

32 Urambi Village,

KAMBAH A.C.T. 2902

28/5/81

The Convenor,
Urambi Body Corporate,
Urambi Village,
KAMBAH A.C.T. 2902

Dear Sylvia,

Our house (No 32) does not have a covered carport. The open space which we do own sits under a very large gum tree which was recently trimmed. We had hoped that this would eliminate our problems or at least reduce them to an acceptable level but unfortunately, the problem is as bad as ever.

The problem has, for us, five elements:

- (i) falling branches, leaves, twigs and bark - a minor problem for the car but a potential safety hazard.
- (ii) falling gum or sap from the tree - stains the glaze off the paint surface of the car.
- (iii) bird droppings from at least 3 types of birds one of which eats berries - again a paint problem (and a people problem)
- (iv) bird droppings - when this filth gets into vents and door handles etc it is we feel, a health problem.
- (v) Falling gum/sap and bird droppings on car windows - this is not easy to remove and becomes a major safety hazard.

As a solution to this problem we would like to be able to propose extending the existing carport but would not be in a position to do this for 3-4 years. If some of the pro-Dysart faction were to change their views on structures we could possibly afford a carport in the next financial year.

Would you please discuss this matter with the committee at the earliest moment possible and let us know what you intend doing. We would be happy to talk it over at any time or attend a meeting.

Yours sincerely,


(IAN AND MARY BATTY)

Draft - 1/6/81
Annexed next letter

Dear Ian & Mary,

~~That's quite far gone~~ We acknowledge
your letter of 28/5/81 & do sympathise
with ~~the~~ ^{your} ~~problems~~ the problem of owning
a car space beneath a large tree. The
committee has however discussed the
matter & feels strongly that we do not
have a mandate to ~~set in motion~~ give
approval for a structure which is not in
accord with the general architectural
guidelines of Manksi. A flat roofed ~~garage~~
~~you may be aware~~

carport would we feel destroy the strong
architectural consistency of Manksi Village.

There is on file, currently held by Jenny
Neyce, correspondence from ~~the~~ Peter Bell
regarding previous proposals to ~~be~~ construct
flat roof carports. ~~which~~ ^{This} gives firm guidelines
on ~~carport~~ what is & is not acceptable
in the way of carport structures. ^{A copy is available from Jen} These
guidelines were accepted by the original
Board ^{& have been adhered to by Bells} ~~to~~ ^{pursue} the
Board ~~to~~ ^{to} ~~construct~~
structure matter of erecting a flat roof

carport we suggest that you would need to ~~propose a motion~~^{put} to the A.E.M. ~~seek permission from the Body Corporate~~ as a whole at the A.E.M.

~~The committee wishes~~

~~On the file report~~

In the correspondence from ~~Peter Bell~~ referred to above, Peter Bell comments that his experience indicates that there is not much price differential between a properly designed flat roof carport, (ie, with exposed beams, concealed gutters, graded battens etc) & a tiled truss roof. It might be helpful if you were to cost both types of carport yourself as of course even a flat roof structure, in order to be approved, would ~~designed~~^{need to be} properly designed.

Fax

To: Moxon Building Pty Ltd
From: Libby Amiel
Fax: 6286 4248
7 Cameron St Farrer ACT 2607
Date: January 16, 2005
Phone: 6286 3350
Pages: [Click here and type number of pages]
Re: QUOTE
CC: [Click here and type name]

Urgent For Review Please Comment Please Reply Please Recycle

•Comments:

The Executive Committee of the Urambi Village Body Corporate is considering a major works project to cover the open car spaces.

The Exec Committee is seeking quotes from several builders who have been involved in renovation and extension projects in the Village for the construction of garages or carports.

We want quotes for the construction of groups of 2, 3, 4 and 5 garages like those in the Entrance B carpark. The garages will have to be of Austral "Bowral Murray Grey" bricks with brown glazed cement roof tiles and brown roller doors. Please have a look at the existing garages and quote for the same sort of building.

We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

Unit 15 Urambi Village
Crozier Circuit
KAMBAH ACT 2902

libri@homemail.com.au or

my office fax on 6267 3638

by **Friday 18 February** or let me know if you are not interested.

If you have any queries please call me on 6215 3420 during work hours or 6296 6596 at home.

Thanks



Libby Amiel

Fax

To: Pavillion Developments-Construction **From:** Libby Amiel

Fax: 6285 3563 **Date:** January 16, 2005

Phone: 6285 3636 **Pages:** [Click here and type number of pages]

Re: QUOTE **CC:** [Click here and type name]

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

Unit 15 Urambi Village
Crozier Circuit
KAMBAH ACT 2902

libri@homemail.com.au or

my office fax on 6267 3638

by **Friday 18 February** or let me know if you are not interested.

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Thanks



Libby Amiel

Fax

To: HJ Bradley

From: Libby Amiel

Fax: 6247 3608

Date: January 16, 2005

Phone: 6248 5518

Pages: [Click here and type number of pages]

Re: QUOTE

CC: [Click here and type name]

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

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Thanks



Libby Amiel

Fax

To: Upmarket Constructions **From:** Libby Amiel
Fax: 6262 7086 **Date:** January 16, 2005
Phone: 6247 3570 **Pages:** [Click here and type number of pages]
Re: QUOTE **CC:** [Click here and type name]

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•Comments:

The Executive Committee of the Urambi Village Body Corporate is considering a major works project to cover car spaces belonging to the Body Corporate where owners of adjacent spaces want to cover their spaces.

The Exec Committee is seeking quotes from several builders who have been involved in renovation and extension projects in the Village for the construction of garages or carports.

We want quotes for the construction of groups of 2, 3, 4 and 5 garages like those in the Entrance B carpark. The garages will have to be of Austral "Bowral Murray Grey" bricks with brown glazed cement roof tiles and brown roller doors. Please have a look at the existing garages and quote for the same sort of building.

We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, with a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

Unit 15 Urambi Village
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KAMBAH ACT 2902

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Fax: 7 Cameron St Farrer ACT 2607

Date: January 16, 2005

Phone: 6286 3350

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

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by **Friday 18 February** or let me know if you are not interested.

If you have any queries please call me on 6215 3420 during work hours or 6296 6596 at home.

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To: Pavillion Developments-Construction **From:** Libby Amiel

Fax: 6285 3563 **Date:** January 16, 2005

Phone: 6285 3636 **Pages:** [Click here and type number of pages]

Re: QUOTE **CC:** [Click here and type name]

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

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by **Friday 18 February** or let me know if you are not interested.

If you have any queries please call me on 6215 3420 during work hours or 6296 6596 at home.

Thanks

Libby Amiel

Fax

To: Upmarket Constructions **From:** Libby Amiel

Fax: 6262 7086 **Date:** January 16, 2005

Phone: 6247 3570 **Pages:** [Click here and type number of pages]

Re: QUOTE **CC:** [Click here and type name]

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We want quotes for the construction of groups of 2, 3, 4 and 5 carports. The carports will need to look the same as those at Entrance A with a pitched brown glazed concrete tile roof, with a barge board below the guttering and brick retaining walls. Please have a look at the existing carports at Entrance A and quote for the same sort of building.

Could you please send your quote to me at either

Unit 15 Urambi Village
Crozier Circuit
KAMBAH ACT 2902

libri@homemail.com.au or

my office fax on 6267 3638

by **Friday 18 February** or let me know if you are not interested.

If you have any queries please call me on 6214 3420 during wok hours or 6296 6596 at home.

Thanks



Libby Amiel



UPMARKET CONSTRUCTIONS

PTY LTD

- Builders
- Designers
- Consultants

ABN: 25 083 132
PHONE: (02) 6247 3
FAX: (02) 6262 7

FACSIMILE

DATE: 08/03/05 NO. OF PAGES: 2 inc. cover
TO: Libby Ameil FAX NO.: 62673638
ATTENTION: Libby
JOB ADDRESS: Urambi Village
FROM: Mark- Upmarket Constructions.

MESSAGE:

Hi Libby,

Following is the quote for carport structures. Obviously we need further specification for exact quoting however these figures should be fine for feasibility study.

Regards, Mark
0418632490

*Should this document not reach the person intended, please contact UPMARKET CONSTRUCTIONS immediately.

