
A.C.T. STRATA MANAGEMENT SERVICES

BODY CORPORATE MANAGERS
UNIT TITLE ADMINISTRATORS

Phone: (02) 6288 6223
Fax: (02) 6288 0971
Email: actstrat@austarmetro.com.au
Postal: PO Box 3208
Weston ACT 2611
Location: 1st Floor
Cooleman Court
Brierly Street
Weston ACT

12 September 2003

Ms L Amiel
16 Beaumont Close
Chapman ACT 2611

Dear Ms Amiel

**Unit 15 Units Plan No 119
15 "Urambi Village" Crozier Circuit, Kambah**

Thank you for your letters dated 8 September 2003 regarding your pet cats and your proposed installation of solar hot water service with a gas booster.

I have referred these matters onto the Executive Committee who, as you are aware, are meeting on Thursday 17 September.

Regarding your proposed installation of the solar hot water service I suggest that you submit a sketch plan showing the location of the solar unit, its size, etc to assist the Executive Committee when considering this matter. As an ex-officio member of the Executive Committee please feel free to bring such information to the upcoming Executive Committee meeting. If however, you are unable to attend, please send this information to our office so that it can be circulated at the meeting.

On the matter regarding your move to Urambi Village I advise that our records will be adjusted accordingly in late October 2003.

If you have any queries regarding these matters please feel free to contact me.

Yours sincerely

A.C.T. STRATA MANAGEMENT SERVICES

Craig Bowditch
Director

cc. Executive Committee, Urambi Village

8th July, 1976.

Dear Mr. Harris,

House No.15

You will find enclosed the contract and relevant attachments for the purchase of your house to be build by the Urambi Co-operative Community Advancement Society Limited.

The price of the house, stated in clause 20 of the contract, consists of 2 parts: those items on the plans and specifications as submitted to the Building Controller; and those additional items which you have elected to have which are not shown on the abovementioned plans.

The plan and specifications submitted to the Building Controller show that you require the following:

		COST (\$)
House type	UC3	\$38,500✓
Covered car space		✓
Raked ceilings (lined)	✓
Tiled Area (m ²)	
Fireplace		✓
Revised entry door	}	300✓
Hood on Window		
	SUB TOTAL	\$38,800
Additional Items (as per Attachment B)		244
	TOTAL	<u>\$39,044</u>

You have chosen the following colours and sizes in your bathroom and kitchen:

Kitchen - tops	Cumquat
- fronts	Blackbean
Bathroom - wall tiles	Tan
- floor tiles	50mm
- shower screen	Bronze

It is important that the signed contract be exchanged with our solicitors, Messrs. Abbott, Tout, Creer & Wilkinson, First Floor, N.R.M.A. House, 92 Northbourne Avenue, Canberra City, 2601, by 1.30 p.m. on 5th August, 1976.

Yours sincerely,

JTB.

Director

James Batty.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

—
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

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

—
AND AT 60 MARTIN PLACE SYDNEY

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. PC.6151

14 September, 1976

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

Dear Sir,

Re: HARRIS. Unit No. 15

As you are aware our clients wish to lease the unit after completion of the sale from the Co-operative to them. We have advised the Harrises that they will have to make some arrangements as to floor coverings if the Unit is to be let. We should be pleased if you would advise what provision has been made for light fittings and any other information that the Harrises might require for the purpose of putting the house in an agent's hands for renting.

We look forward to hearing from you.

Yours faithfully,
ABBOTT TOUT CREER & WILKINSON

Per: *Pamela Coward*

Rec'd 5.11.76.

"Legal 2"

ABBOTT TOUT CREER & WILKINSON

SOLICITORS

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

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

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

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AND AT 60 MARTIN PLACE SYDNEY

CANBERRA DOCUMENT EXCHANGE 22

YOUR REF.
OUR REF. RM.8827

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

3rd November 1976

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

Attention Mr. D. Watson

Dear Sir,

URAMBI TO HARRIS - UNIT 15

Further to our discussion about the hood over the window of unit 15, we enclose herewith a photocopy of the letter sent to Mr. Harris with his Contract.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *R. M. O'Keefe*

This letter was sent following a recent phone query by me, arising from equity considerations on the provision of hoods to windows in courtyard houses. Mr McAlpin had indicated that house prices for units 15 & 16 had not taken account of hoods in the first instance. As our letter of 3rd July indicates, \$300 extra was charged to cover revised entry door plus provision of the hood. No further action required for this house David Watson. 8/11/76

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

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

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

JAMES NEILL CREER
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CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.
OUR REF. RM.8827

7th June 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 15 TO HARRIS

We confirm that settlement of this matter was effected on Friday the 26th May 1977.

