

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA:  
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CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS  
"ABATOUT," CANBERRA

~~PAMELA M. GOWARD, B.A., LL.M. (ASSOCIATE)~~

SYDNEY: ROBERT JOHN McCORMACK  
[ASSOCIATE]

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.

OUR REF. RM.8209

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

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 6 TO EVERETT

We confirm that settlement of this matter was effected on the 9th May, 1977. A settlement statement giving financial details of the transaction has already been handed to you.

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.

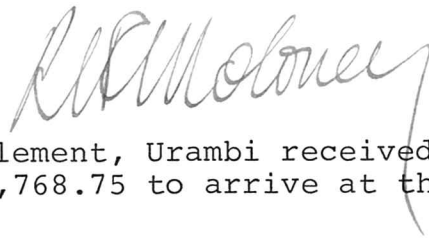
We have notified the Department of the Capital Territory of the change of ownership of the unit, and all future rates and notices should be forwarded to the new owners at their home address.

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

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



P.S. We remind you that at settlement, Urambi received \$15,000.00 and paid out \$4,768.75 to arrive at the net result shown.

XXXXX 1933

Ms. M.A. Sternbeck  
Unit 7 Urambi Village  
Crozier Circuit  
KAMBAH. A.C.T. 2902.

25 June, 1982

Dear Ms. Sternbeck,

Re: Unit Plan 119 - Urambi Village

We have been instructed by the Committee to write to you regarding the outstanding levies on your unit.

You are advised if the amount outstanding of \$223.77 is not paid within seven (7) days, legal action will be taken.

Yours faithfully,

K.L. LOUDON (MRS)  
STRATA MANAGEMENT DEPARTMENT

7 Urambi Village  
Craigie Crescent  
Kamukaha ACT 2902  
5 December 1983.

Terry Goggin  
Urambi Body Corporate

~~OK~~  
OK.

Dear Terry,

I am seeking the approval of the Body Corporate to build a fence at the back of my house so that my dog can dine outside during the day.

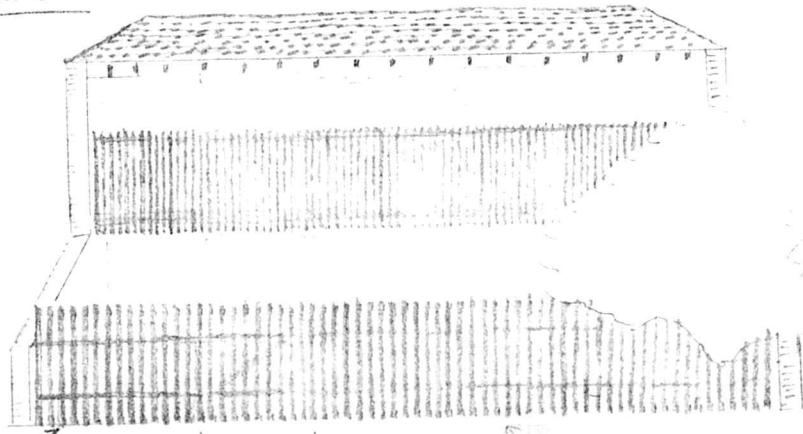
I enclose a sketch of the fence I would like to have built, which I believe would meet the aesthetic requirements of the Body Corporate and of Urambi generally. The fence would lend itself to the planting of natives.

I have not yet sought the agreement of my neighbours but would be grateful if the Body Corporate would consider the proposal, subject to the neighbours' consent.

Yours sincerely

Mary St Sternbach  
(Margaret Sternbach)

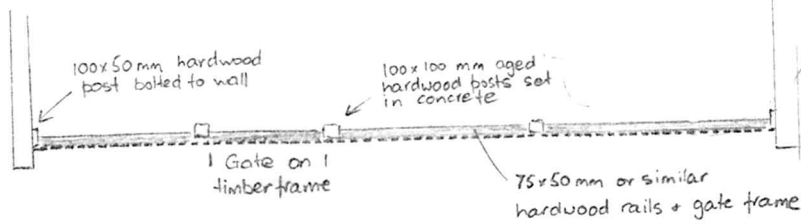
FRONT ELEVATIONS



10 metre x 100 mm hardwood palings spaced to complement palings on deck (fence to be stained by owner)

Cement mowing strip under fence if required

TOP ELEVATION



Existing shrub sympathetically trimmed

100x50 mm hardwood post bolted to wall

100x100 mm aged hardwood posts set in concrete

1 Gate on 1 timber frame

75x50 mm or similar hardwood rails + gate frame

The Urumbi  
has no objection  
to the  
structures sub to the  
7 Dec. 83.




