

Members file

9 November 1976

Mr and Mrs McIntyre,
City Parks Administration,
Department of Capital Territory.

Dear Mr and Mrs McIntyre,

Re: House No. 12 - Extra Items

Further to our letter of 18th October 1976, we can now advise of the costs of providing items which are in addition to the plans and specifications for house no. 12.

Ceiling/bft above study, including light (as per drawing dated 29.10.76)	\$690
Extractor fan - kitchen	\$110
Extractor fan - bathroom	\$65
Total	<u>\$865</u>

These items are additional to the contract price of \$39,630 in accordance with Clause 2(b) of the contract, and are not subject to the rise and fall clause.

If you are agreeable, please return a signed copy of this letter to the undersigned prior to the time of contract exchange, which is due by 11th November.

On behalf of the Society,



D.J. Watson
(Director)

*Agreed to above
without extractor fan
in bathroom,*

the amount to be added to contract price is \$865.

9 November 1976

Mr and Mrs McIntyre,
City Parks Administration,
Department of Capital Territory.

Dear Mr and Mrs McIntyre,

Re: House No. 12 - Extra Items

Further to our letter of 18th October 1976, we can now advise of the costs of providing items which are in addition to the plans and specifications for house no. 12.

Ceiling/lft above study, including light (as per drawing dated 29.10.76)	\$690
Extractor fan - kitchen	\$110
Extractor fan - bathroom	\$65

Total ~~\$865~~ \$800

These items are additional to the contract price of \$39,630 in accordance with Clause 2(b) of the contract, and are not subject to the rise and fall clause.

If you are agreeable, please return a signed copy of this letter to the undersigned prior to the time of contract exchange, which is due by 11th November.

On behalf of the Society,



D.J. Watson
(Director)

signed on:

15/11/76

Mr McIntyre
Mrs McIntyre

DW Mr Watson to note
Kul Mr Christie - to file

25/11

Legal file

**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.8829**

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

23rd November 1976

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

Dear Sir,

re: URAMBI TO McINTYRE - UNIT 12

We advise that unconditional Contracts for Sale were exchanged in this matter on the 19th November 1976, and we enclose herewith a bank cheque from the C.B.C. Bank for \$3,600.00, the balance of the deposit payable on exchange.

Could you please provide us with one further set of requisitions for forwarding to the solicitors for Mr. & Mrs. McIntyre, Messrs. Higgins Faulks & Martin. We confirm that apart from this set, the purchaser of every unit from number 1 to number 43 has been provided with particulars of title and a set of answered requisitions.

I will take care of this

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



6/12 *Legal.*
→ *Mr Watson: to note*
6/12.

ABBOTT TOUT CREER & WILKINSON
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PLEASE ADDRESS ALL CORRESPONDENCE TO
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CANBERRA CITY, A.C.T. 2601

YOUR REF.
OUR REF. **RM.8829**

2nd December, 1976.

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

Dear Sir,

Re: URAMBI TO McINTYRE - UNIT 12

We refer to the writer's telephone conversation with Mr. David Watson on the 26th November 1976 and confirm the following points:-

1. We hold a copy of your letter of the 9th November 1976 to Mr. and Mrs. McIntyre, signed by Mr. and Mrs. McIntyre. We point out that they have deleted the extractor fan in the bathroom from that letter, bringing the total of the additional items to \$800.00. A photocopy of that letter is enclosed.
2. We confirm that there is no fire place in Unit 10, the unit being purchased by Mr. Cushing.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *R. P. Moloney*

HIGGINS FAULKES & MARTIN

7th Floor, Canberra House
40 Marcus Clarke Street
Canberra City, A.C.T. 2601

P.O. Box 172, Canberra City, 2601

C.D.E. Box 25

Phone: 48 0944

Partners:

J. Faulks, LL.B.
T. J. Higgins, B.A., LL.B.
D. J. Martin, B.A., LL.B.

Associate:

M. J. Higgins, LL.B.

BARRISTERS
& SOLICITORS

Our Ref: RH:ST:7643

Your Ref: RM:8829

12 May 1977

Messrs. Abbott Tout Creer & Wilkinson
Solicitors
DX 56 22
CANBERRA

Dear Sirs

RE: McINTYRE FROM URAMBI CO-OPERATIVE - UNIT 12
Attention Mr. Moloney

We refer to previous discussions with Mr. Humphrey of this office concerning the standard of finish of this unit and are instructed that now our clients note only the following defects as follows:

Study window latch broken
Tiles in bathroom - one cracked and others missing
Poor grouting in toilet
Incomplete painting on some walls.