The settlement statement giving financial details of the transaction is enclosed.

Rates on the unit were not adjusted at settlement, and no doubt you will sort this matter out with the 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:



c.c. Stocks & Holdings (Canberra) Pty. Ltd.

PERGOLA PLAN FOR NO 15

We want to build a pergola

- along the northern wall of our courtyard to work with the shady side of the courtyard and maintain the sun the does come into the house during winter
- have a clear, corrugated, Tufflite roof on that part of the courtyard to protect the outdoor furniture and
- a narrower pergola along the eastern wall to protect the living area from the late afternoon sun.

The pergola will have a box gutter and fascia that will repeat the fascia of the house.

The down pipe will feed into an ag drain that will water new plantings on the bank to the west of the courtyard.

The pergola will be painted to match Approved Scheme No 3.

We want to lift the pavers and

- relay them properly
- remove the section of odd pavers in the middle of the courtyard and
- remove a small garden bed against the northern wall and two small garden beds (read weed patches) on the southern side of the courtyard.

We want to replace an ugly metal fence on the western side of the courtyard that stops access to the 2.3 m drop to the ground level with a slightly higher fence of about 1.7meters of the same length (3 meters) with round metal uprights with caps on their tops and wide horizontal hardwood slats with a space of 7.5 cms between them. The fence will be painted to blend with Approved Scheme No 3- the grey and red scheme. The existing climber (*Solanum jasminoides*) will be replaced on the fence and augmented with new planting

We want to replace the existing 8 meter path from the courtyard to the edge of the 'sphere of influence' garden with larger 'stepping stone' pavers and use the current pavers in the courtyard refurbishment.

We want to replace the existing disintegrating lattice fence with a fence like the one on the western side also 1.7 meters high and 6 meters long. This fence is just inside our title boundary and the garden to the south of it is 'sphere of influence'. It will extend slightly beyond our title area, as does the existing one. This fence will be painted to match Approved Scheme No 3. The roses will be reattached to the new fence.

No 16 *SR Blomstrand*

No 16 *Kristak*

No 17 *Stephen Beal*

No 70 *Samuel*

JE Barnett No 69

JK No 71

Dee & Prad No 14

Ros

PERGOLA PLAN FOR NO 15

You weren't in when I called.

The landscaper we have been talking to about redoing our courtyard suddenly has a gap in his program and can move our courtyard work from next March to next month (November).

We want to build a pergola

- along the northern wall of our courtyard to work with the shady side of the courtyard and maintain the sun the does come into the house during winter
- have a clear, corrugated, Laserlite roof on that part of the courtyard to protect the outdoor furniture and
- a narrower pergola along the eastern wall to protect the living area from the late afternoon sun.

The pergola will have a box gutter and fascia that will repeat the fascia of the house. The down pipe will feed into an ag drain that will water new plantings on the bank to the west of the courtyard.

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I have the drawings if you want to see them.

If this is OK by you, would you please sign below an return this to me or let me know your concerns.

Thanks



Ros Jackson, No 13

16 Beaumont Close
CHAPMAN ACT 2611

8 September 2003

Mr David Bowditch
ACT Strata Management
PO Box 3208
WESTON ACT 2611

Attention Urambi Village Body Corporate Committee

The Secretary
Urambi Village Body Corporate Committee

Tenants leaving Unit 15 - Owners moving in

I wish to inform the Body Corporate Committee that the tenants in Unit 15 will be leaving early in October and the owners, myself and Brian Candler, will be moving in before the end of October.

Yours sincerely

A handwritten signature in cursive script, appearing to read "Libby Amiel".

Libby Amiel

16 Beaumont Close
CHAPMAN ACT 2611

8 September 2003

Mr David Bowditch
ACT Strata Management
PO Box 3208
WESTON ACT 2611

Attention Urambi Village Body Corporate Committee

The Secretary
Urambi Village Body Corporate Committee

Bringing pets to Urambi Village – Unit 15

Brian Candler and I intend to move into Unit 15 before the end of October.