PO BOX 406
DICKSON ACT 2602
EMAIL: umc@bigpond.com

UPmarket CONSTRUCTIONS

PH: 02 6247 3570
FAX: 02 6262 7086

March 8, 2005

The Executive Committee
Urambi Village Body Corporate
Kambah A.C.T. 2902

ATTN: Libby Amiel

Dear Libby,

Thank you for the opportunity to submit our estimates for construction of new carport at Urambi Village.

Our estimates include supply of materials and labour for construction of typical carport with rear retaining/screen walls.

Driveway alterations and roller doors have been excluded. A single manual roller door will cost approx \$550 per opening should they be required.

As you can see from the figures below the cost of building decreases significantly as volume or size increases. If you have 10 carports to build I expect the cost to be around \$8,000 each whereas 3 carport are more like \$10,500 each.

I hope these figures are of some help in deciding feasibility.

CONSTRUCT THREE CARPORTS	\$31,800	
CONSTRUCT FOUR CARPORTS	\$40,100	
CONSTRUCT FIVE CARPORTS	\$46,000	

Yours sincerely



Mark Whithear

This quotation is valid for thirty days from date of printing and is inclusive of GST.

2 October 2005

Margaret and John
Chris and John

I have been doing some research on the history of garage building proposals for 31 and 32 in the old Urambi files in the storeroom off the kitchen in the Community Centre.

Unit 32

- Seems it was initially bought by Smith in February 1977, that is late in the initial phase of sales of Urambi
- Hence it may not have been built for a specific purchaser and the decision for a car space rather than a garage may have been taken by a Committee. Further work on this is needed
- It was bought by Ian and Mary Batty in September 1980. I understand the Battys were part of the original development group
- In May 1981, the Battys wrote to the Body Corporate saying they wanted some covering for their car because
 1. Falling branches
 2. Sap from trees affecting duco
 3. Bird dropping affecting duco
 4. Bird droppings being a health hazard
 5. Sap and dropping getting on windows and being a safety hazardbut they were unable to build a garage for 3-4 years and proposed a flat roof carport.
- The Committee replied (amended draft not signed final available) that it had correspondence with Peter Bell on the subject of building garages. I will find out who he was.
- The Committee
 - Sympathised with the difficulties of not having a garage
 - Felt it did not have a mandate to approve a structure not in accord with the architectural guidelines
 - Indicated that it would not seek such a mandate because it would destroy the architectural consistency of the Village
 - Noted previous proposals for flat roofed car ports had been lodged
 - Suggested the Battys seek approval from an AGM
 - Noted Peter Bell's advice that a flat roofed structure would cost much the same as the approved garage type.

Unit 31

- Was bought by Ian and Elizabeth Lowe in February 1977, that is late in the initial phase of sales of Urambi
- Hence it may not have been built for a specific purchaser and the decision for a car space rather than a garage may have been taken by a Committee. Further work on this is needed
- Was bought from the Lowes by Glen Withers and Marion Powall in July 1983
- Their solicitor inquired about building a garage at the time of the settlement
- The reply from the Structures Sub-committee of 4 Aug 1983 said

- ‘...the committee has no objections in principle to an owner of a unit erecting a garage on an existing car space provided the garage is built in accordance to existing plans and specifications.

Such construction would of course be subject to approval by the Department of the Capital Territories. There could be a problem with the construction of a single garage in that we understand the Department of the Capital Territories is unlikely to approve the garage. This is because the interior dimensions would be too narrow. This problem should be overcome if garages were constructed in multiples of two and threes.

In view of this Mr Withers and Ms Powall might like to discuss their proposal with neighbours to ascertain whether or not a joint construction could be undertaken.”

Possibly neither of the original owners made a decision not to have a garage but accepted a fait accompli when they bought the units. That dents the “there was a decision not to have one” argument.

Second it appears this issue has been around for 24 years. You cannot be accused of being precipitate.

Third, the Executive Committee has already expressed no objection in principle to the proposal.

Margaret, you raised at the AGM that building garages for 31 and 32 was discussed in some detail some years back but stopped because the Body Corporate did not have the funds to build a garage. Do you have any recollection if plans were drawn up? If so do you have them?

If they were not, John I note that your company name includes tech in its title and you are, I think, an engineer. Do you have draftsmen, who could adapt the drawings for the garages in Carpark E, which I have located, to the appropriate place in Carpark C?

If not, do I have your agreement to approach Alastair Swain to see if his office could do drawings or recommend an appropriate firm?

Once we have drawings we can

- get firm quotes
- approach Unit 59, the closest to the building works
- I am wary of approaching Ray Green, who parks his non functional Volvo in the Body Corporate space that would be enclosed by this proposal, because
 1. He is the Body Corporate’s quarterly tenant of that space
 2. He has no direct interest in the space
 3. He’ll raise all manner of objections that are in the end furphy. He can be offered another space.

But I will be guided by you on this. It might be better tactics to have him publicly fulminate over what is, at best, a restoration project and considered by some as an eyesore.

- approach the Executive Committee for approval
- lodge plans with ACTPLA for approval.

I am awaiting your early responses.

Libby Amiel

Unit 31 Urambi Village
79-83 Crozier Circuit
KAMBAH ACT 2902

11 October 2005

ACT Planning and Land Management Authority

I give authority to Elisabeth Amiel, a resident of Urambi Village, to view and obtain copies of all plans that relate to the parking space 73 in Garage Area C which is part of our unit title at Urambi Village.

The image shows two handwritten signatures in black ink. The first signature on the left is 'Chris Ludziowitz' and the second signature on the right is 'John Falez'. Both signatures are written in a cursive, flowing style.

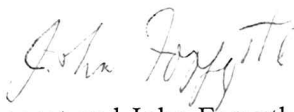
Chris Ludziowitz and John Falez

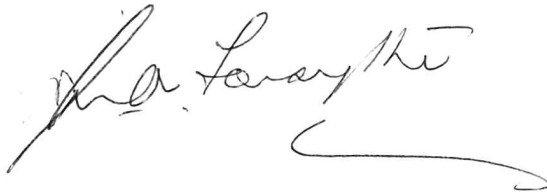
Unit 32 Urambi Village
79-83 Crozier Circuit
KAMBAH ACT 2902

11 October 2005

ACT Planning and Land Management Authority

I give authority to Elisabeth Amiel, a resident of Urambi Village, to view and obtain copies of all plans that relate to the parking space 74 in Garage Area C which is part of our unit title at Urambi Village.


Margaret and John Forsythe



Libby Amiel

From: "Jan or/and Michael Robbins" <jrobbins@netspeed.com.au>
To: "Craig Bowditch" <cb.actsm@bigpond.net.au>
Cc: "allan sharp" <allan.sharp@homemail.com.au>; "Libby Amiel" <libri@homemail.com.au>
Sent: Wednesday, 26 October 2005 11:24 AM
Subject: Unit Titles Site Plan

Craig,

"You were right about the plans. At present there is no way to locate the "B" Class units within the main block. I've had a meeting with Ron Jarman the ACT Survey Examiner who realizes we've got a problem and is going to contact the original surveyor. If and when the project proceeds I'm confident the problem will be resolved." (18/4/05)

Have you ever heard anything back from the ACT government, or anyone else about redrawing the site survey?

I'll ask Libby to take on following through on this as it is an essential part of the work she's doing on garage swaps, and is of especial interest to her after our investigations the other day showed that the current site plan which forms part of the registration of the title for Units Plan 119 shows the garages at upper B and the adjacent houses in an alignment that is marked different from the existing physical structures.

Please reply to Libby, but put me on cc list.