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

7 December 1983

Ms Margaret Sternbeck,  
7 Urambi Village,  
KAMBAH. A.C.T. 2902.

.....  
I am pleased to advise that the Urambi Village  
Body Corporate Committee has no objections to your proposal  
for a fence on the western edge of your unit entitlement.  
A copy of your proposal, so endorsed is attached.

  
(Terry Gougin)  
Structures Sub-Committee

## **Urambi Structures Application House 6**

An application has been made to install a reverse cycle air conditioner to an upstairs bedroom in house 6. The unit will either be a Mitsubishi Electric model MSZ-GE71KITD, or an Hitachi model RAS70YHA3KIT.

The unit will be installed on the balcony, with pipework covered with smart duct.

Objections must be submitted to the Executive Committee or to me by **5pm on Wednesday 26 April**.

David Keightley (Structures Coordinator)  
House 55 (david@dara.com.au)  
4 April 2017

## **Urambi Structures Application House 6**

An application has been made to install a reverse cycle air conditioner to an upstairs bedroom in house 6. The unit will either be a Mitsubishi Electric model MSZ-GE71KITD, or an Hitachi model RAS70YHA3KIT.

The unit will be installed on the balcony, with pipework covered with smart duct.

Objections must be submitted to the Executive Committee or to me by **5pm on Wednesday 26 April**.

David Keightley (Structures Coordinator)  
House 55 (david@dara.com.au)  
4 April 2017

**From:** Deb George deb@citystrata.com.au  
**Subject:** RE: UP119 Unit 6A Urambi Vllge, Air Conditioner Application  
**Date:** 4 April 2017 at 2:59 pm  
**To:** David Keightley david@dara.com.au  
**Cc:** Joseph Nadler joseph@pinksheep.com, Nicolas Brown nic.k.a.brown@home.netspeed.com.au, Peter Shaw peter.shaw54@gmail.com, Steve Nichols maxcents@gmail.com, Deb George deb@citystrata.com.au

DG

Good afternoon Committee

David, thank you for advising of below which I will provide to the property manager as well as the amended final approval date.

With kind regards

Deb George | Senior Strata Manager

City Strata Management Pty Ltd | Level 1, 42 Mort Street Braddon ACT 2612 | PO Box 6248  
O'Connor ACT 2602  
P 02 6156 3305 E [deb@citystrata.com.au](mailto:deb@citystrata.com.au) W [citystrata.com.au](http://citystrata.com.au)



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**From:** David Keightley [mailto:david@dara.com.au]  
**Sent:** Tuesday, 4 April 2017 2:52 PM  
**To:** Deb George <deb@citystrata.com.au>  
**Cc:** Joseph Nadler <joseph@pinksheep.com>; Nicolas Brown <nic.k.a.brown@home.netspeed.com.au>; Peter Shaw <peter.shaw54@gmail.com>; Steve Nichols <maxcents@gmail.com>  
**Subject:** Re: UP119 Unit 6A Urambi Vllge, Air Conditioner Application

Hi Deb

The air conditioner will require approval from the EC, and will need to go through the normal approval process. This requires a notice to be posted around Urambi, with people given 21 days to object to the structure. If there are no objections, the installation can proceed.

It is advisable for the owners / tenants of house 6 to discuss the nature and location of the air conditioner with their neighbours as they are the ones most likely to be affected by the unit.

I notice that it is planned to install the unit on the balcony. It is much preferred that they are installed at ground level as this minimises noise, and it does not have the same visual impact. It is likely that a balcony installation will attract objections.

I will put up notices for the air conditioner today. This means that approval cannot be granted, assuming there are no objections, until 26 April.

David

-----  
David Keightley  
55 / 85 Crozier Circuit  
Kambah ACT 2902  
Phone: 02-6296.1092  
Mobile: 0414-927.591  
-----

On 4 Apr 2017, at 2:33 pm, Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)> wrote:

Good afternoon Committee

Please see attached and below application from Unit 6A (facilitated through their Property Manager) to install a reverse cycle air conditioner in their unit for committee consideration and direction.

