

AUSTRALIAN CAPITAL TERRITORY

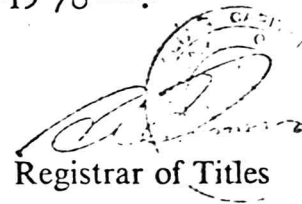
*Real Property (Unit Titles) Ordinance 1970***Certificate of Title for Common Property****Comprised in Units Plan No. 119**

THE PROPRIETORS UNITS PLAN NO. 119 C/- P.O. Box 666 Civic Square in
the Australian Capital Territory

is registered as the proprietor of an estate of leasehold in the Common Property comprised in
Units Plan No. 119, registered by me on the Twenty-fifth day
of October, 1976, subject, nevertheless, to the rights created by
section 27 of the *Unit Titles Ordinance 1970* and to the easements notified by memorial under-
written or endorsed on this Certificate of Title.

Dated this Twenty-fifth day of October, 1976.

Witness



 Registrar of Titles

*Memorial of Easements above
referred to.*

Nil

010647
86 4882

4 Styles Place
Wanniassa, A.C.T. 2903
Phone: 31 6888

~~86 4882~~
~~Wanniassa~~
~~A.C.T. 2903~~

Custom Plumbing Services

Date... 1.8.80.

LICENSED PLUMBING, DRAINAGE & GENERAL HYDRAULICS CONTRACTORS

Nº 694

To: Chambi Village Corp. Body, DESIGNATION Account.
C/- P. Ryan Nº 20. PROJECT Guttering & Downpipes.

Dear Sir,

The following work has been carried out at the above project by our company.

1. Replace 4 (four) damaged downpipes at the quotation price of \$40.00 per downpipe

\$160.00.

2. Supply and fix guttering to carports Nº 19 to 22, fix suitable downpipe to same and paint and stain work done.

Original Quotation price
\$395.00.

10% increase in cost
as discussed with Mr J. Robbins
\$39.00.

\$434.00.

Total Owing

\$594.00.

Yours faithfully,
[Signature]

INSURANCE CLAIM SOU
BRIEFISH.

PAID BY PLAN CUR 5

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

4th August 1980

Unit Plan 119 - Urambi Village Kambah

1. Please pay
Mrs G Johnson
Unit 12 Urambi Village

\$19.30 - \$4.30 for a phone call and
\$15.00 for rotary cloth line.

2 Please pay Alan Curtis and Partners

\$142.00 for photocopying of AGM

K M Intype
Treasurer

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

12 August 1980

Unit Plan 119 - Urambi Village Kambah

Please pay the following Accounts:

1. ACT Electricity Authority

\$183.96

2. A and T Watson

Unit 25

Urambi Village

Kambah 2902

\$8.00 for pickup of garbage

3. Community Centre Sub Committee

Mrs A Ryan

Unit 20

Urambi Village Kambah 2902

\$49.51 for consumables for Community Centre

\$55.33 for new Equipment " " "

4. Custom Plumbing Services

H Styles Place Wannan ACT 2903

\$434 for guttering behind carport 19-22 as per quote.

A M Entope Treasurer

South British United Insurance group
73 London Circuit
Canberra City 2601

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

14th August 1980

Unit Plan 119 - Urambi Village Kambah

could you please pay

Custom Plumbing Services

4 Styles Place

Wannuana

ACT 2903

\$160 for work carried out on damaged downpipes
at garages at Urambi Village Kambah, as shown on
their account No 694.

A claim for this work together with their
quotation for the job was lodged with your office
about July 2 1980.

Keith M. Intype

Treasurer

Body Corporate Committee.

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

26-8-80.

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

Unit Plan 119 - Urambi Village Kambah

1. Could you please pay
Mr A Watson
Unit 25
Urambi Village
\$10.00 for garbage collection.
2. Could you please to change the name on
the cheques from Mrs A Ryan to the
Community Centre Sub Committee and send it
to Mrs A Ryan Unit 20
3. Attached is an account (already paid)
for \$40.00 for Stephen Hodge.

Kell Intyre

Treasurer

28 August 1980

The Committee of Units Plan 119
C/- Mrs A Ryan
Unit 20, Urambi Village
Crozier Circuit
KAMBAH, ACT 2902

Dear Members,

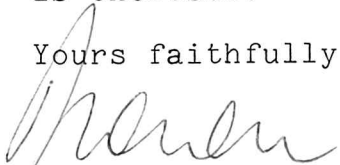
Re: Units Plan 119

Would you please advise us of the names and addresses of your new Committee members and where possible telephone numbers ?

The writer would like to draw your attention to Section 46 of the Unit Titles Ordinance, a section which is referred to constantly in answers to Requisitions on Title. The writer believes that this section relates to the vegetable garden area proposed at your Annual General Meeting. You will note that a unanimous resolution is required to grant special privileges in respect of parts of the Common Property. Would you please advise us in writing, the reply you wish us to give to the Requisition "Have any special privileges been granted in respect of Section 46?"

Our account for preparation and photocopying of all the notices for your Annual General Meeting is enclosed.

Yours faithfully,



P.T. Brown (Mrs)
STRATA MANAGER

No date - found amongst Sec's papers
Sept 1980

Ian.

Keith and Steve will of course know of all the things planned / approved / discussed etc by the last Committee but just to help memories I have written down a brief and fairly random list of things in no particular order.

Structures

- Our filing of applications and approvals is untidy and unsatisfactory - it would be difficult to record after even 2 years what is approved and what isn't.
- Attached are a few applications & approvals
- probably there should be formal replies & records of Committee decisions.
- Of these I can recall Hawkers is not yet approved because Lang's had objections which they were to resolve with Hawkers and we were never given formal notice that resolution had occurred - in any event part of the Pergola is or common land and can never formally "belong" to Hawkers.
- Bill Lushington's Pergola is approved but Vince Blackburns next door although the same (and virtually as designed by Dyson) has never been the subject of an application for approval.
- Barry Clark's side gate in brush fence wasn't subject to approval / application either (probably ignorance of the requirement)
- we did reject an application by "the Keewees" for a wrought iron side gate → which they wanted in white - They asked for any ideas or an alternative but we were never able to come up with one

- Peter Bell still has to report to us on extra carposts - See W Hudson application
- Chris Lang used community roofing tiles for his garden shed and therefore owes Grants something when he returns
- Paul Maher has used some kiln bricks recently - I don't know if he has settled yet.
- Someone - probably House 56 has used some 9" x 9" paving bricks and not paid for all of them (see Keith)

• Development.