Cheers, Michael

FAX

To Michael Dysart and Associates

Fax No 02 9251 3751

From Libby Amiel

Phone No (h) 02 6296 6596 (m) 0429 495 208
email libri@homemail.com.au

Address 15 Urambi Village, Crozier Cirt, Kambah, ACT 2902

Date 11 October 2005

No of pages

1 + 2

Message

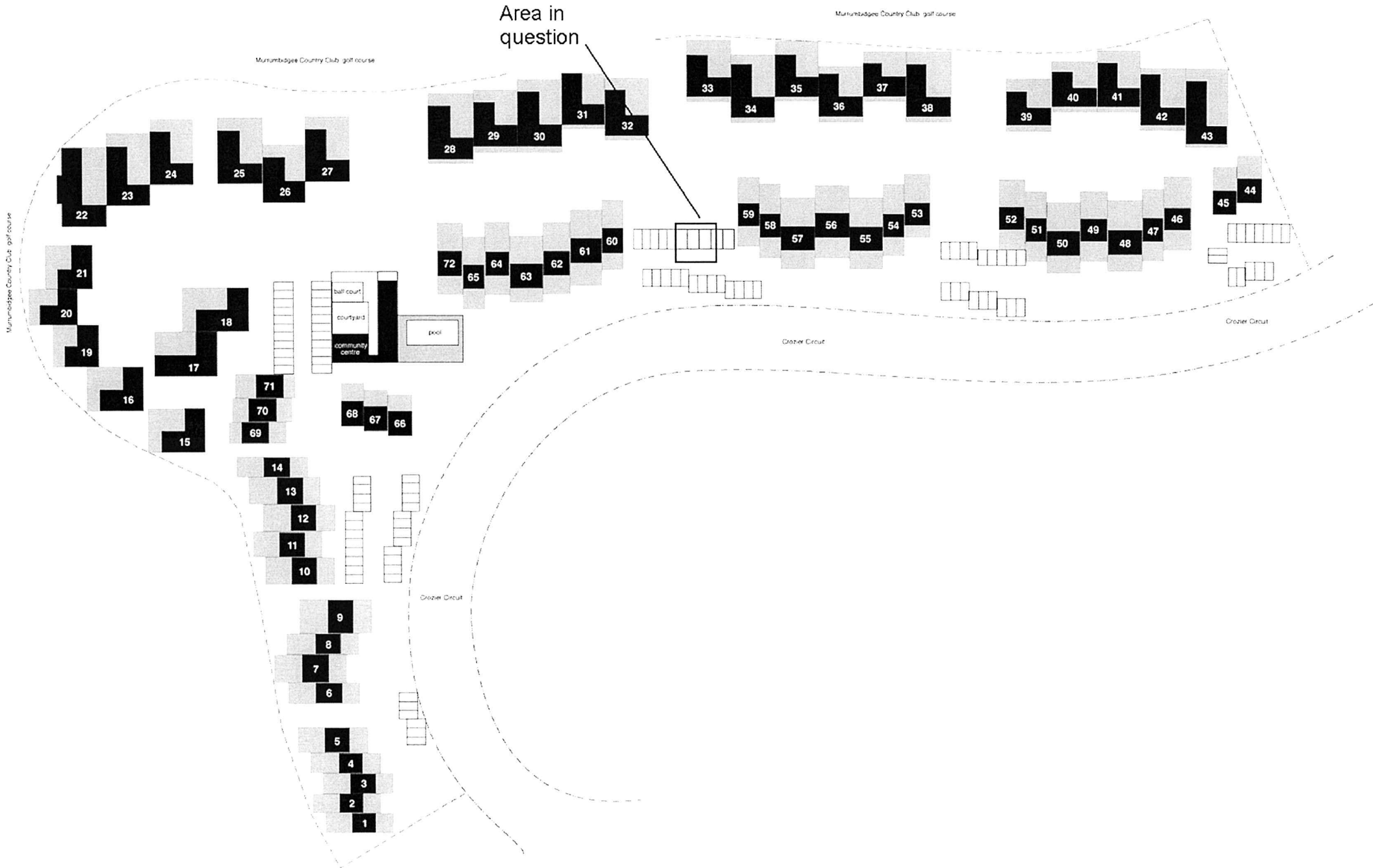
Michael

I called while you were away. Please find attached drawings of the area where we are planning to build 3 garages at Urambi Village.

I am just checking whether you have any violent objection to these garages being built. The Executive Committee has given in principle approval on several occasions since 1981 but the building has not taken place for various reasons. The budget for 2005-06 includes provision for the Body Corporate to build a garage, namely the garage on space 72.

Thanks

Libby Amiel



Area in question

Murumbidgee Country Club golf course

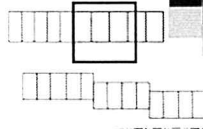
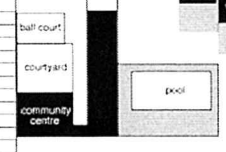
Murumbidgee Country Club golf course