The owners Mr & Mrs Don & Jill Bradfield has agreed to the installation of a reverse cycle air conditioning in the main bedroom upstairs. They have requested our company to place a request to the Executive Committee via the Body Corporate to approve their request.

The owners will proceed with the cheaper option and lower kilowatt. We look forward to your advice at your earliest.

We also sent a request for a front screen door for approval. Are you able to update us on this matter?

Committee, please respond by COB next Tuesday 11 March.

With kind regards

Deb George | Senior Strata Manager

City Strata Management Pty Ltd | Level 1, 42 Mort Street Braddon ACT 2612 | PO Box 6248 O'Connor ACT 2602  
P 02 6156 3305 E [deb@citystrata.com.au](mailto:deb@citystrata.com.au) W [citystrata.com.au](http://citystrata.com.au)

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**From:** Vickii Irvine [<mailto:vickii@kouvelis.com.au>]  
**Sent:** Tuesday, 4 April 2017 9:21 AM  
**To:** Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)>  
**Subject:** FW: Attached Image - for 6A Urambi Vllge, Crozier Cct Kambah

Hello Deb,

The owners Mr & Mrs Don & Jill Bradfield has agreed to the installation of a reverse cycle air conditioning in the main bedroom upstairs. They have requested our company to place a request to the Executive Committee via the Body Corporate to approve their request.

The owners will proceed with the cheaper option and lower kilowatt. We look forward to your advice at your earliest.

We also sent a request for a front screen door for approval. Are you able to update us on this matter?

Best regards  
Vickii

**From:** PHILIP KOUVELIS R/E [<mailto:canon3@garran.kouvelis.com.au>]  
**Sent:** Tuesday, 4 April 2017 9:02 AM  
**To:** Vickii Irvine  
**Subject:** Attached Image

<Duncans RCAC quote (2).pdf>

**From:** David Keightley david@dara.com.au  
**Subject:** Re: UP119 Unit 6A Urambi Vllge, Air Conditioner Application  
**Date:** 19 April 2017 at 10:05 am  
**To:** Deb George deb@citystrata.com.au  
**Cc:** Nicolas Brown nic.k.a.brown@home.netspeed.com.au, David Keightley david@dara.com.au, David Ritchie davidritchie48@hotmail.com, Martin Miles martin@canberrahouse.com.au, Steve Nichols maxcents@gmail.com, Joseph Nadler joseph@antijoe.com, Peter Shaw Peter.shaw54@gmail.com, Louise Curham lcurham@yahoo.com.au



Hi Deb

On behalf of the Executive Committee, I am lodging a formal objection to the installation of an air conditioning unit on the balcony of house 6. This means the installation cannot proceed unless the objection is withdrawn, or the installation is approved at a general meeting of owners.

There are two reasons for this objection, both of which were raised some years ago in Urambi in relation to the installation of these air conditioners in tri-level houses.

1. That the noise from the unit is more likely to affect neighbours if the unit is on the balcony rather than at ground level.
2. That the unit on the balcony is not discreetly located. Our Structures Guidelines state: "Appliances such as gas-fired hot water units, may be located on the outside walls of units, but they should be located discreetly and screened from view. Exposed pipe work connections should be minimised." (this applies to air conditioners as well)

The objection will be withdrawn if the unit is installed at ground level, about mid-way between the wing walls, and any pipes are discreetly located and coloured. This reduces the noise heard by neighbours, and makes the unit less visible. This is the way that a number of these units have been installed throughout Urambi in tri-level houses, including at my house. I am very happy to talk to the owners or the installer, and show them my installation, if this helps in relocating the unit.

David

-----  
David Keightley  
55 / 85 Crozier Circuit  
Kambah ACT 2902  
Phone: 02-6296.1092  
Mobile: 0414-927.591  
-----

On 12 Apr 2017, at 5:25 pm, Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)> wrote:

Good afternoon David

Thank you for advising of below which I will facilitate to the property manager for Unit 6 for provision to the owners.