- Community has 20 odd 8' x 6" treated pine logs for parking barriers or retaining banks - they are in community garage.
- Machine work is required to fix levels for the incomplete drying area. It also needs painting; Paddy's liver gravel is available next to House 66 for paving the area. It then needs drying lines (see Keith) and some work on concealing mounds.
- A considerable amount of topdressing will be required in spring. We have 6 or so bags of fertilizer to kick public lawns along with.
- There are several hundred ~~from~~ government trees/shrubs still to be picked up from Yaralunla nursery - we might also be able to get some more good street trees put along Crosser Circuit (perhaps as 'do it ourselves')
- Rex Barrett quoted for 3 lights in poorly lit areas 2 are OK & probably should go ahead a.s.p. The third, near Houses 45/46 needs more thought. (these are long delayed)
- Taps in community areas (garages) have been approved → Steve Carland has this in hand
- Tony Ohlsson is getting quote for drainage work near houses 21-23/24 it might be argued that in other parts of the site the residents

involved have carried out or paid for necessary drainage works (the drain ^{initially} put in by Ohlsson's/Woodrow's was inappropriate)

- Chris' lawyer erected 2 mounds north of his house — he told me of his proposals in general terms but did not consult BCC in any detail.

There are 2 issues

- (1) mound near his property (crescent shape) is outside his property line but probably OK if not particularly aesthetic (at least at this stage)

- (2) Second mound off Urambi property is too close to other mound. I believe that it is essential to maintain access for occasional truck movements around Urambi perimeter and this requires a meandering grass strip of say 3 m or so after allowing for shrub/tree growth — Chris' effort doesn't allow this. (House 33 will be the other critical area).

We prepared a letter to NCDI about our thoughts on golf course etc development around Urambi — Terry Healy had the copy of my draft for typing/despatch — I don't know if it went but believe it is still appropriate — and that something must be sent.

Community Centre

— Activity Room curtains were ordered but haven't come due to material problems. Some \$200 paid, \$500 to go I think — Donna knows. ✓

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

16th September 1980

Unit Plan 119 - Urambi Village Kambah

Please pay the following accounts

1. Gold Star Laundry Co.

Laundry the Community Centre 14th August.

\$25-00.

2. Mrs J Robbins

Unit 21 Urambi Village

\$22.30 as reimbursement for purchase of plants

3. K M Intyre

Unit 57 Urambi Village

\$10-00 Petty cash for envelopes postage etc.

K M Intyre
Treasurer.

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

21 Sept 80

Unit Plan 119 - Urambi Village Kambah

Could you please pay the following accounts

1. Home Landscaping Services

P.O. Box 804

Queanbeyan

\$18.16 for Wasted Sand.

2. Mrs A Ryan

Unit 20 Urambi Village

Kambah 2902

\$10.00 as petty cash for the Secretary.

3. Attached is the auditor's report, could you please comment on the two items raised

H M Intype
Treasurer.

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

Alan Curtis & Partners
P.O. Box 1324
Canberra City 2601

1st Oct 1980

Unit Plan 119 - Urambi Village Kambah

1. Could you please bank the cheque for \$60-40 from Ian Lewis. This is payment for the pottery kiln from the Pottery Club.
2. Could you please send an account to
Mr A Ohlson
Unit 23
Urambi Village
for \$38-40 for 180 bricks and 1 sleeper.
and send account to Mr J Ferry
Unit 58
Urambi Village
for \$72 for 400 bricks @ \$ 18c each
less \$25 for 2 1/2 sleepers and 1/2 metre soil
purchased by Betty Conpare. making a total of \$47

K M Intyre
Treasurer.

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

3rd October 1980.

Unit Plan 119 - Urambi Village Kambah

Please pay Messrs E Edwards

Unit 64

Urambi Village

\$16-45 as reimbursement for purchase of
materials for S Hadye for maintenance (19)

A M Intype

Treasurer.

13 October 1980

Mr AF Reeves
Unit 44, Urambi Village
Crozier Circuit
KAMBAH, ACT 2902

Dear Mr Reeves,

Re: Insurance 1980/81 - Units Plan 119

In reply to your letter of 7/10/80 quiryng increased insurance premium this year, we wish to reply as follows:

The total increase in the premium this year over last year is \$692.95, approximately 25%. The insurance premium for your unit includes your proportion of insurance for public liability, workers compensation, removal of debris, Community Centre Building and contents, garages/carports, mortgagees concurrence. This is apportioned by your share of unit entitlements and is on top of your share of the building insurance for your individual unit.

The equation for building insurance is:

Sum insured on unit _____ X Premium for units
Total insurance on all units

PLUS

Total premium for Debris, Community
Centre, Garages/Carports, Mortgagee/
P/Liability & W/Compensation _____ X individual unit entitlements
Total unit entitlements

We hope the foregoing adequately answers your query.

Yours faithfully,

P.T. Brown (Mrs)
STRATA MANAGER

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

13th Octob 1980

Unit Plan 119 - Urambi Village Kambah

1. Please pay
Len Drell (Act)
P.O. Box 65 Mauren
ACT 2607

\$40 Development Plans Home ()
2. Please bank \$30 as payment
for weed by Mr Speaks Unit 33.

A M In type
Incurrs

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

21 Oct 1980

Unit Plan 119 - Urambi Village Kambah

1. Can you please pay
Buckton Plumbing

\$51.00 for the installation of a tap.

2. Pay Louch Yelling and Contractors

\$375. Amount due.

3. Please bank \$18 as payment for books
from A. Houston Unit 72.

K. M. J. J. J.
The owner

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

23 October 1980

Unit Plan 119 - Urambi Village Kambah

1. Please pay Mrs J Robbins
Unit 21
Urambi Village

\$101.90 for plants (Development)

2. Arthur-Jech
2 Hawdon St
Ainslie

\$500 for tree surgery (Maintenance)

3. Please pay Mrs A Ryan

\$25 for money for Monkey tree removal
(Development other) PAID 16/10/80.

A M Jubyne
Treasurer

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

5th November 1980.

Unit Plan 119 - Urambi Village Kambah

Please bank the following money

1. \$6.00 ~~By~~ E. M. and A. A. Lang
for short term parking rental.

2. \$224.44

3. \$5.00 A. Charles Unit 27
purchase of firewood

4. \$5.00 W. Button Unit 30
purchase of firewood.