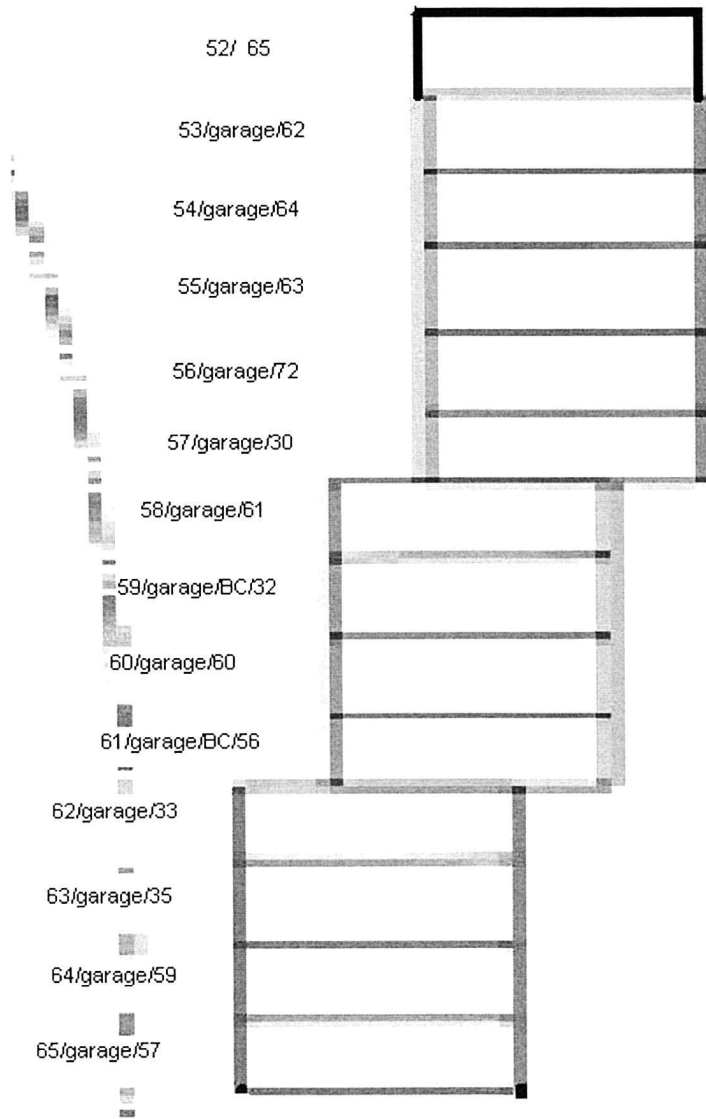
Murumbidgee Country Club golf course

Crozier Circuit

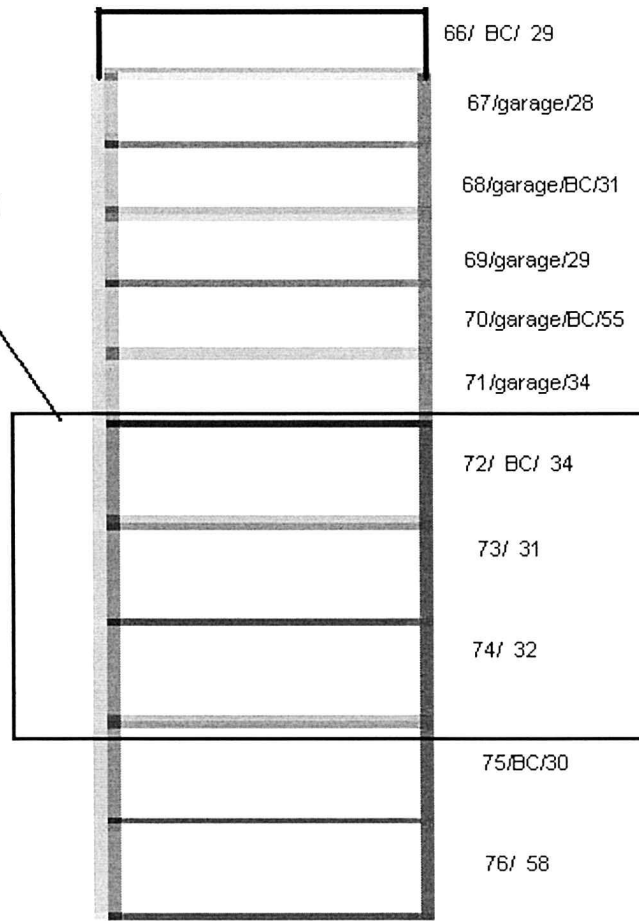
Crozier Circuit

Crozier Circuit



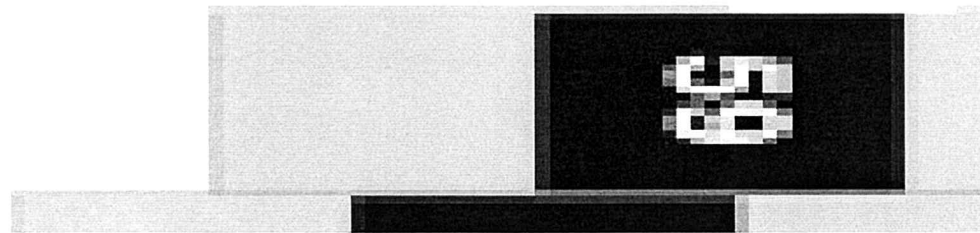


Spaces to be covered as per the existing garages



Open grassed area with small planting between Parking Area and Spine Path

Path connecting with space 72 to be relocated to space 75



MARK HALLAM

22 O'Sullivan Road
Jerrabomberra NSW 2619
Phone: 02 6299 8802
Fax: 02 6255 8822
Mobile: 0413 865 015
ABN 40 797 454 072
Licenced Builder
ACT 1992 5866
NSW 16228

17 January 2006

Libby Amiel
Unit 15
Urambi Village
79-83 Crozier Circuit
Kambah ACT 2902

Quotation being for proposed carport at above address as per plans supplied by Morgan Engineers and accompanying letter.

Note: Not included in quote:

Plan drawing
All approval fees
Certifier fees
Indemnity insurance
Landscaping

By Builder: Included in quote:

Public liability insurance
Contract works insurance
Master Builders Association - Fixed price contract

Allowances:

Electrical: Light points batten holders 6
Double power points 2
Mission brown standard roller doors
Bricks per thousand \$800.00

Quotation - with concrete floor - \$42,760.00 Gst Inclusive

Quotation - with used bitumen floor - \$41,640.00 Gst Inclusive

Yours Sincerely



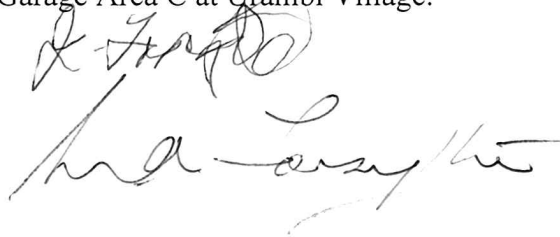
Mark Hallam

Unit 32 Urambi Village
79-83 Crozier Circuit
KAMBAH ACT 2902

6 February 2006

I give authority to Elisabeth Amiel, member of the Executive Committee of Urambi Village, to

- view and obtain copies of all plans that relate to the parking space 74 in Garage Area C which is part of our unit title at Urambi Village from ACT authorities
- lodge plans and forms relating to the building of a garage on that area for approval by ACT authorities
- deal and negotiate with planners, builders and tradespersons and
- do on our behalf all that is necessary to bring about the building of a garage on space 74 in Garage Area C at Urambi Village.

Handwritten signatures of Margaret and John Forsythe. The signature above is 'John Forsythe' and the signature below is 'Margaret Forsythe'.

Margaret and John Forsythe

Unit 31 Urambi Village
79-83 Crozier Circuit
KAMBAH ACT 2902

6 February 2006

I give authority to Elisabeth Amiel, member of the Executive Committee of Urambi Village, to

- view and obtain copies of all plans that relate to the parking space 73 in Garage Area C which is part of our unit title at Urambi Village from ACT authorities
- lodge plans and forms relating to the building of a garage on that area for approval by ACT authorities
- deal and negotiate with planners, builders and tradespersons and
- do on our behalf all that is necessary to bring about the building of a garage on space 73 in Garage Area C at Urambi Village.

Two handwritten signatures in cursive script. The signature on the left is 'Chris Ludzioweit' and the signature on the right is 'John Falez'.

Chris Ludzioweit and John Falez

J & D Guthrie

Builders

PO Box 6097, Queanbeyan NSW 2620
Mobile: 0418 622 768 Home: 6297 4123 Fax:
6284 3059
NSW Lic No: 94036C ACT Lic No: 6308

Attention: Libby Amiel

J & D Guthrie has pleasure in submitting our quotation for the triple garage at Urambi Village, Kambah.

Allowances

- No allowances for roller doors
- 3 double fluorescent lights connected to existing circuit in existing garage.
- Hardi Flex linings to stores
- Hollow core doors to stores
- Concrete slab to garage stores
- Paint to stores, fascia gutters ect.
- Clean up on completion

Lump sum price including G.S.T:
\$59,312.00 (fifty nine thousand, three hundred and twelve dollars)

Regards,

Jim Guthrie

QUOTATION

DATE 17/1/06

TO
 LIBBY AMEEL
 URUMBI VILLAGE EXEC
 CROSSLEIGH KAMBAH
 A.B.N. (Of Recipient)

FROM **TERRY O'CALLAGHAN**
THE DOORMAN
 16 Brunswick Cct
 KALEEN ACT 2617
Mob: 0412 997 905
 A.B.N. (Of Supplier) 16 760 425 299

THANK YOU FOR THE OPPORTUNITY OF SUBMITTING THIS QUOTATION, AS LISTED BELOW

QTY/REF	DESCRIPTION	G.S.T.	TOTAL
	THIS QUOTE IS FOR 3 CARPORTS TO BLOCK 1 SECTION 149 KAMBAH AS PER DRAWINGS NUMBERED XE220 A1, A2, A3.		
	THE PRICE FOR THE COMPLETE JOB IS	34,704.00	
	ALLOWANCES HAVE BEEN INCLUDED IN THIS PRICE FOR:-		
	DOWNDORS	1,704.00	
	CONCRETE SLAB TO CARPORTS ONLY	4,806.00	
	ELECTRICAL 3 GPO'S TO STORE ROOMS 3 LIGHTS TO STORE ROOMS		720.00
	(NO ALLOWANCE FOR FEEDER OR MAINS) (NO ALLOWANCE FOR MOVING PEDESTAL LIGHT)		
	NO GST HAS BEEN ALLOWED FOR		
	SUB TOTAL		
		G.S.T.	
	TOTAL INCLUSIVE OF G.S.T.		

QUOTATION WILL REMAIN VALID UNTIL
 17/3/06

SIGNATURE *Terry O'Callaghan*

ITEM

7. Sources of funds (Clauses 4, 10)

The contract price will be funded by

Owner's funds	\$	<u>32887.80</u>
Lending Authority	\$	_____
Other	\$	_____
TOTAL FUNDS	\$	<u>32887.80</u>

8. Planning and building approvals (Clause 7)

The person to obtain and pay for all planning and building approvals is

Elisabeth Anna
(if no person stated, the builder)

9. Completion time (Clauses 2, 6, 22)

The building works must reach the stage of **practical completion** no more than

after commencement, subject to Clause 22.

