

12<sup>th</sup> October, 76

Secretary,

Re: Withdrawal of Pat Weller

In a telephone call today, Pat Weller advised that he was not interested in proceeding to purchase a house, and would like a refund of monies owed to him.

He has paid \$440, advised us that he would not proceed with House 12 within about 2 weeks. In accordance with our agreement with him at the time, and our subsequent guidelines, a refund of \$300 should be arranged at an early date please.

Dennis Walker  
(SALES CO-ORDINATOR)

27 October 1976

Mr and Mrs A. Byrne,  
26 Macintosh Street,  
SCULLIN A.C.T. 2614

Dear Mr and Mrs Byrne,

RE: REFUND OF HOLDING DEPOSIT - HOUSE NO. 4

Please find enclosed a cheque for \$300 being the balance of deposit due following your decision not to proceed to purchase House No. 4.

I regret that there has been the delay in making this refund. This was due to an internal communication problem, and I hope that it has not caused you serious inconvenience. Thanking you for your interest, and best of luck.

On behalf of the Society,



David Watson,  
Board Member

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA:  
DAVID C. D. HARPER, B.A., LL.B.  
PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)

92-96 NORTHBOURNE AVENUE  
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS  
"ABATOUT," CANBERRA

SYDNEY:  
JAMES NEILL CREER  
PETER MARSHALL WILKINSON, LL.B.  
KENNETH LEA ADDISON  
VICTOR FRANCIS KELLY LL.B.  
KENNETH JOHN PALMER, B.A., LL.B.  
ROBERT WILLIAM MCCORMACK  
WILLIAM JAMES HENTY, LL.B.  
MICHAEL LANCASTER OATES  
JOHN DAVID EDELMAN

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788  
CANBERRA DOCUMENT EXCHANGE 22

YOUR REF.  
OUR REF. RM. 8828

PLEASE ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 828  
CANBERRA CITY, A.C.T. 2601

28th October 1976

The Secretary,  
Urambi Co-operative Community  
Advancement Society Limited,  
P.O. Box 666,  
CIVIC SQUARE A.C.T

Dear Sir,

re: URAMBI TO PROBERT - UNIT 4

We have been requested by David Harper of this firm, who is advising Mr. Probert on the purchase of his unit, Unit 4, to advise whether you would be prepared to agree to the inclusion of a finance clause.

He states that his client has applied for two loans, the first loan from the A.N.Z. Bank and the second loan from a personal friend. Mr. Probert is concerned that his friend might die before settlement.

We realise that it would be unreasonable for Mr. Probert to have the right to rescind at any time up to settlement because of his friend's death, but suggest that he might have the right to rescind provided that notice is given not later than the end of January 1977.

We understand that the unit is not to be completed until March 1977 at the earliest, and we therefore seek your instructions as to whether such a finance clause would be acceptable. If you have any queries, please telephone the writer and discuss the matter.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*R.M. Moloney*

*Agreed by phone to Mr Moloney to give  
Mr Probert two weeks extension without penalty, before  
contract exchange.*

*David Mathews  
3/11/76*

*Mr Christie - to note*  
*Mr Watson - to file*  
*19/11*  
*Legal*

**ABBOTT TOUT CREER & WILKINSON**  
SOLICITORS

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YOUR REF.  
OUR REF. **RM.8828**

PLEASE ADDRESS ALL CORRESPONDENCE TO  
P.O. BOX 828  
CANBERRA CITY, A.C.T. 2601

18th November 1976

The Secretary,  
Urambi Co-operative Community Advancement  
Society Limited,  
P.O. Box 666,  
CIVIC SQUARE A.C.T.

Dear Sir,

re: SALE TO PROBERT - UNIT 4

We advise that unconditional Contracts for Sale were exchanged in this matter on the 16th November 1976, and we enclose herewith the purchaser's cheque for the balance of the deposit payable.