Please pay the following accounts

1. Macquarie Drainers

2.1 Kiewit St

Kalbarri ACT

\$242 for repairs to dumps and drains.

()

2. Please pay ACTEA \$315.08 Electricity bill ()
K. M. Ingle
Insurance.

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

Alan Curtis & Partners,
P.O. Box 1324,
CANBERRA CITY, A.C.T. 2601

14 November 1980

Unit Plan 119 - Urambi Village Kambah

1. Please make out a cheque for \$20 for petty cash for the Secretary for Stationary etc.

Mrs A Ryan
Amt 20 775

2. Please make out a cheque for \$25 for working bee lunch to be collected by Mrs Ryan 747

3. Please pay Mrs M Munn
Amt 29 Urambi Village

\$40 for consulting on drainage (Development) 747

4. Please make out a cheque for \$23 for the Registrar of Motor Vehicles.

To be collected by Mrs A Ryan 781

5. Please pay Mrs J Robbins
Amt 31 Urambi Village

\$24.15 for plants (Development) 782

6. Please pay Aunt Bessie's United Insurance Society
\$15.00 Mortgage Insurance.

7. Please pay Mr A Watson
Unit 25 Stranah Village

\$15.00 for garbage collection. 760

Could you please also send me a copy of the
computer numbers. I seem to have lost my copy.

W. M. Intyre
President.

Alan Curtis Partain
P.O. Box 1324
Banbera City
ACT 2601

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

20 November 1980.

Unit Plan 119 - Urambi Village Kambah

1. Please pay Karel Christensen
Unit 57 Urambi Village

\$29 for garbage collection for 10 weeks from
August 26th to November 11 1980. 760

2. Please check your gas account to
see if September 25th was paid.

Kell^o Intyre
Inverness.

20 November 1950

Unit Plan 119 - Urambi Village Kambah

1. Please bank \$65 for hire of Community Centre
\$45 ALP. up to and including 20/11/50.
\$10 TRS 80 Club (with bookings)
\$10 P.M.E. School Council.
2. Please Bank \$4.50 hire of furniture of Community Centre.
3. Please pay Sylviae Stephens
Unit 45
Urambi Village
\$180 for Design of Courtyard at Community Centre
(Development Other) 747
4. Please pay Mrs Giff' Alpine
Unit 17
Urambi Village
\$48.96 reimbursement for timber (Development Materials)
784
5. Please pay Mrs P Ryan
Unit 20
Urambi Village
\$12.50 hire of saw (Development hire 753)

6. Please pay. Mr. S. Barkan

about 50

Monti May

\$27.40 for hardware Development material 784

Kell Intype
Insurance.

7. Please pay Gold Star

\$25 for cleaning on 11th November 788

and check whether they have been paid
for cleaning on Sept 24. If not could
you please pay them a \$25.

Kell Intype.

57 Urambi Village
Kambuh

Alan Curtis & Partners

22 Dec 1980.

P.O. Box 1324

Samburu City.

1. Please pay Mrs S.S. Robertson
118 Monaro Crescent
Red Hill ACT 2601
\$20 horticultural maintenance (765)
2. Please pay B Nealy
Unit H 3 Urambi Village
\$6 garbage collection (760)
3. Please pay B. M. Evans
116 Maryborough St
Fyshwick
\$155.10 fertilisers. (767)
4. Please pay McPhallany Summers & Gibson
\$50 for legal advice. (780)

A McIntyre

Treasurer.

57 Urambi Village

Kambak

NET 2902

23-12-80

Alan Curtis & Partners

P.O. Box 13214

Curitiba City 2601

Urambi Village Unit Plan 119 Kambak

Please pay the following amounts.

1. David Watson
Unit 25 Urambi Village

\$19.50 Lawn mower repairs }
\$14.50 Lawn mower repairs and petrol } \$34.00 (767)

2. Angus Watson
Unit 25 Urambi Village

\$12.00 garbage collection (760)

3. Stephen Hodge
Unit 42 Urambi Village

\$155.00 general maintenance }
\$63.60 " " } \$218.60 (760)

4. Rex Barrett & Electrol
7 Lomdali St
Bradden

\$957.37 Electrol installation }
\$773.00 new work }
84.37 maintenance }
(786 / 784)
(769)

RMB intype

57 Urambi Village

Kambak 2902

29th Jan 1981

Alan Curtis & Partners

P.O. Box 1324

Kambak City

ACT 2601

Urambi Village Trust Plan 119

1. Could you please bank the following cheques.

F de Brett	\$ 37.50	Home of Community Centre
W Bushing	\$ 10.00	" " " "
ME Hudge	\$ 35.00	" " " "
Green Revolution Fund	\$ 35.00	

2. Could you please check the outstanding amounts on Kenneth Bros (784) and Rex Barrett (764) accounts.

Could you pay these accounts and inform me of the amounts paid by letter.

3. Please pay Pauls Home Centre \$70.36. (767)

Neil Intype

Treasurer

57 Urumbi Village
Kambah
ACT 2902

Alan Curtis & Partners
P.O. Box #324
Bentura City
ACT 2681

17-2-81

Unit Plan 119 Urumbi Village Kambah

1. Please pay the following accounts.

16 Jan. A Watson \$18.00
garbage collection (760)

D Watson
25 Urumbi Village Kambah
\$27.50 (760) — \$45.50 Pd.

2. 6 Jan. D Watson garbage collect (760)
\$12.00

D Watson \$17.50 petrol (767)
— \$17.50 Pd.

3. ACTEA Electricity Account 23-10 to 21-1-81

\$233.63 (769)

4. Please bank cheque for \$205.00 from South British United
as payment for claim for storm damage
H B Sydney
Insurance

5. Please pay Miss B Realy.

House # 3

Urambi Village Kantal

\$ 7.50 Genbay Calcutta. (760)

H. M. Stype.

Inamur.

57 Urumbi Village
Kambrah

ACT 2902.

3rd March 1981

Alan Curtis & Partners
PO Box 1324
Bentonia City

Unit Plan 119 Urumbi Village

Could you please pay the following account.

1. Gold Star Cleaning Co.
142 Monaro Crescent
Red Hill ACT 2603.

\$50 for cleaning Community Centre
12th and 19th December, 1980. (788)

2. Paulo Home Centre

\$65-60 (767)

3. Please bank the following cheques.

W Bushings \$10

W Bushings \$10

R.F. de Brito \$37.50

Community Centre A/c. \$57.50 ()

4. Please bank SBU \$31.40 cheque.

and please pay
Mr DA McInness 57 Livingston Avenue.