10. Builder's margin for adjustments and ending the contract (Clauses 17, 18, 21, 25)

The builder's margin is

11. Interest on late and outstanding payments by the owner (Clause 12.3)

~~ea If any payments are late, the owner must pay interest to the builder at %
(if no rate stated, that applicable to unpaid judgements of the ACT Supreme Court)~~

~~oc~~

12. Liquidated damages (Clause 23.6)

~~ea~~

~~\$ _____ per week calculated on a daily basis
(if nothing stated \$1)~~

~~oc~~

ITEM

13. PROGRESS PAYMENTS (Clause 12)

1. Deposit on signing of contract (should not exceed \$10,000)	5%	\$
2. Floor slab complete: Footings poured. Stumps, piers or columns complete. Bearers and joists complete, base brickwork complete. Internal and external drainage complete. Electrical, gas and plumbing rough in below the floor complete. Floor slab poured.	10%	\$
3. Roof frame complete: Wall frame complete and braced. Roof frame complete and braced. Fascia installed. Windows installed. All structural supports installed. Wall framing complete.	15%	\$
4. Close up complete: All frames straightened. Windows nailed off. Electrical, gas and plumbing rough in complete. Bath installed. Front and back door complete with locks. Eaves, barge, external wall cladding and roof covering is fixed.	35%	\$
5. Fixings complete: All internal architraves, skirtings, doors, cupboards and detailed joinery installed. Plasterboard finished, sanded and cornices fixed. Exterior downpipes fitted and penetrations complete. Decks and landings complete.	15%	\$
6. Painting complete: All ceramic tiling installed. Prime cost items installed. Interior and exterior painting completed.	15%	\$
7.		\$
8. Practical completion: All interior fit-off items installed including door furniture, robe rails, bathroom accessories. Electrical, plumbing and gas fit-off installed. House cleaned internally and externally. Site cleaned and all excess items removed from site.	5%	\$
TOTAL	100%	\$

NOT APPLICABLE

ob

Attachment B. Special Conditions (Clause 3)

BECAUSE OF THE TYPE OF CONSTRUCTION

DEPOSIT 30%	\$ 9866.34
ROOF COMPLETE 40%	\$ 13155.11
PRACTICAL COMPLETION 30%	\$ 9866.34

ORIGINAL QUOTE LESS CONCRETE SLAB

S/T	\$29898.00
GST	\$2989.80
TOTAL	\$32887.80

PEDESTAL LIGHT BY OWNERS
ELECTRICIAN TO CHECK MAINS &/OR FEEDER
LINE TO SEE IF THEY MEET REGULATIONS
ALSO RESIDUAL CURRENT DEVICE (SAFETY
SWITCH) IS ALSO NEEDED BY REGULATION

Michael Starniel

Jo Colley

Attachment C. Exclusions (Clause 3)

The owner acknowledges that the builder will not be responsible for the supply and installation of material, goods or the provision of services that are listed below. Nor will the builder be responsible for the rectification of any defective or unfinished work of the owner.

January 25, 2006

The Executive Committee
 Urambi Village Body Corporate
 Kambah A.C.T. 2902

ATTN: Libby Amiel

Dear Libby,

Thank you for the opportunity to submit our estimates for construction of new carports at Urambi Village.

Our estimates include supply of materials and labour for construction of carport/garages as per Morgan Engineering plans 1-3, drawn 7/11/05.

Landscaping/backfill works have been excluded.

Although not specified, a provisional amount for electrical works has been included.

CONSTRUCT THREE CARPORTS INCLUDING STORE	\$35,600	
ELECTRICAL WORKS	\$ 1,500	Provisional sum
CUT & REPAIR BITUMEN	\$ 750	
TOTAL COST	\$37,850.00	

Note: For concrete to garage floors, add- \$3,200.
 For single manual roller door, add- \$ 550 each.

Yours sincerely

Mark Whithear
 Director

This quotation is valid for thirty days from date of printing and is inclusive of GST.



**ACT Planning &
Land Authority**

NOTICE OF DECISION

UNDER PART 6 OF THE *LAND (PLANNING AND ENVIRONMENT) ACT 1991*

APPLICATION NO: 200600435 DATE LODGED: 7 February 2006

UNITS: 31 & 32 BLOCK: 1 SECTION: 149 SUBURB: KAMBAH
ADDRESS: 79 Crozier Circuit
APPLICANT: Elisabeth Amiel
**LESSEE: Christine Ludziowitz & John Falez and Margaret &
John Forsythe**

1. THE PROPOSAL

The application seeks approval for a new garage to an existing open car parking area.

2. THE DECISION

The "relevant authority" in relation to this application as defined in section 222 of the *Land (Planning and Environment) Act 1991* (the Land Act), is the Planning and Land Authority.

I, *PHAB VETSAVONG*, delegate of the Planning and Land Authority, pursuant to section 230 of the Act hereby **approve** the application subject to the following conditions imposed pursuant to section 245 of the Act:

Approval to take effect

1. that **this approval shall not take effect** unless or until the lessee has provided advice from a registered valuer indicating whether the proposed additions would impact on the Schedule of Unit Entitlements (Form 2). Such valuation advice is to include a revised Schedule of Unit Entitlements where the proposed additions are considered by the valuer to alter the respective entitlements of the units in Units Plan No. 119;

Endorsement of Revised Schedule of Unit Entitlements

2. that where a revised Schedule of Unit Entitlement has been submitted, the lessee shall within 28 days from the date of lodgement of the revised Schedule, or within such further time as may be approved by the Planning and Land Authority, obtain the endorsement of the Owner's

Corporation on the revised Schedule of Unit Entitlements prepared in accordance with the above condition;

Registration of Revised Schedule of Unit Entitlements

3. that the lessee shall do all that is necessary to ensure that the revised Schedule of Unit Entitlements, is registered at the Registrar-General's Office within 14 days of the date of endorsement by the Owner's Corporation;

General

4. that the development is to be carried out only in accordance with the following drawings dated 7 November 2005:

Location Plan, Dwg XEZ20A1, sheet 1 of 3

Floor Plan and Section, XEZ20A2, sheet 2 of 3

Elevations, XEZ20A3, sheet 3 of 3

Where there is an inconsistency between the drawings and items listed above and the following conditions, the conditions shall firstly prevail, then the amended or additional drawings or items, to the extent of that inconsistency;

Completion

5. that the approved development shall be completed within 24 months from the date of this approval or within such further time as may be approved in writing by the Planning and Land Authority;

Notes:

1. *Under section 251 of the Land Act this approval will expire if the development is not commenced within two years after the date of approval. There is no provision in the Land Act to extend the period specified for commencement.*
2. *Under section 252 the applicant may apply to the Planning and Land Authority for any extension to the period specified for completion, but such an application must be made within the original period specified for completion.*

Protection of Trees

2. that the applicant/lessee shall protect and maintain in accordance with *Canberra Landscape Guidelines* all existing trees and shrubs on the block, except for those specifically identified for removal in the approved drawings or related documents.

Note: *No approval is hereby given for any tree damaging activity as defined by the Tree Protection (Interim Scheme) Act 2001. Appendix 1 contains relevant advice.*

3. DATE THAT THIS APPROVAL TAKES EFFECT

Unless a condition of approval provides for otherwise this approval is effective from the date of this notice. The effective date could be adjusted if the approval is reconsidered by the Planning and Land Authority or if an application is made to the ACT Administrative Appeals Tribunal.

4. REASONS FOR THE DECISION

The application was approved because it was considered to be not inconsistent with the Territory Plan. Specifically, the conditions were imposed to ensure that if there is any impact on the Schedule of Unit Entitlements, it is amended and registered.



Phab Vetsavong
Delegate of the Planning and Land Authority

21 March 2006

1. Contact Telephone Numbers – Relevant Government Agencies

ACT PLANNING AND LAND AUTHORITY

Development Assessment

DA Enquiries Phab Vetsavong	6207 1844
Applications Secretariat	6207 1687

DEPARTMENT OF URBAN SERVICES

Asset Management Services Group

Asset Acceptance	6207 6594
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CHIEF MINISTER'S DEPARTMENT

Environment ACT

Environment Protection Unit	6207 9777
Significant trees helpline	6207 9777

ACT HEALTH

Health Protection Service	6205 1700
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OTHERS

Telstra

Network Planning Engineer (Ted Murray)	6219 1213
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ActewAGL

Location of assets (Dial Before You Dig)	1100
Electricity reticulation (Doug Malcolm)	6293 5738

TransACT

Networks (Craig Seaton)	6229 8000
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2. Further Approvals

The attached notice of decision grants approval for those items listed at section 1.0. Further approvals from the Territory may be required, as follows:

Works on unleased Territory land - design acceptance

In accordance with the *Roads and Public Places Act 1937* no work is to be undertaken on unleased Territory Land without the approval of the Territory. Such approval is only given by way of a certificate of design acceptance from Asset Acceptance, Asset Management Services Group, DUS. Unless a certificate of design acceptance is obtained, and the respective work completed in accordance with this certificate, a certificate of compliance under s179 of the Land Act, may not be issued. This applies to works such as the construction or upgrading of driveway verge crossings, the replacement of public foot paths, street lighting and verge landscaping.

