this subdivision arrangement would contain additional clauses which would require that all management corporations on the present ~~Block 30~~ would integrate their long term management arrangements. Each lease would contain cross covenants to this effect.

I would appreciate your advice as to the acceptability of these conditions in order that we can commence drafting the lease.

Yours sincerely,

  
(P. C. O'Clery)  
Assistant Secretary  
(Land Marketing)

Mr J. Batty,  
Urambi Co-operative,  
Community Advancement Society Ltd.,  
P.O. Box 666,  
CIVIC SQUARE, A.C.T. 2608


11 June 1975.

Mr Genge,  
Mr Row.  
A.C.T. Electricity Authority,  
London Circuit,  
CANBERRA ACT

Dear Sirs,

On behalf of the Urambi Co-operative Community Advancement Society Limited, I request that you examine the plans of the townhouse development proposed for Section 149 Kambah, as submitted to you, design an underground reticulation system and inform the Society of the costs for which it is responsible. Additional relevant information is attached.

Yours sincerely,

  
Ian Lowe,  
Chairman

27 May 1975

Mr Peter O'Clery,  
Assistant Secretary,  
Department of the Capital Territory,  
Akuna House,  
Akuna St.,  
CANBERRA CITY. A.C.T. 2601

Dear Peter,

Following our discussion on the passage of the Unit Titles Ordinance amendments, you outlined a proposal which should satisfy the Urambi Co-operative Society's requirements as to certainty that titles can be sold as houses are completed in the Crozier Circuit, Kambah, Development.

As I understand it, the elements of that proposal are:

- . a single title for Sec 149 Kambah will be issued shortly to the Urambi Co-operative Society;
- . the Society will proceed on the basis that a Unit Plan for the whole area can be registered prior to completion of the first dwellings to be built and therefore that progressive release of the titles may take place;
- . the Department of the Capital Territory will agree at the time of title issue to subdivision of Section 149 on completion of groups of about 10 houses at the appropriate times, should amendment of the Unit Titles Ordinance to allow progressive release be held up too long;
- . the leases issued to householders in a number of smaller unit plans would require a common management of community facilities for the whole area, and may require leases to be surrendered momentarily at a future date to transform the whole area back, into a single unit plan.

.../2

I would like to point out that I am informed that there may be a second alternative if the Unit Titles Ordinance is not amended in time. Under the Ordinance as it exists registration of the Plan and of titles therein is at the Minister's convenience, and need not necessarily be after the completion of building, i.e. the Minister could register the title before the completion of the buildings. Should this alternative be possible, it would be preferable to the Urambi Society compared with the scheme we discussed as outlined above.

Yours sincerely,

JAB

James A. Batty  
Director