Kambrah ACT 2902

Refers to Community Centre door (790)

Alb Ensign Treasurer.

57 Urambi Village
Kambak 290
23rd March

Allen Curtis & Partners
P.O. Box 1324
Kambak City

Attn Phon 119 Urambi Village Kambak

1. Please bank the following cheques.
10/3. R. F. de Brett \$75-00
22/3/81 Sugganay Bramh A.P. \$30-00
Both cheques are for bene of Community Centre.
2. Please pay Community Centre Sub Committee
C/- A. S. S. S. S. S.
Attn 61
Urambi Village
\$624.82 as per attached account.
3. Please pay
M^c Phillingham Summers & Gibson
Solicitors
P.O. Box 628
Kambak City
Advance on Swimming Pool (747) \$30-00

K. M. S. S. S.
Treasurer.

57 Urambi Village
Kambuh
26-3-81

Alan Curtis & Partners
P.O. Box 1324
Kambuh City

Urambi Village Unit Plan 119.

1. Could you please pay Pauls Home Centre
\$70-87 (767) Maintenance materials
2. Stephen Hodge
#2 Urambi Village
\$122 (760) Maintenance labour 24/12-22/3.
3. Custom Plumbing Services
4 Styles Place
Wannanua 2903.
\$44 (756) Plumbing maintenance
4. Please pay R. Mc Intyre \$25 cash
for work by see numbers (784)
5. Please pay P. Malagonis (horizontal contractor)
\$100 for purchase of fertiliser (765)
R. Mc Intyre Insurance

57 Urambi Village
Wentworth 2602

13th April 1981

Stan Curtis & Partners
P.O. Box 1324
Canberra City 2601

Urambi Village - about 1 hour 19

Could you please provide a copy of the

1. Glenda Bletchley \$8.72

Typing (780)

2. Economix
P.O. Box 346
Woden ACT 2606

\$161.00 concrete Community Centre Park (784)

3. David Henscheloff
concretary Dullipul Colleen (786)
\$60.00

4. George Paulus & Co
\$84.50 Steel Deck (784) PAID

W. B. City
Insurance

Allen Curtis & Partners
P.O. Box 1324
Karlana Naty

Unit 57
Urambi Village
Kambuch ACT 2902
26 April 1981

Unit Plan 119 Urambi Village Kambuch

Please pay the following accounts

1. DW and J L Phillips
Home Maintenance Service
3 Eagle Crescent Kambuch
\$185 for painting community centre (790)
2. Mrs Armand Ryan
Unit 20 Urambi Village Kambuch
\$25 Working bee lunches (784)
3. Pauls Home Improvement Centre
Hindmarsh Drive Phillip
\$66-56 general hardware (784)
4. A and R Plasterers (T.J. Davis)
Mt. Gregory ACT
\$520 plastering ceiling community centre (790)
5. Ken Bradley Fixers
P.O. Box 40 Dickson ACT 2602
\$453 Fly screens community centre (790)
6. Mr A Houston
Unit 72 Urambi Village Kambuch
\$50 Insulation for ceiling of community centre (790)
7. Mr Lutzke
Unit 57 Urambi Village Kambuch
\$10. Petty cash (Envelopes postage etc) (775)

Mr Lutzke
treasurer

57 Urambi Village
Kambak AC 2902

26 April 1981

Alan Curtis & Partners
P.O. Box 1324
Cantona City

Amount Plan 119 Urambi Village Kambak

Please pay

Mrs R Hodge

Unit 42

Urambi Village

Kambak

\$15.00 purchase of chair (784.)

Kill Intype

Treasure.

57 Urambi Village
Kambah 2902

27th April 1981

Allen Beards & Partners
P O Box 1324
Bendara City

Urambi Village Kambah: Unit Plan 119

Please pay the following accounts

Yard Star
Cleaning Co

\$100 cleaning community centre 27 March 81 (788)

\$15 vacuuming community centre 13 April 81 (788)

Kell Intype

Treasurer

2. Please pay Mr P Spring

Unit 53 Urambi Village Kambah

\$6 purchase of 4 pine logs @ \$1.50 each (767)

3. Mr S & Spark

Unit 3 Urambi Village Kambah

\$14 purchase of plants (782)

Kell Intype
Treasurer

57 Urumbi Village
Kambak 2902

30th April 1981

Allen Curtis & Partners.

Urumbi Village Kambak Unit Plan 119.

1. Please pay H Mc Intyre
Unit 57 Urumbi Village
\$18-90 reimbursement for hire of rating base
for working bee. (753)
2. Enclosed is account from Kalyanas
which was paid previously without the
account.
3. Would you please provide a 3 monthly
statement of accounts to end of March 1981

H Mc Intyre

Treasurer

57 Moombi Village
Kambak

20th April 1981

Alan Curtis Partners
P.O. Box 1324
Bentonia Hwy 2601

Moombi Village Kambak Unit Plan 119.

● Please pay the following accounts.

1. Mr A Smith
Unit 56 Moombi Village Kambak

\$8.00 petrol (767)

2. Stephen Hodge
Benton Hall
ANU.

● \$18.64 installation of log burners. (786)

3. Rex Barrett Electrical

\$59.49 maintenance to lights in car parks B & D
and garages. (769)

4. Please bank the money - \$16.50 for hire
of furniture from Community Centre.

5. Could you please not the instruction re Gold
Dias clarity of Community Centre and ensure
that periodic payments are made.

A. M. Payne
Treasurer.

57 Urambi Village
Kambich ACT 2902

5th May 1981

Alan Beattie & Partners
P.O. Box 1324
Canberra City 2601

Urambi Village Unit Plan 119

Please pay the following accounts.

1. ACT Electricity Authority

\$232.02 Electricity 22/1 to 23/4/81. (769)

2. Macquarie Drainers

\$400. Installation of Pump and repair to Pumps (754)

3. Could you please attend to letter from
Bank NSW re Unit 68.

4. Please pay B Healy
Unit 43
Urambi Village

\$7.50 - Garbage Collection (760)

5. Please pay Mr D. Watson
Unit 25 Urambi Village

\$4.92 see over -

Pay for cleaning garbage enclosures \$30.00 (760)

Lawn mower maintenance \$22.92 (760)

\$52.92

Adjustment

Double payment of \$18.00 in Du \$18.00

Purchase of Sleepers 5 @ \$6 \$30.00

\$48.00

Total to be paid to Mr. Walter \$44.92.