Use of verges or other unleased Territory land

In accordance with the *Roads and Public Places Act 1937* road verges and other unleased Territory land shall not be used for the carrying out of works, including the storage of materials or waste, without the prior approval of the Territory through Asset Acceptance, DUS.

Approval required for "Tree Damaging Activity"

Approval from the Conservator of Flora and Fauna is required before a *Tree Damaging Activity* can be undertaken.

Under the *Tree Protection (Interim Scheme) Act 2001* a tree is a *Significant Tree* and protected if it is growing on urban leased land and it has:

- a height of 12 m or more; or
- a circumference of 1.5 m (approx. 0.5 m in diameter) or more at 1 m above ground level; or
- two or more trunks and the total circumference of all the trunks, 1m above ground level, is 1.5m or more ,or
- a minimum crown width of 12 m or more.

Tree Damaging Activity is defined as felling, removing, ringbarking, lopping and topping, poisoning or any ground work under the canopy of a *Significant Tree* or within a 2m wide area out from the canopy, that is likely to harm the health of the tree. Ground work includes building, trenching, changing the soil level and compacting or contaminating the soil.

Maintenance pruning that does not affect the overall appearance of the tree or pruning required for power line clearing is not considered as 'damage' and does not require approval.

These controls are administered by Environment ACT and the decision maker for such applications is the Conservator of Flora and Fauna. An application form for Approval to Undertake a Tree Damaging Activity may be obtained by contacting the Environment ACT.

3. Conditions of Approval

Please read the conditions of your approval carefully. Some will require attention before the approved drawings will be released by the Authority, others before work commences and still others before the completion of building work.

3.1 Building Approval

Most building work requires Building Approval. If this applies to your proposal you should engage the services of a private building certifier to assess and approve the building plans. A list of private certifiers is available at the ACT Planning and Land Authority Customer Service Centre, 16 Challis

Street Dickson. Office hours are 8.30am to 4.30pm, Monday to Friday. The list is also available on the Authority's website at www.actpla.act.gov.au/bepcon.

4. Reconsideration of the Decision

If you are not satisfied with this decision, you are entitled to apply to the Planning and Land Authority for reconsideration within four weeks of the date of this notice.

Applications forms are available from the Planning and Land Authority Customer Service Centre, 16 Challis Street, Dickson. The completed application, including grounds for the application and the lodgement fee may be lodged at the Customer Service Centre.

Within four weeks of receiving your application, or within such further time as agreed to by you, the Planning and Land Authority will either make a new decision or confirm the original decision.

An application for reconsideration does not prevent an application for a review of the same decision being made to the ACT Administrative Appeals Tribunal (AAT). You should be aware, however, that a reconsideration of the approval by the Planning and Land Authority will be suspended on the day an application for a review of the same decision is made to the AAT.

5. Review of decisions by the Administrative Appeals Tribunal

Reasons

If a decision has been made and you, as the applicant, have not already been given reasons for the decision, you are entitled to apply for a statement of reasons to explain why the decision was made. If you wish to obtain a statement of reasons you must make your request within 28 days of the date of this decision. Applications should be made to the Director, Development and Building Administration Branch, PO Box 1908, CANBERRA ACT 2601.

This provision does not apply to objectors.

Review By The ACT Administrative Appeals Tribunal (AAT)

If your interests are adversely affected by this decision you may apply to the Tribunal for a review.

Decisions that are reviewable by the AAT are identified in Schedule 4 of the *Land (Planning and Environment) Act 1991*.

Contact details for the Tribunal are as follows:

Location:

Tribunals Branch

Magistrates Court

4 Knowles Place

CANBERRA ACT 2601

Postal Address:
GPO Box 370
CANBERRA ACT 2601

Telephone: 02 6217 4261

Facsimile: 02 6217 4505

Document Exchange: DX 5691

Web Address: www.courts.act.gov.au

Powers of the AAT

The Tribunal is an independent body. It can review on their merits a large number of decisions made by ACT Government ministers, officials and statutory authorities.

The Tribunal can agree with; change or reject the original decision; substitute its own decision or send the matter back to the decision maker for reconsideration in accordance with Tribunal recommendations.

How to Apply to the AAT

To apply for a review, simply obtain an application form from the Tribunal or from the web address above. It outlines all the information needed by the Tribunal to process a review promptly.

Generally you should make your request for a review within 28 days of receiving this notice of the decision, but there are some variations to this time limit. The time limit can be extended in some circumstances. Check with the Tribunal Registry for more details.

If you are applying on behalf of an organisation or association of persons, whether incorporated or not, the Tribunal in deciding whether to support this application will consider the effect of the decision being reviewed on the interests of the organisation or association in terms of its objects or purposes. A copy of the relevant documents will be required to be lodged with the Tribunal.

Fees

When lodging an application with the Tribunal you will be required to pay an application fee of not less than \$153 (the Tribunal Registry will advise of the current fee). However, no fee is payable if you are receiving legal or financial assistance from the Attorney-General (see below). If you are unable to pay the application fee you can apply to have the fee waived on the grounds of hardship, subject to approval. Ask at the Tribunal Registry for more details.

You will have to pay any costs involved in preparing or presenting your case.

The ACT Planning and Land Authority will be the Respondent to your case.

Legal Assistance

You may be able to get advice or legal aid from the ACT Legal Aid Office. They can be contacted on 02 6243 3411. You may also apply to the ACT Attorney General for legal or financial assistance. Decisions to grant assistance are made on the grounds of hardship and that it is reasonable, in all the circumstances, for the assistance to be granted. Write to: The Chief Executive, ACT Department of Justice and Community Safety, GPO Box 158, CANBERRA ACT 2601.

The following organisations can also provide advice and assistance if you are eligible.

- Aboriginal Legal Service: phone 02 6249 8488
- Legal Advice Bureau: phone 02 6247 5700
- ACT Council of the Ageing: phone 02 6282 3777
- Welfare Rights and Legal Centre: phone 02 6247 177

Access To Documents

You may apply for access to any documents you consider relevant to this decision under the *ACT Freedom of Information Act 1989*. For more information on how you can obtain these documents please send your request to: The Manager, Government and Assembly Relations, ACT Planning and Land Authority, PO Box 1908, Canberra ACT 2601 or phone the Customer Services Centre 02 6207 1923.

What The AAT Will Do

After an appeal has been lodged, the Tribunal will notify the decision-maker (respondent) and request that he/she provide a statement setting out his/her findings on material questions of fact, referring to the evidence or material on which those findings were based and giving the reasons for the decision. Also he/she will be required to provide copies of all the documents that were considered relevant to the review of the decision. If you are a party to the appeal (AAT applicant or party joined) the Tribunal will provide you with the decision-maker's statement and related documents (Tribunal Documents or 'T-docs') when they have been received.

Party To A Proceeding

The decision-maker, under direction from the Tribunal, may be required to give notice of the appeal to certain persons who will then be given an opportunity to apply to be joined as a party to the proceedings. When lodging an application to be joined as a party to a proceeding you will be required to pay an application fee of not less than \$153 (the Tribunal Registry will advise of the current fee). Check with the Tribunal Registry for more information on whether your interests would be best served by becoming a party to a proceeding or lodging a separate appeal.

If a person whose interests are affected by the decision applies to be joined as a party, the tribunal may, **in its discretion**, by order, make that person a party to the proceeding.

Directions Hearing

Each party to the appeal will be given notice of a directions hearing which they are required to attend personally or to be represented by another person. At the directions hearing, the Tribunal may refer the appeal to a registered mediator. The Tribunal will also give directions to the parties, which are to be followed by them if the matter is not referred to mediation or in the event that mediation is not successful in resolving the appeal. You should be in a position at the directions hearing to inform the Tribunal of any problem with your availability or that of your witnesses to attend the hearing of the appeal. Time limits will be fixed for compliance with the Tribunal's directions. In the event that any party other than the decision-maker fails to comply with the Tribunal's directions that party may be struck out as a party or, in the case of the applicant, the appeal may be dismissed.