We wish to bring with us 2 elderly - 14 and 16 year old – de-sexed, female, indoors cats.

They have been with us since 8 weeks old, in the case of the 16 year old, and 1990, in the case of the 14 year old. Given their ages, they spend very little time outside, do not roam and most certainly do not seek to defend territory. The many people who have inspected our Chapman house can attest to their friendly natures and house bound inclinations.

We expect they will live out their life spans within close range of the kitchen and the heating system.

We trust their entry to the Village will cause no difficulty for the Body Corporate Committee.

Yours sincerely

A handwritten signature in cursive script that reads "Libby Amiel".

Libby Amiel

16 Beaumont Close
CHAPMAN ACT 2611

8 September 2003

Mr David Bowditch
ACT Strata Management
PO Box 3208
WESTON ACT 2611

Attention Urambi Village Body Corporate Committee

The Secretary
Urambi Village Body Corporate Committee

Installing Solar Gas boosted Hot Water

Brian Candler and I intend to move into Unit 15 before the end of October.

Our plumber has already informed us that the gas hot water service is aged, inefficient and needing replacement.

We would like to install a solar hot water service to take advantage of the north facing roof area and to use the existing gas connection to add a gas boosting system. This would give us the most energy efficient/lowest Greenhouse Gas producing hot water service. We do not intend to have an external roof fitted storage unit and will put that where the current hot water unit is located on the west wall facing the golf course. The profile of the roof fitting will then be barely higher than the current roof line and hardly visible to neighbours.

Does this proposal present any difficulties to the Body Corporate Committee?

What documentation does the Committee require?

Yours sincerely

The image shows two handwritten signatures in black ink. The signature on the left is 'Libby Amiel' and the signature on the right is 'Amiel'.

Libby Amiel

AROUND THE BEND

plumbing

KEEPING THE NATION FLOWING

Around the Bend Plumbing & Gas Fitting Pty Limited - ABN 79 138 347 305

Competitive prices - Licensed: ACT 2006444 - NSW 204760C

24 HOURS A DAY - 7 DAYS A WEEK

PO Box 2875 Tuggeranong DC, ACT 2901 - Email: aroundthebendplumbing@bigpond.com

0412 001 325 or 6294 1325

Name Urambi Village
Address crozier ct kambah Act 2902

Phone H. 0427478666 W. 0427309666

Job Location unit 16 & 15 common area.

Time: Start _____ Finish _____

QUOTATION
 TAX INVOICE

6595

Date 5/8/2018

- Tap Repair/Replace
- Burst Pipes
- Blocked Drains
- Hot Water Systems
- Plumbing Maintenance
- Gas Fitting
- Toilet Cisterns
- Hydro Jetting
- Drain Camera
- Pipe Inspections
- Excavator

Work Done	Cost	GST	Total
<u>date of call out 4/8/2018.</u>			
<u>1x called out to have a meeting with owners of unit 15 & 16 & other owner Members. I will call for the meet by David Wattson Ph- 0459665733 - Bodycorporate. This meet was meant to talk about the water leak & signs of water behind unit 15 & 16, & about the past findings & the quote 6550 for the next stage of work dated 27/6/2018. Unfortunately there was no outcome at the meeting on 4/8/2018 & I was over questionned by David Wattson the hole meeting about my past & future work I have quoted for quote number 6550. This was very sad to see as I have spent a lot of hours on this job with no ongoing work to be able to give owners an outcome. Some times in business I just can't help everyone.</u>			
<u>1x Meeting Fee</u>	<u>\$240.00</u>	<u>\$24.00</u>	<u>\$264.00</u>
<u>Please pay in full within 7 days only & please quote urambi village & invoice number 6595. Thank you</u>			
<u>Janie Carpenter</u>			

Full payment required on completion of work
Overdue account payments subject to 10% surcharge per week
Ownership of all goods and materials transfers on full payment.

AUTHORITY TO PERFORM WORK: I/We hereby authorise Around the Bend Plumbing to carry out the work as per quotation.

SIGNATURE OF OWNER/AGENT: _____ DATE: _____

Payment Options:

- Cash
- Credit Card/Eftpos
- Cheque
- Direct debit: NAB: BSB 082-902 A/C 32-962-6033

TOTAL \$ 264.00
incl GST