H. M. L. Type
Treasurer.

57 Urumbi Village
Kambuh

ACT 2902

30 May 1981

Alan Curtis & Partners

P.O. Box 1324

Bandana City

ACT 2601

Unit Plan 119 Urumbi Village Kambuh

Please pay the following accounts

1. Macquarie Drains

21 Keewa St

Kaleen ACT 2617

\$ 49.78 Repairs to damaged path (754)

2. John Jarvis

4 Lee Place

Gerrard ACT 2605 (Total \$ 207.00)

\$ 126.00 manufacture of new sign

URUMBI VILLAGE 1-9 A. (767)

\$ 81.00 manufacture of new sign

NO PARKING ON DRIVEWAY (784)

3. Conkell Bros

P.O. Box 326

Fyshwick ACT 2609

\$ 28.30 washed sand (784)

4. B. Healey

Unit 43 Urumbi Village Kambuh

\$ 7.00 gembay collection (760) *W. J. Taylor*

Please bank the following cheques

\$ 75	R F de Bratt	6-5-81	} Community Centre Home
\$ 75	R F de Bratt	18-5-81	
\$ 10	W Buckley	5-11-81	} Community Centre Home
\$ 10	W Buckley	20-5-81	

Total \$170 for Community Centre Home

A M. Lodge
Treasurer.

57 Wrambi Village
Kambah
ACT 2902

Alan Curtis & Partners
P.O. Box 1324
Canberra City
ACT 2601.

2nd June

Unit Plan 119 Wrambi Village Kambah

Please pay the following accounts

1. Paus Home Improvement Centre
Hindmarsh Drive Phillip
\$15.75 (767)
2. Department Capital Territory
Trade waste removal
\$6.60 (752)
3. Boweral Brickworks
\$408 purchase of bricks, paths (784)
Remainder (\$204 to be paid by J Healy Unit 43)
4. Mrs A Ryan
Unit 20 Wrambi Village (784)
\$25 reimbursement for Monday tea lunches.
5. Canberra Jung
P.O. Box 31
Bungendore NSW 2621.
\$35.75 Jung c.c. bankcard (784)

L.M. Intyne
Treasurer

3.6.81.

Donna,

36 sheets of photocopies at
5c per copy

Total Cost : \$1-80

HAZELL
RANG

80 on

Rd

A.

A boy

1 over

57 Urambi Village
Kambah
ACT 2962

Alan Burke & Partners
P.O. Box 1324
Bentham City 2601.

29th June 1981

Unit Plan 119 Urambi Village Kambah.

Please pay the following accounts

1. Rex Barrett Electrical (785) \$409.45

2. Benhill Bros (784) \$68.50

3. Miss B Maly
Unit 43
Urambi Village
Kambah

\$31.05 Garbage collection. (760)

4. Mr M'Innes

\$210 seat in Community Centre
boundary (785)

Hubert Lupton
Treasurer.

57 Urambi Village
Kambah.

Alan Curtis & Partners

PO BOX 1324

Conberra City

ACT 2601

17th July 1981.

Unit Plan 119 Urambi Village Kambah

1. Please pay the following accounts

Mr A Waiser

Unit 25 Urambi Village

\$15.00 garbage collection (760)

2. Alena Besmor

cf- 20 Urambi Village

Kambah

\$32.00 typing AGM reports (780)

3. Pauls Home Improvement Centre

\$230.22, garbage bin covered (767)

K M Intyre

Treasurer.

57 Wrambi Village
Kambach
ACT 2902

Man Kentis & Partners
P.O. Box 3624
Canberra City

23 July 1981.

Wrambi Village Kambach Unit Plan 119.

1. Please bank the following money.

\$30	TS on MR Healy
\$30	ME & JR Robbins
\$10	F Reuss

For sale of wood.

2. Please pay

Her O'Leary
2 Yull Place
Chifley

\$200 for clearing up rubbish & wood (760)

Mrs A Ryan
Unit 20 Wrambi Village

\$100 for stone as above (paid O'Leary \$100) (760.)

H M McIntyre
Treasurer.

57 Urambi Village
Kambeth

Alan Curtis & Partners
P.O. Box 1324
Bambura City

26 July 1981

Urambi Village Kambeth Unit Plan 119

Please bank the following amounts.

1. \$25 S. Boyd Unit 47
2. \$35 Dr G N & Mrs S Hawker

Money for sale of wood.

Please ~~make~~ pay Pw Long Carpets

\$200.00. as deposit for industrial
carpet for Community Centre meeting room.

K. W. Glynne
Treasurer.

Please ensure that all subsequent payments to the
Maliyans be made \$341.67 month (based on \$4100 per
year)

K. W. Glynne.

NOTE FOR FILE: MEASUREMENT
OF UNIT ENTITLEMENT

2.8.81

- ① According to Alistair Christie, the rule of thumb for measuring unit entitlement on split-level houses is to take the shortest adjoining wing wall, front & back as the limit of unit entitlement.
- ✓ ② ~~Split-level houses~~ ^{entitlements} are of standard depth - ~~18.19 metres~~ ^{14 metres}. They vary only in width.
- ③ Stocks & Holdings brush fences ~~are~~ ^{do} not always coincide with unit entitlement.
- ④ Measurements at the rear of a split level house must be taken from the house wall, not from the edge of the balcony overhang.
- ⑤ The contract of sale for each house includes ~~a~~ measurements & a plan of the unit entitlement. This document is sometimes held by the solicitor who handled the purchase; sometimes by the mortgagor; ~~any~~ ~~owner may~~ sometimes by the owner himself.
- ⑥ The actual location of specific houses & groups of houses on the site may well not be ~~as~~ shown on the plans; but without a full-scale re-survey it would be difficult to verify this.

JAR.

* Except 44, 45, 66, 67, 68, 69, 70, 71

57 Mrambi Village
Kambak
ACT 2902

Allen Curtis & Partners
P.O. Box 1324
Bambura City

10th Aug 1981.

Amint Plan 119 Mrambi Village Kambak

Please bank the following cheques.

\$ 75	R De Brett	28-7-81
\$ 10	M Bushing	19-7-81
\$ 10	M Bushing	20-6-81
\$ 30	Sugocrony ACP	14-7-81

for Here of Community Centre.