As you are already aware our clients are selling their present house and will require funds from that sale towards the purchase. Settlement of the sale is expected on or about 24 May 1977 and we would be obliged if you would allow our client till that date at least to settle.

Yours faithfully
HIGGINS FAULKES & MARTIN

per:



Legal file.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:
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SYDNEY: ROBERT JOHN McCOURT, B.A., LL.B. AND AT 60 MARTIN PLACE SYDNEY
(ASSOCIATE)

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YOUR REF.
OUR REF. RM. 8829

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

17th May 1977

18/5

L

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

Dear Sir,

re: URAMBI TO McINTYRE - UNIT 12

We enclose a photocopy of a letter we have received from Higgins Faulks & Martin, detailing a number of minor defects in the above units. Could you please arrange to have these remedied and let us know when this has been done.

In relation to the last paragraph of that letter, we advise that the 24th May 1977 is the last day of the 28 day period commencing the issue of the Certificate of Fitness for Unit 12. Perhaps you might like to give some thought to your attitude should settlement be any later than that date.

OK.
Renalties start from the usual 2 day period of grace.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

I recall some problem with the commencement of the 28 day period. As things go it shld be OK however.
L
18/5

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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YOUR REF.

OUR REF. RM.8829

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

24th May, 1977.

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

Dear Sir,

Re: SALE OF UNIT 12 TO McINTYRE

We confirm that settlement of this matter was effected on the 24th May, 1977. A settlement statement giving financial details of the transaction is enclosed together with a cheque for the balance due 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:



Milica Symul
House 12, Urambi Village
Crozier Circuit
Kambah ACT 2902

11 October 2017

Dear Milica

I write to you as the structures coordinator in Urambi Village.

It has come to the attention of the Executive Committee of Urambi Village that you have a number of structures on your house which do not have the approval of the Executive Committee, and that do not meet our structures guidelines, a copy of which can be found on the Urambi website (www.urambivillage.org.au) [to access the Residents' area of the website, the username is *urambi*. and the password is *magpie*].

The laserlite roofing and its support over your balcony and roof does not meet our structures guidelines. It must be removed and replaced with a structure that does.

The steel railing on your balcony does not meet our guidelines. The balcony should be enclosed by vertical wooden slats.

The fence at the rear of your property is not of an approved colour, and the ornaments on the top of each paling do not meet our guidelines.

The air conditioner on your balcony should have been installed at ground level to minimise the impact of noise on neighbours, and its visual impact.

I emphasise that all structural changes to houses in Urambi must have the approval of the Executive Committee before they are made. Failure to gain such approval can result in the structures being removed at your expense.

Can you please let me know what steps you will take to remedy the issues that I have raised on behalf of the Executive Committee.

Should you wish to discuss this, please don't hesitate to get in touch with me.

David Keightley

55 Urambi Village

0414-927.591

david@dara.com.au

Ms Milica Symul
12/81 Crozier Circuit
Kambah ACT 2902

Hi Milica

At the Urambi Village Executive Committee meeting on 13 April it was agreed that I should write to you about those aspects of your house that are not compliant with our structures guidelines.

It seems that renovations were completed when Melanie Fisher owned your house. In April 2006 she obtained approval from the Owners Corporation to extend the balcony, and to place a polycarbonate roof over the extended balcony. The wooden beams were intended to sit *above* the polycarbonate.

There is no record of approvals for the fence across the rear of your property, or the steel cabling on the balcony.

Given that these changes were completed prior to your purchase of the house, the EC is not insisting that any changes must be made to your property.

However, it was agreed that if you are planning to make changes, it would be appreciated if these would help to make your house more compliant with our structures guidelines. For example, the steel cabling on the balcony could be replaced with vertical slats that are in keeping with those of your neighbours' houses. And the ornaments on the top of the fence posts could be removed and the fence repainted mission brown.

If you would like to discuss this I would be very happy to meet with you.

David Keightley (Structures coordinator)
55 Urambi Village
0414-927.591; david@dara.com.au