Mediation

It is now a requirement that before an appeal is heard the Tribunal must consider whether it is a suitable case for mediation and, if so, refer the appeal to a registered mediator and direct the parties to attend the mediation. You will be requested to indicate on a form provided to you by the Tribunal whether or not you wish to participate in mediation and to provide your reasons.

Mediation is a process by which an independent and neutral person helps you and other parties to identify concerns, evaluate options and reach agreement. The mediator will not make any judgement about who is right or wrong and if the mediation fails will not participate in the Tribunal hearing. If the Tribunal decides to refer your case to a mediator you will be informed of the place and time at which the mediation will be held.

Hearing

The hearing will take place in a hearing room at the Magistrates Court Building.

Prior to the Hearing, a direction will have been issued requiring each party to provide to the Tribunal and the other parties a statement of facts and contentions, a copy of the statement of any witness proposed to be called to give evidence and any other material, such as plans and photographs, proposed to be presented to the Tribunal.

The statement of facts and contentions should set out the facts upon which each party relies, the evidence proposed to be presented to support those facts, the issues in the case to be resolved by the Tribunal and the submissions which each party wishes to make in support of the decision which they ask the Tribunal to make.

Ordinarily the person who lodged the appeal (“the applicant”) will be asked to present his/her evidence first; then any other party supporting the applicant’s case; then any party opposing the applicant’s case (“the parties joined”); then the decision-maker (“the respondent”. Witnesses should be present, or by application to the Tribunal, available to give evidence by phone hook up. If they are not present their evidence cannot be tested by cross-examination and may therefore be excluded.

For more detailed information on the hearing process please refer to the “*Guide to the Hearing*” on the Tribunal’s web site.

Time For Deciding Cases

The Tribunal is required to decide appeals in land and planning and tree protection cases within 120 days after the lodging of the appeal, unless that period is extended by the Tribunal upon it being satisfied that it is in the interests of justice to do so.

The following table will give some guidance to the timeframes for an appeal (days are approximate):

Day 1	Application for review lodged at the AAT
Day 16	T-docs lodged and applications for Parties Joined processed
Day 26	Directions Hearing
Day 33	Mediation session
Day 36	Mediation result
Day 50	Mediation successful – consent agreement lodged, case finalised
	Mediation unsuccessful
Day 57	AAT Applicant, and Parties Joined supporting Applicant, Facts and Contentions to be lodged
Day 78	Respondent, and Parties Joined opposing Applicant, Facts and Contentions to be lodged
Day 85	Parties to lodge material in reply
Day 95	Hearing
Day 120	Delivery of Decision

Costs

The Tribunal also has the power to award costs against a party if the party contravenes a direction of the Tribunal and the Tribunal considers it in the interests of justice to make such an order. This power is in addition to the power of the Tribunal to strike out a party and to dismiss an application for failure to comply with the Tribunal’s directions as outlined above.

6. Other Advice

Schedule of Unit Entitlements

Should this development have any affect on the unit entitlements of the units plan, it is the responsibility of the Owner's Corporation to ensure that a revised Form 2 is lodged with the Land Titles Office.

As this development is within a units plan, you are required to seek the approval of the Owners' Corporation prior to the commencement of any building work.

Damage to Public Assets

It is the responsibility of the applicant/lessee to properly repair any damage to ACT Government assets (including footpaths) caused by the development. The applicant is urged to notify Roads ACT of any existing damage to public facilities before work commences, otherwise the applicant/lessee will be held responsible for all damage.

ActewAGL

The lessee should obtain a plant location advice from ActewAGL to avoid conflict with existing plant or electrical easements. The lessee will be responsible for the costs associated with the relocation of assets, if necessary.

The lessee is to ensure that the water service and water meter are retained in position and in good condition. ActewAGL water meters are accountable items and must not be removed from the site or otherwise disposed of.

Drainage

The *Building Code of Australia* contains provisions affecting surface drainage and the height of finished floor levels. These may apply to this proposal.

Environment Protection

All work shall be carried out in accordance with the *Environment Protection Act 1997*, particularly but not exclusively in relation to noise and pollution control. More Information may be obtained from Environment ACT.

6.1 Translation and Interpretation Service

ENGLISH	If you need interpreting help, telephone:
ARABIC	: إذا احتجت لمساعدة في الترجمة الشفوية ، إتصل برقم الهاتف :
CHINESE	如果你需要传译员的帮助，请打电话：
CROATIAN	Ako trebate pomoć tumača telefonirajte:
GREEK	Αν χρειάζεστε διερμηνέα τηλεφωνήστε στο
ITALIAN	Se avete bisogno di un interprete, telefonate al numero:
PERSIAN	: اگر به ترجمه شفاهی احتیاج دارید به این شماره تلفن کنید:
PORTUGUESE	Se você precisar da ajuda de um intérprete, telefone:
SERBIAN	Ako vam je potrebna pomoć prevodioca telefoniрајте:
SPANISH	Si necesita la asistencia de un intérprete, llame al:
TURKISH	Tercümana ihtiyacınız varsa lütfen telefon ediniz:
VIETNAMESE	Nếu bạn cần một người thông-ngôn hãy gọi điện-thoại:

TRANSLATING AND INTERPRETING SERVICE

131 450

Canberra and District - 24 hours a day, 7 days a week

ACT PLAIN ENGLISH CONTRACT

Attachments A to E

IMPORTANT

These attachments must be affixed at the back
of this contract.

Attachment A

Clause 1. Details owner and builder must complete

ITEM

1. This contract is dated the 2ND day of MAY 2000

2. The owner(s)

owner(s) name Elisabeth Amiel on behalf of
owner(s) address Uranzi Village Margaret Forsyth, John Dolez & Christine Holzner

Unit 15 Uranzi Village Crossie Circuit Kewdale 201

owner(s) name _____

owner(s) address _____

ACN _____ Phone (H) 6296 6596 Fax _____

Mobile phone 0429 496 208 Phone (W) _____

Quotes to build 3 garages at Carpark C

Name	Total price quoted	Price less GST	Body Corporate share (less GST)	Concrete floor	Butimen Floor	Roller Doors	Lights	Power points	Storeroom	Painting	Other
J&D Guthrie	\$59,312	\$53,920	\$17,973	Included in cost	Not costed	Not included	3 double fluorescent connected to power in existing garages	Not mentioned	Hardi Flex linings, hollow core doors, concrete slab floors	Paint storerooms, facias, gutters	Nothing mentioned
Mark Hallam	\$42,760	\$38,873	\$12,958	Included in cost	Deduct \$1,120. Total now \$41,640.	Included	6 lights	2 double points. Can be reached from all garages	not mentioned	not mentioned	Nothing mentioned
Terry O'Callaghan	\$29,898	\$29,898	\$9,966	Would cost an additional \$4,806. Total now \$34,704	Included in cost	Included in cost. Itemised at \$1,704	Lights in storerooms. Would cost \$360 to add lights in garages	Power points in storerooms. Would cost \$360 to add powerpoints in garages or nothing to swap powerpoint to garage.	concrete floor	not mentioned	There may be a small additional charge to connect the new garages to the electricity supply if the circuits in the existing garages are too loaded and to move the light at the existing path to its new location.



EGAN NATIONAL VALUERS (ACT)

25 Murray Crescent, Manuka ACT 2603

PO Box 4225, Manuka ACT 2603

DX 24716, Manuka

t 02 6232 7555 f 02 6232 7772

w www.eganvaluers.com.au

Adelaide · Brisbane · Canberra · Melbourne

Perth · Sydney · Auckland

30 May 2006

Mr Craig Bowditch
A.C.T. Strata Management Services
PO Box 3208
WESTON ACT 2611

Dear Craig

**RE: UNIT 31 IN UNITS PLAN 119, BLOCK 1 SECTION 149 DIVISION OF KAMBAH
KNOWN AS UNIT 31 'URAMBI VILLAGE' CROZIER CIRCUIT, KAMBAH
APPLICATION TO BUILD A LOCK GARAGE
OWNER/S: Christine Ludzioweit and John Falez**

The addition of a garage converting from an existing car space is not significant proportional to the overall value of the premises to require a revision of the unit entitlement.