We also received on exchange of Contracts a signed copy of your letter to Mr. Probert of the 4th November 1976 concerning extractor fans, and we understand that you have received a copy of this as well. Please let us know if this is not the case.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*R. M. Meloney.*

ABBOTT TOUT CREER & WILKINSON  
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YOUR REF.  
OUR REF. RM.8828

17th March 1977

The Secretary,  
Urambi Co-operative Community  
Advancement Society Ltd.,  
P.O. Box 666,  
CIVIC SQUARE A.C.T

Dear Sir,

re: URAMBI TO PROBERT - UNIT 4

We have been informed that the builders have failed to follow the requested colour scheme in the kitchen of the above unit. Apparently, the colour scheme requested was for beige laminex and red-brown tiles, and cumquat laminex has been installed instead. Mr. Probert states that he would be happy with either cumquat laminex and beige tiles or red-brown and beige laminex, whichever is easier.

Could you please advise us as to what could be done about this, so that we can let Mr. Probert's solicitor know.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*R.M. Moloney*

*Chris,  
can you check this?*

*Mel*

*Cumquat is in our copy of the contract - L (8/3)*

Legal file.

5 April 1977

Mr Moloney,  
Abbott Tout Creer and Wilkinson,  
P.O. Box 828,  
CANBERRA CITY A.C.T. 2601

Dear Sir,

Your ref. RM 8828  
Urambi to Probert - Unit 4

The Board has received a report from its architect, P. Bell, on the matter of bench top and splash-back tiles, which you raised in your letter of 17 March 1977.

The bench top, cumquat in colour, has been installed in accordance with the contract specification. P. Bell also reports that the correct splash-back tiles have been installed. You will understand that it has always been the responsibility of the architect to choose splash-back tiles for individual houses.

The Board regrets inconvenience which may have resulted from misunderstanding in regard to this matter. While sympathetic to the spirit of Mr Probert's request, it has no reason to alter any fixture in House 4 at this stage. If, at a reasonable time prior to completion of House 4, Mr Probert had conveyed either a request in writing or a written record of conversation he may have had with the architect on this matter to the Board it may have been able to meet his preferences.

Yours sincerely,



C.M. Lang  
(Secretary)

ABBOTT TOUT CREER & WILKINSON  
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YOUR REF.

OUR REF. RM.8828

23rd May, 1977.

The Secretary,  
Urambi Co-operative Community Advancement Society Limited,  
P.O. Box 666,  
CIVIC SQUARE, A.C.T. 2608

Dear Sir,

Re: SALE OF UNIT 4 TO PROBERT

We confirm that settlement of this matter was effected on the 5th April 1977. A settlement statement giving financial details of the transaction has been handed to you already.

As you are aware, the rates on the unit had not been paid at the time of settlement, and accordingly an appropriate undertaking was handed over at settlement. No doubt you will sort this matter out with purchasers in due course.

We have notified the Department of the Capital Territory of the change of ownership of the unit, and all future rates and notices should be forwarded to the new owners at their home address.

We enclose a memorandum of our costs and disbursements for acting for you on this sale.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



Members.

P.O. Box 5,

CAMPBELL. A.C.T. 2601

23rd May 1977

20/6

The Chairman,  
Urambi Co-operative Community Advancement  
Society Limited,  
P.O. Box 666,  
CIVIC SQUARE, A.C.T. 2608

Dear Sir,

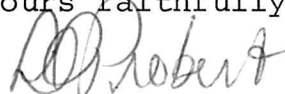
UNIT NO. 4, UNITS PLAN 119

I hereby give notice that the following defects exist in the above premises and I shall be glad if you will obtain rectification of these defects as provided for in the contract between the Co-operative and the builder. The faults are as follows:-

1. The tiles on the bathroom floor in the doorway are not attached to the floor and there is no grouting between the tiles.
2. The lightswitch to the outside light at the front door does not operate and the effect is that the light stays on all the time.
3. The plastering around the light fitting in the study ceiling is wholly inadequate and a different colour from the rest of the ceiling.
4. The television plug is incomplete.
5. The low level power point adjacent to the cupboard door in the master bedroom is badly fitted and there is a hole in the wall at that point.
6. The water pipes under the house have not been adequately fixed to the beams and consequently rattle when the taps are turned on, particularly when the washing machine is in operation.
7. The grouting between the tiles and the bath in the bathroom is falling out.
8. A tile in the tiles above the sink has been installed broken.

I shall be glad if you will obtain rectification of these defects without delay.

Yours faithfully,



L.G. PROBERT