Please pay the following accounts

1. Allen Curtis & Partners

\$132.55 for Photocopying for A.G.M. (750)

2. Anson - Tech

2 Howden St
Garside ACT

\$ 810 Tree Surgery as arranged (760)

A.M. Intype
Treasurer

57 Urombi Village

Kambak

ACT 2902

11th Aug 1981

Alan Curtis & Partners

P.O. Box 1324

Condema City

Urombi Village Kambak - Unit Plan 119

Could you please pay

Mu Say Carpets

\$200 as remainder of deposit for
carpet for community centre (790)

Please bank

\$6 from A Hay
Unit 71

for sale of wood.

Please pay Dawn Kumbeliff \$132
for buddy barbecue in cc account (786)

A.M. Intype
Treasurer

57 Thanks Village

Kantab

ACT 1902.

Allen Curles, Partners

20 of Aug 1981

PO Box 1224

Barbora City

11 - 2001

Unit 114 Thanks Village

• Could you please write to Mr. Molyneux and inform her that his contract has been renewed for the next 12 months under the same terms as last year. His monthly payments are to be \$4178 (yearly amount to be \$41000.)

* I will pay Custom Plumbing

\$1450 for new stopcock bar part E (756)

• I will pay \$100 to Intyre

Unit 57 Thanks Village

\$144 as payment for difference for steel plates from Blackwoods.

• Please credit \$30 as payment for wood from A Small Unit 56.

\$30 was spent to pay part of \$144 for carbon plates (784)

A. M. Intyre
Treasurer.

57 Urambi Village

Kambak

ACT 2902

25th August 1981

Allen Curtis & Partners

P.O. Box 1324

Bombay City 2601

Urambi Village Kambak - Unit Plan 119

1. Please pay Mr David Henscliff \$20 (CASH)
for the completion of the barbecue (786)
2. Please pay ACTEA
\$316.62 for 23-4-81 to 24-7-81 (769)
3. Please pay Mr D Watson
Unit 25 Urambi Village
\$6 derived as follows

Garbage collection for A Watson of \$30 (760)

Purchase of wood \$24

H.M. Lyle
Treasurer

57. Urombi Village
Kambuk

ACT 2902

August 28, 1981

Allen Curtis & Partners

P.O. Box 1324

Geneva City 2601

Urombi Village Kambuk - Unit Plan 119

1. Please make out a cheque for
Sugamony Velby Post Office
\$65 Funerals of Community Centre (788)
2. \$10 Pelly back for Secretary Body
Corporate Committee to be collected by
Mrs A. Ryan (776)

R. M. Lutz

Treasurer

DRAFT JOB SPECIFICATION FOR URAMBI HANDYPERSON

QUALIFICATIONS

- Must have driving licence and own vehicle with tow bar.

- Experience in some or all of the jobs likely to be encountered:
 - drainage (agric. and surface)
 - bricklaying
 - welding
 - electrical
 - carpentry
 - painting/staining
 - concreting
 - lawn mower maintenance
 - pruning
 - planting
 - propagation
 - general maintenance, including site clean-up* & bin area hygiene.

* including dog faeces

(Job could be expanded to include all horticultural maintenance.)

- Ability to identify and report problems & use initiative to fix them.

- Handyman would be expected to keep a duplicate detailed job sheet, to be handed to the responsible resident on completion of a day's work.

- Person would be preferred to work on ~~Thursdays~~ Tuesdays (and Fridays.)

- Rate of pay: negotiable.

- Areas of responsibility: Community Centre, Gargges, Roadside, Common Paths, Common Lighting, Sumps and Drains, Common Areas generally.

ADVERTISEMENT:

WANTED: Handyman to Keep Urambi Beautiful, one day a week. Must be reliable, pref. experienced in all aspects of maintenance. For details contact

DISTRIBUTION: Urambinews, C.E.S., Jobless Action. (If no go, Canb. Times?)

Sample Programme for Handy Person

1. Clean up bin areas: put surplus/ scattered rubbish into one or two ~~bin~~ containers and place in B.C. trailer.
sweep bin areas
return bins and lids to enclosures:
- * 2.
3. Check with responsible resident for any new items requiring attention.
4. Continue with jobs as listed from previous B.B.C. meeting
5. Clean up rubbish/dog faeces from lawns, garages and garden beds.
6. Sweep garages and paths.
7. Take rubbish to Tip/ mower(s) for repair / jerry cans to be filled.
8. Report any problems or new repair jobs to the responsible resident.

* 2. Check mowers & fuel.

Digby,

Attached are some matters that I had wished to discuss at the 4/10/82 meeting - but no-one else attended the 4/10 meeting. I have now heard that it was actually held on 5/10 - it's a pity that Wambi-news had the date wrong and that one of the BCC members (Terry) didn't know about the meeting change. - I hope this year's committee isn't going to exceed last year's record for inaccessibility! Do I now have to wait until November for a comment on the matters I have raised?

C. M. P.

1) Urambi Village
1 October.

Dear Hugh,

I don't think it would be fair if your Committee were the first not to get a letter from me — besides I could rapidly lose whatever reputation I have as a "nuisance" if I don't work at it. Hence this letter which will cover a multitude of subjects.

Electrical work .. I understand that we have a bill approaching \$2000 for new lights and lighting repairs. There are two aspects I want to comment upon. As far as I can gather, (including from attending some of the last BCC meetings when electric work was discussed) there was no intling that a bill of such magnitude would come forward. Naturally, changing circumstances sometimes mean that the final cost often exceeds an indicative quote but in this case the extent of this overrun seems unacceptable. I don't think that we are properly managing our affairs if we don't get realistic quotes, approve any increase that turn out to be necessary and, thus, end up with a bill of around about the expected amount: it would not be proper to spend large amounts of other people's money in any less careful a manner (no matter how frivolously some might dispose of their own money!). The second, equally serious, aspect of this matter is that it doesn't appear to me that an appropriate item to cover the bill appears in either this year's or last year's Budget. It shouldn't be necessary for a general meeting to approve every item of expenditure, but when they get up near the \$2000 mark I'd certainly like to know about them and debate as necessary.