Yours faithfully,
EGAN NATIONAL VALUERS (ACT)


CAROLYN MOWBRAY AAPI;CPV

30 May 2006

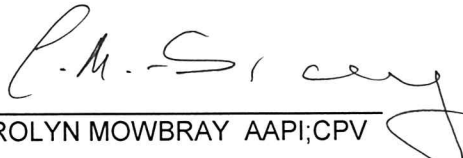
Mr Craig Bowditch
A.C.T. Strata Management Services
PO Box 3208
WESTON ACT 2611

Dear Craig

**RE: UNIT 32 IN UNITS PLAN 119, BLOCK 1 SECTION 149 DIVISION OF KAMBAH
KNOWN AS UNIT 32 'URAMBI VILLAGE' CROZIER CIRCUIT, KAMBAH
APPLICATION TO BUILD A LOCK GARAGE
OWNER/S: Margaret Forsythe**

The addition of a garage converting from an existing car space is not significant proportional to the overall value of the premises to require a revision of the unit entitlement.

Yours faithfully,
EGAN NATIONAL VALUERS (ACT)


CAROLYN MOWBRAY AAPI;CPV



OFFICER : PHAB VETSAVONG
PHONE : 6207 1844
FAX : 6207 1856

**Elisabeth Amiel
15 Urambi Village Crozier Circuit
Kambah ACT 2902**

Dear Ms Amiel

**Units 31-32 Block 1 Section 149 - Suburb of KAMBAH
Development Application Number: 200600435A**

I refer to the advice submitted for endorsement pursuant to conditions 1, 2 and 3 of the decision with respect to Development Application 200600435 approved on 21 March 2006.

The plans now satisfy conditions 1, 2 and 3 of the decision and have been endorsed to form part of the above Development Application.

Enclosed are further copies of the endorsed plans.

Please note that you may need to attend to other conditions included in the decision before you commence development on the site.

If you would like to discuss this matter further please telephone me on 6207 1844.

Yours sincerely

A handwritten signature in black ink, appearing to read "Phab Vetsavong", written over a large, faint, stylized signature watermark.

Phab Vetsavong
Assessing Officer
Development Assessment Unit-South
Statutory Planning and Development Services Branch

3 July 2006

FAX

To Terry O'Callaghan

Fax No 02 6241 4681

From Libby Amiel

Phone No (h) 02 6296 6596 (m) 0429 495 208
email libri@homemail.com.au

Address 15 Urambi Village, Crozier Cirt, Kambah, ACT 2902

Date 7 August 2006

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Message

Terry

When do you think the garages will be available for use, without the doors?

Brian and I go away for six weeks first thing next Monday, 14 August. We get back on 24 September but hopefully you'll be totally finished before then.

Your point of contact while we are away should be David Watson at house 25. His phone is 6231 7305.

David has been here since the planning stage and has been the maintenance organiser for years. So he knows where everything is and how it all should happen. David was the one who got the door problem fixed for us.

He is also organising Jim Morrison, our path man, to realign the path from the spine path to what is now the back of the new garages closer to No 59 to come out between the two open spaces that are left. Please negotiate Jim's start date with David.

Thanks

Original

TERRY OCALLAGHAN
 THE DOORMAN
 16 Brunswick Cct
 KALEEN ACT 2617
 Mob: 0412 997 905

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HI LIBBY,

I'M JUST FOLLOWING UP ON THE ROLLADORS FOR THE GARAGES @ URAMBI. I AM A BIT CONCERNED TO SAY THE LEAST AT WHAT THE FINISHED HEIGHTS OF THE ROLLADORA OPENINGS ARE. THE ROLLADORS COME DOWN BELOW THE LEVEL OF THE TRUSSES BY 420mm. THIS BRINGS OUR SHORTEST HEADROOM BELOW THE DOOR TO APPROXIMATELY 1720 MM ABOVE THE BITUMEN FLOOR. THE MIDDLE DOOR IS APPROXIMATELY 1760mm & THE LAST DOOR 1780mm. THESE DIMENSIONS MAY NOT BE EXACT BUT FROM THE INFORMATION MY SUPPLIER GAVE ME THEY ARE QUITE ACCURATE

I AM CONCERNED THAT IT IS NOT GOOD BUILDING PRACTICE FOR THE DOORS TO BE SO LOW AND I WOULD LIKE TO RECOMMEND THAT WE TAKE A LOOK AT OTHER OPTIONS.

OPTION 1 AS PER PLANS FOR 3 ROLLADORS	\$1740.00
OPTION 2 3 TILTADORS MADE TO SUIT	\$5043.00
OPTION 3 3 FLEXADORS MADE TO SUIT.	\$4202.00

A STANDARD MINIMUM DOOR HEIGHT IS 2000mm. WE ARE LOOKING @ 300mm LESS THAN THE RECOMMENDED HEIGHT. I ENCLOSE A DIAGRAM OF THE DIFFERENT STYLES OF DOORS & WELCOME YOUR INPUT

REGARDS TERRY



WHY CHOOSE B&D?

B&D is proud to be recognised as a great Australian icon. As Australia's market leader in the manufacture and marketing of garage doors and automatic openers, since 1956 we have manufactured over 5 million garage doors, for installations in Australia and in over 20 countries throughout the world.

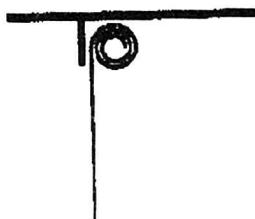
Not only do we have all the products you need, we also have a national network of Accredited Dealers, who are experts in their

field. Our Accredited Dealers have been trained by B&D in the features and installation requirements for B&D doors and openers, and are happy to provide advice on any of our products.

When you choose B&D, you're selecting the best in design, features, style, warranty and service, while also supporting an Australian owned company. To discover why there is so much more behind a B&D door, call us today.

WHAT TYPE OF GARAGE DOOR?

There are several types of garage doors available for you to choose from. All of which can be automated for remote control operation. These include:

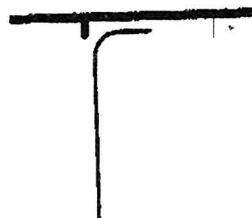


Roller doors - comprise of a ribbed steel curtain that moves vertically in the opening, and rolls up around a drum, guided by tracks and counterbalanced with springs. They are particularly suitable for garages and sheds where there is plenty of headroom above the opening and where a traditional look is required. The B&D Roll-A-Door® is the original roller door, with 50 years of added innovation and improvement.



Sectional doors - comprise of a number of rigid sections that are hinged together and move vertically in the opening, then horizontally along the ceiling, guided by tracks and counterbalanced with springs. Commonly used on new houses where a pattern or style is required to match the style of the house. These doors can be made of steel, wood and other materials. The B&D Panelift® range offers a broad selection of styles and colours.

Also available are Design-A-Door® sectional doors consisting of a frame which can be fitted with a variety of different inserts, so you can create your own garage door



Flex-A-Door® doors - comprise of a durable Roll-A-Door® curtain, fitted on a curving track, which slides from a vertical position up into a horizontal position, close to the ceiling. Especially suited to applications where there is not the headroom for a roller door or, where a smoother, easier to use solution is required to replace an existing tilt door.

Until recently there was little choice available for those who had a garage or carport with restricted headroom. No longer do you need to have a difficult to operate tilt door fitted. B&D's Flex-A-Door has solved the headroom issues, and gives a clean neat appearance both on the inside and outside. This design is unique to B&D.



Tilt doors - comprise of a one piece tilting panel, fitted with pivoting arms at both sides of the opening, which moves out and up from a vertical position into a horizontal position. These allow almost any material to be used to make a garage door and offer one of the lowest possible headroom requirements. When you choose B&D Tilt-A-Door® fittings, you can be sure quality hardware is included in your tilting door.

DO YOU WANT A STOCK STANDARD?

Don't overlook the importance of a tailor made garage door.

all the panels and patterns will be evenly spaced. B&D believe