

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

CANBERRA:  
DAVID C. D. HARPER, B.A., LL.B.

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

SYDNEY: ROBERT JOHN McCOURT, B.A., LL.B. AND AT 60 MARTIN PLACE SYDNEY  
[ASSOCIATE]  
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

92-96 NORTHBOURNE AVENUE  
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS  
"ABATOUT," CANBERRA

TELEPHONE: 49-7788  
CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.  
OUR REF. RM.9005

24th 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 13 TO WITHERS & POWALL

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.

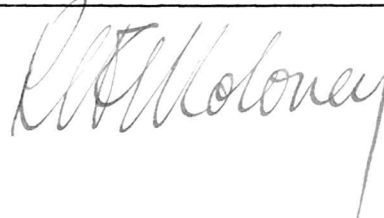
We have notified the Department of the Capital Territory of the change of ownership of the unit, and all future rates and notices should be forwarded to the new owners at their home address.

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

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



13 Urambi Village  
Kambah ACT 2902

23 August 1978

Urambi Cooperative CAS Ltd  
% Mr D. Watson  
25 Urambi Village  
Kambah ACT 2902

Dear Urambi CAS

We wrote to Urambi CAS on 3 July 1978 seeking an indication of the Board's attitude and intended action with respect to underfloor flooding in House 13.

To date we have received no reply to that letter, and we are beginning to become concerned as to potential structural damage if flooding and dampness continues.

As we will be out of Australia August 23 - October 19 would it be possible to obtain a response by the date of our return?

This would be appreciated.

Yours faithfully

Aleen Withers  
Janice M. Powell

PS We would draw attention to the fact that underhouse flooding was included in our very first maintenance list (and subsequent listings) submitted to the Board.

21-2-1979

M M WOLFE (CARPENTER) 33

43 GASCOYNE CIRCUIT KALBEH

Dr. to UNIT 13 URAMBI VILLAGE

CROSIER CALT KAMBAH.

1 CUT AND LIFT FLOOR	
2 REPLACE FLOOR	27.00
TRAVELLING	7.00
<b>TOTAL</b>	<b>34.00</b>

*M M Wolfe*

Pd. 13/3/79 HP.  
check no. 582645

LAYING  
ICE

8 BACCHUS CIRCUIT,  
KAMBAH. A.C.T.  
PHONE: 31 8672

27/2/79

31 VILLAGE

INVOICE/STATEMENT

TO RECALY CARPET

25 00

PAID TO  
No. 582641.

E. & O.E.

INVOICE

No 0758

Telephone ~~57-2025~~

# MACQUARIE DRAINERS

28. 2. 1979

TY. LTD.

M. Mr & Mrs POWELL  
UNIT 13 URAMBI VILLAGE  
CAROSIER CRT. KAMBAH.

ERSKINE STREET 21 KIELWA ST,  
MACQUARIE 2614 KALEEN  
C.T. 44-4528.

TO DIG AND INSTALL AGGI LINE UNDER HOUSE. 2 1/2" CONNECT TO STORMWATER	180	00
COMPRESSOR REQUIRED	51	60
MATERIALS (GRAVEL, + AGGI PIPES, 2 JOIST AX2)	73	30
EXTRA WATER TAP INSTALLED	19	50

Many thanks  
Account Paid in Full  
D. J. J. J. J. J.

\$ 324 40

ROSEMARY E. TOWNSEND LL.B.  
SOLICITOR

67 MOCKRIDGE CRESCENT,  
HOLT, A.C.T. 2615

Telephone: (062) 54 8036

P.O. Box 151,  
KIPPAX A.C.T. 2615

23 March 1979

WITHOUT PREJUDICE

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

Dear Sir or Madam,

RE: Unit 13 - Underfloor Flooding

I act for Dr. Glenn Withers and Ms. Marion Powall of Unit No. 13, Urambi Village which I understand they purchased from your Society.

My clients have instructed me that their unit has suffered for some considerable time from underfloor flooding and dampness. In fact the problem became apparent soon after they purchased the unit and was included in their original Maintenance List dated 27.8.79 which was sent to you. I am further instructed that attempts were made to rectify the problem but they were unsuccessful. My clients have since incurred a total of \$383.40 in rectifying the problem. Copies of receipts are enclosed.

In my opinion, your Society is legally liable to reimburse Dr. Withers and Ms. Powall the sum of \$383.40. Would you please either forward a cheque for that amount to this office or take appropriate action against the contractors or the architects within 14 days from the date of this letter otherwise further proceedings will be instituted.

Yours faithfully,



ROSEMARY E. TOWNSEND

ROSEMARY E. TOWNSEND LL.B.  
SOLICITOR

84 MONARO CRESCENT,  
RED HILL A.C.T. 2603  
Telephone: 95 2556  
DX 5697 CANBERRA

Your Ref:

My Ref: RT : DAD

30 March 1983

The Secretary,  
Proprietors of Units Plan 119,  
73 Urambi Village,  
Crozier Circuit,  
KAMBAH. A.C.T.

Dear Sir or Madam,

RE: WITHERS AND POWALL TO GOGGIN  
UNIT 13 UNITS PLAN 119

I advise that Mr G. Withers and Ms M. Powall have, by contract dated 28 March 1983, agreed to sell the above unit to Mr Terence James Goggin of 54 Urambi Village, Kambah.

Please find enclosed requisitions on title which I have received from Mr Goggin's solicitors. Would you please reply to those requisitions marked \* and return the document as soon as possible.

Yours faithfully,



ROSEMARY TOWNSEND

# CROSSIN & CO.

SOLICITORS

D.J. CROSSIN O.B.E. LL.B.  
G.F. McNAMARA LL.B.  
C.J. MACLACHLAN LL.B.

CITY MUTUAL BUILDING  
HOBART PLACE  
CANBERRA CITY, A.C.T. 2601  
TELEPHONE 486811

P.O. Box 819  
CANBERRA CITY 2601

CABLE & TELEGRAPHIC:  
"MOCOB"

TELEX 62675  
DX 5614

Your Ref.

Our Ref. JLK: 6 13 0162

4th May 1983.

The Secretary,  
Proprietors Units Plan 119,  
65 Urambi Village,  
Crozier Circuit,  
KAMBAH A.C.T. 2902

Dear Sir,

RE: T.J. GOGGIN FROM WITHERS & POWALL UNIT 13 UNIT PLAN 119

We advise that we recently acted for Mr. T.J. Goggin in respect of his purchase of the above unit.

Settlement of the matter was effected on the 2nd instant and we shall be pleased if you will note your records accordingly. As our client will be taking occupation of the unit which he purchased in the near future any correspondence should be addressed to him at that address.

Yours faithfully,  
CROSSIN & CO.,

Per   
J.L. KEEFFE.