Levy collection .. I guess that the unexpected bill is connected with the comment in the last 'Urambi News' about slow payment of levies. Prior to that comment it had always been stated that, with a few exceptions from time to time, Urambi village residents were far-better-than-average levy payers. I don't believe that it is reasonable to expect -

and count on a prompt payment for the first levy of the year. After all the AGM isn't until late July, people don't know who the Committee members will be, what they agreed (indicative) Budget is and so on. This year's AGM, for example, approved a rise in levies to raise a further \$1000 for development work near the Community Centre. In these circumstances and with a new Committee yet to demonstrate its qualities it is not unreasonable to expect a bit of a lag in levy payments. I suggest then that 'Wanli' news' exhortations (even in friendly terms as this was) should be kept ~~for~~ for more serious cash-flow situations (or the reasons for the problem more honestly explained?)

Sewerage: To my knowledge there have been two or three blockages in the sewerage system in recent weeks. One of the occasions gave the tenants of House 15 an unpleasant time - part of the problem was a Casuarina tree planted virtually on top of a sewerage manhole and not unexpectedly blocking the sewer with its water-seeking roots. ^(The other part of the problem was large numbers of 'disposable' nappies and nappy liners!) The culprits can go unnamed on this occasion but the planting was certainly fairly stupid. Perhaps there are other manholes around the site which, similarly, have trees planted too close and which are liable to give trouble. The cause of the blockage near Watson's - although there were nearby shrubs - appears to be something different although I suspect all the blockages are not unrelated. The BCC should locate all manholes and check that they are accessible and clear. Once upon a time I had plans for all the services (recovered from a Stocks-and-Holdings rubbish bin!) but some of them have been removed - but I do have one plan which shows sewer manholes. A related and perennial issue - and potential problem - is the location and accessibility of individual and common taps and valves. I believe that some people still don't know where their water stop valves are. On other occasions the problem is lack of a suitable tool to turn valves off, where they are in deep pits. ^(full of red-bricks!) The BCC.

should remind people to be aware of where their individual values are, ~~and~~ know ^(and meet) where values on common property are and, as necessary, obtain suitable tools for turning values off. (available to all)

Mowing. Most people will be aware that "the first mowing of spring" didn't occur on common land until 28/9 (except for a few places where individual residents got sick of waiting). The place was starting to look a bit scrappy by then, and we were lucky that the drought had reduced the growth rate. I understand that the new maintenance man was waiting upon a new mower - I would have thought that hiring a mowing man without a mower wasn't too smart! - I only hope that we didn't start to pay out on his contract until he began to do the job (similarly with his weed-straying)

This leads me to raise a wider issue connected with the mowing. Marion Powell (and Keith McElroy to some extent) looked into the mowing question some months ago and sought new quotes. I'm sure that the quotes she obtained were a fair sample (and some were amazingly high) but I'm not convinced that hiring a maintenance contractor is the most cost-effective way of meeting our needs. It is supposed to ensure regularity and reliability and reduce the administrative load on the BCC (or the maintenance warden(s)). None of those results are particularly evident, (and, as I'll come to, there are ^{solutions} other).

Part of the problem lies in the definition of the need, and this is a particularly difficult problem. For the five or so years of our existence we have, for one reason or another, undertaken ~~at~~ at general expense, to mow a considerable expanse of grass and lawn beyond Hamble's boundaries. The reasons have included aesthetics, recreation, safety (snakes, fire) and, perhaps most importantly, to establish a pattern of responsibility for and care about the land that might one day be part of the golf course (at which time we can say that we expect reasonable consideration because we've looked after the area all this time). Because

Golf course decisions are imminent (perhaps) it would be silly to drastically modify our pattern now. Moreover, since the new contractor has (I hope) undertaken to mow much the same area as his predecessor (at much greater cost), we certainly wouldn't reduce that area without also reducing our pay-out to him. Still, such a reduction ^{in mowing area} is something ~~we~~ might aim for in the future. Either the government or the golf course management (or nearby residents at their expense) might pick up the job - and the tab - although undoubtedly we might ^{always} expect to mow a few metres beyond our exact boundary. Let it be thought that I am quibbling about trivial things, let me say that in my estimation half of the mowing we pay for occurs outside Uramli's boundary! In our early days when Stephen Hodge did the mowing he kept a record of the time it took and the "internal" areas took about 5 hours out of a total, then, of 12 (if the grass was high) - I suspect the internal areas are less now than they were then (and, of course, the professional mowers have bigger, faster, machines).

Leaving aside the question of what area we should be mowing, the major alternative to a contract mowing service is some form of 'do-it-ourselves'. The limit example of everyone doing a small patch near their homes would be likely to end up with very patchy and uneven results - so I think we have to aim at a regular system at least for the spine-path and nearby lawn areas. This could be achieved by paying someone/s (resident or otherwise) to ride a Uramli-owned mower. Problems with this system in the past included availability of the rider (Steve Hodge had academic commitments etc. which sometimes meant he mowed on an irregular basis). The other major problem was mower breakdown & undoubtedly the cause of this was an unsuitably light and underpowered machine plus, at the time, some very rough grass surfaces (mainly off Uramli on the western side). The latter problem is now pretty much cured (and could be further improved with top-dressing) - The machine problem would be solved by the right choice. As an example a Victa B.H.P. ride-on, electric start, tractor

type mower is around \$1800. So we would have \$1800 capital outlay, ^(one in say 8 years) negligible running costs, some expectation of maintenance & repair costs, and, say, 120 or so hours operation at \$5 to \$8 an hour depending on the chosen operator (The machine could also be 'hired' to those who want to mow way beyond Uramli land). I suggest this would total about \$2800 compared to the mowing component of the current contract which is probably about \$4000 (allowing an extremely generous amount for spraying — another area we could cut drastically). The capital cost is only occasional — so the 1983-4 est cost is lower.

I therefore suggest a Royal Commission (or an IAC Inquiry) into mowing — otherwise I'll have to call in Ombudsman Ralph!

Trailer: I hear that we are to pay \$200 for a 3 or 4 year old, rusty, 5x4' trailer when a new 6x4' is \$260 — doesn't seem like very good buying!

Usurping of Community Land: I would have expected that most of the Territorial Claims were worked out in about 1977-78 but there are still a few examples of creeping boundaries. The ones which creep off Uramli land are not for the BCC to worry about (better not even to know). The ones which worry me are activities which close up what are to me as a person concerned with landscaping — critical spaces such as the gaps between groups of houses. The difficulty often is that the extension of gardens often is, in a sense, better than the poor grass, or the chypis etc which preceded it. The classic case is House 33 where, combined with House 32, the gap between houses is virtually swallowed up by scrubbing. I believe that it is important to retain some vistas through these spaces — as well as not impeding the rights of people (even children!) to move through the area — If you agree perhaps people should be reminded not to appropriate areas without discussion/permission (The architect intended the gaps to remain mostly open)

Vegetable garden: A number of people have reminded me that the vegetable gardens are not honouring their promises to maintain this part of the common land.