With kind regards

Deb George | Senior Strata Manager

City Strata Management Pty Ltd | Level 1, 42 Mort Street Braddon ACT 2612 | PO Box 6248  
O'Connor ACT 2602  
P 02 6156 3305 E [deb@citystrata.com.au](mailto:deb@citystrata.com.au) W [citystrata.com.au](http://citystrata.com.au)

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**From:** David Keightley [<mailto:david@dara.com.au>]

**Sent:** Wednesday, 12 April 2017 9:09 AM

**To:** Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)>

**From:** David Keightley david@dara.com.au  
**Subject:** Re: UP119 Unit 6A Urambi Vllge, Air Conditioner Application  
**Date:** 26 April 2017 at 5:03 pm  
**To:** Deb George deb@citystrata.com.au  
**Cc:** Nicolas Brown nic.k.a.brown@home.netspeed.com.au, David Ritchie davidritchie48@hotmail.com, Martin Miles martin@canberrahouse.com.au, Steve Nichols maxcents@gmail.com, Joseph Nadler joseph@antijoe.com, Peter Shaw Peter.shaw54@gmail.com, Louise Curham lcurham@yahoo.com.au



Hi Deb

As the time for objections has now expired, and as there are now no objections, the owners of house 6 can install the air conditioner – provided the main unit is at ground level, about mid-way between the wing walls.

David

-----  
David Keightley  
55 / 85 Crozier Circuit  
Kambah ACT 2902  
Phone: 02-6296.1092  
Mobile: 0414-927.591  
-----

On 26 Apr 2017, at 4:06 pm, Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)> wrote:

Good afternoon Committee

Please find attached a quote from the owner of Unit 6A who have approved Option 2 only (Main Bedroom) with the motor on the ground level for committee consideration and direction.

With kind regards

Deb George | Senior Strata Manager

City Strata Management Pty Ltd | Level 1, 42 Mort Street Braddon ACT 2612 | PO Box 6248  
O'Connor ACT 2602

**P** 02 6156 3305 **E** [deb@citystrata.com.au](mailto:deb@citystrata.com.au) **W** [citystrata.com.au](http://citystrata.com.au)

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**From:** David Keightley [<mailto:david@dara.com.au>]

**Sent:** Friday, 21 April 2017 5:40 PM

**To:** Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)>

**Cc:** Nicolas Brown <[nic.k.a.brown@home.netspeed.com.au](mailto:nic.k.a.brown@home.netspeed.com.au)>; David Ritchie <[davidritchie48@hotmail.com](mailto:davidritchie48@hotmail.com)>; Martin Miles <[martin@canberrahouse.com.au](mailto:martin@canberrahouse.com.au)>; Steve Nichols <[maxcents@gmail.com](mailto:maxcents@gmail.com)>; Joseph Nadler <[joseph@antijoe.com](mailto:joseph@antijoe.com)>; Peter Shaw <[Peter.shaw54@gmail.com](mailto:Peter.shaw54@gmail.com)>; Louise Curham <[lcurham@yahoo.com.au](mailto:lcurham@yahoo.com.au)>

**Subject:** Re: UP119 Unit 6A Urambi Vllge, Air Conditioner Application

Thanks Deb

It would be great if the owner could confirm before the end of the objections period that they will install the unit at ground level. Then I can withdraw the objection and the installation can proceed.

David

-----  
David Keightley  
55/85 Crozier Circuit  
Kambah ACT 2902  
02-6296.1092  
0414-927.591  
-----

On 21 Apr 2017, at 5:31 pm, Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)> wrote:

Good afternoon David

Thank you for below.

This information had previously been provided to the property manager for Unit 6A as per your email dated 12/4/17 to which they responded as follows, received 13/4/17:

We have a second quote which includes a unit outside from Thermal Active, but waiting for the owner to approve. Please ignore the quote for the unit downstairs and their quote for the unit on the balcony.

We shall send this through as soon as we hear from the owner for advice from the Committee.

With kind regards

Deb George | Senior Strata Manager

City Strata Management Pty Ltd | Level 1, 42 Mort Street Braddon ACT 2612 | PO Box 6248 O'Connor ACT 2602

**P** 02 6156 3305 **E** [deb@citystrata.com.au](mailto:deb@citystrata.com.au) **W** [citystrata.com.au](http://citystrata.com.au)

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**From:** David Keightley [<mailto:david@dara.com.au>]

**Sent:** Wednesday, 19 April 2017 10:06 AM

**To:** Deb George <[deb@citystrata.com.au](mailto:deb@citystrata.com.au)>

**Cc:** Nicolas Brown <[nic.k.a.brown@home.netspeed.com.au](mailto:nic.k.a.brown@home.netspeed.com.au)>; David Keightley <[david@dara.com.au](mailto:david@dara.com.au)>; David Ritchie <[davidritchie48@hotmail.com](mailto:davidritchie48@hotmail.com)>; Martin