Working bees: We must give people a fair chance to work off their Levy at working bees or by other means. This requires a planned program.

That's probably enough unreadable letter with insoluble problems for now
Regards. Geoff Mestepur

THE PROPRIETORS OF UNITS PLAN 119
URAMBI VILLAGE

NOTICE OF ANNUAL GENERAL MEETING FOR 1983

The annual general meeting of The Proprietors of Units Plan 119 ('Urambi Village') will be held on Sunday 19 June 1983, at 2.30 p.m. in the meeting room of the Community Centre, Urambi Village, Crozier Circuit, Kambah A.C.T. 2902.

Attached are:

- minutes of the 1982 annual general meeting;
- agenda for the 1983 annual general meeting;
- copy of motion on notice relating to the swimming pool;
- nomination form for 1983-4 committee;
- proxy form in respect of motion on notice; and
- reports of convenor, treasurer, and subcommittees for 1982-3

Any of the 1982-3 reports not available at the time of distribution of this notice will be presented, in writing or orally, at the meeting.

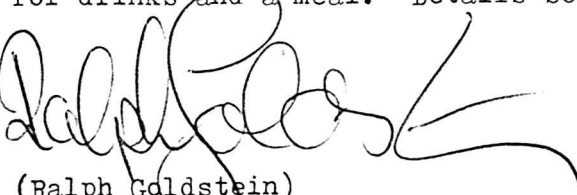
The motion on notice is re-presented from the last AGM, and until it is passed the gift of those members of the Corporation who financed the construction of the swimming pool will not have been accepted; nor will the necessary amendment to the Articles of Association have been made for the rules for pool usage to be enforceable.

Re-presentation is necessary because this motion needs a two-thirds majority vote to pass (i.e. it is a matter needing a 'special resolution' in terms of the Unit Titles Ordinance).

Ironically, although it was unopposed at the last AGM, it failed simply because not enough members of the Corporation attended the meeting or gave proxies to achieve the necessary majority.

So, PLEASE, either attend the meeting, if only to vote on this motion (we hope you'll want to come anyway!) - or COMPLETE THE PROXY FORM AND GIVE IT TO DIGBY GASCOINE (house 22).

There will be an opportunity after the meeting for members to stay on for drinks and a meal. Details separately.



(Ralph Goldstein)
Secretary

16 May 1983

*only the CC sub office
+ brief maintenance points*

Publsh

*Not
Satisfactory*

UNIT TITLES ORDINANCE 1970-1975

PROPRIETORS OF UNITS PLAN NO. 119

THE SCHEDULE OF ARTICLES AS AMENDED OCTOBER 1976 ..

1. In these Articles, unless the contrary intention appears, "the Ordinance" means the Unit Titles Ordinance 1970.

2. (1) In this article, "authorized agent" means a person authorized by the Corporation for the purposes of this article.

(2) Subject to this article, an authorized agent may, at all reasonable times -

(a) inspect a unit for the purpose of ascertaining whether or not the Ordinance and these Articles are being observed;

(b) carry out in, on or to a unit any maintenance, repairs or work that the corporation is, by the Ordinance or these Articles, required to carry out in, on or to the unit;

(c) carry out in, on or to a unit the functions imposed, exercise the powers conferred, and perform the duties imposed, by the Ordinance and these Articles on the Corporation in so far as they related to the unit,

and may, for any of those purposes, enter and remain in or on the unit for such period as is reasonably necessary for the purposes of doing any act referred to in this article.

(3) An authorized agent shall not do any act referred to in this article unless -

(a) the Corporation or the authorized agent has given to the proprietor of the unit or to the occupier or user of the unit reasonable notice of his intention to enter in or on the unit or to do the act; or

(b) by reason of an emergency, it is essential that the act be done without notice having been so given.

3. Each member of the Corporation shall -

(a) pay all rates, taxes, charges, outgoings and assessments payable in respect of his unit,

(b) repair and maintain his unit and keep his unit in a state of good repair;

(c) comply with any requirement made by or under any law in force in the Territory to carry out repairs or to do any work or thing in relation to his unit;

(d) if his unit is to be unoccupied for a continuous period exceeding thirty days, give notice of the

fact to the Corporation;

(e) if a change occurs in the occupancy of his unit, notify the Corporation of that fact and of the name of the person who will occupy the unit

4. A member of the Corporation shall not -

(a) use the common property or permit it to be used so as unreasonably to interfere with the use and enjoyment of the common property by another member of the Corporation, by the occupier or user of another unit or by an invitee or licensee of such a member or person;

(b) use his unit or permit it to be used in such a manner as to cause a nuisance, hazard or substantial annoyance to another member of the Corporation or an occupier or user of another unit or to an invitee or licensee of such a member or person;

(c) make within his unit or on the common property such a noise as might reasonably, in the circumstances, cause substantial annoyance to another member of the Corporation or to the occupier or user of another unit;

(d) use his unit, or permit it to be used, in a manner that results in there being a contravention of a law in force in the Territory;

(e) except in accordance with the express permission of the committee of the body corporate and in accordance with the provisions of any law in force in the Territory applicable in the circumstances, erect or alter any structure in or on his unit; and the committee of the body corporate shall cause to be displayed, details of the proposed erections or alterations for a period of not less than 21 days and if there be no objections grant such permission;

in the event of there being objections the committee of the body corporate shall call a meeting of all members of the corporation at which meeting a vote shall be taken; a two-thirds majority of the entitlements of members present and voting shall be required for the proposal to be permitted to proceed;

(f) except in accordance with the written permission of the Corporation (which permission may be withdrawn at any time by written notice given in pursuance of a special resolution of the Corporation), keep any animals or birds in or on his unit or the common property;

(g) attach to or remove from his or her unit any sunblind (as defined in the Building Manual A.C.T.) without first obtaining the approval of the Committee of the Body Corporate.

5. (a) A person who becomes the proprietor of a unit shall, within seven days after lodging with the Registrar for registration the instrument under which he has become the proprietor of the unit, give to the Corporation notice that he has become the proprietor of the unit.

(b) A person who ceases to be a proprietor of a unit shall within seven days of transfer of title to that unit notify the corporation of said transfer.