

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

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

SYDNEY: ROBERT JOHN McCOURT, B.A., LL.B.
[ASSOCIATE]

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PETER MARSHALL WILKINSON, LL.B.
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VICTOR FRANCIS KELLY LL.B.
KENNETH JOHN PALMER, B.A., LL.B.
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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: M.7834

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 16 TO MAHER

We confirm that settlement of this matter was effected on the 23rd May, 1977. A settlement statement giving financial details of the transaction is enclosed.

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:



~~Ms Powell~~ owner/occupation

BOARDMAN ALLPORT BELL & FINLAYSON

R. A. ALLPORT B.A.
J. A. BELL LL.B.
G. F. FINLAYSON
D. W. WALTERS B.A., LL.B.

SOLICITORS

122-124 MONARO STREET
QUEANBEYAN N.S.W.
(AND AT CANBERRA A.C.T.)

TELEPHONE: 97 1555
STD CODE: 062
P.O. BOX 379
QUEANBEYAN, N.S.W., 2620
TELEGRAMS: BABF, CANBERRA
DX5618 CANBERRA

25th May, 1977.

OUR REFERENCE 3/F0191
YOUR REFERENCE

The Secretary,
The Proprietors - Units
Plan No. 119,
P.O. Box 666,
CIVIC SQUARE. A.C.T. 2608

Dear Sir,

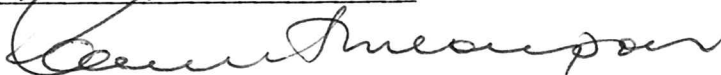
RE: P.C. & J.E. Maher purchase from Urambi Co-operative Community
Advancement Society Limited - Unit 16

We advise that this matter was settled yesterday and as from that date the owners of the abovementioned Unit are Paul Campion Maher of Flat 12, Building 9, Woden Valley Hospital, A.C.T. General Surgeon and Joan Elizabeth Maher of the same address Medical Student.

Our clients will be moving into the Unit they purchased very shortly and thereafter their postal address will be Unit 16 Urambi Village Crozier Circuit Kambah.

We are enclosing herewith a letter in duplicate from the Commonwealth Savings Bank, our clients' Mortgagee, and would be grateful if you would acknowledge receipt on the copy of the letter as indicated and forward it to the Commonwealth Bank.

Yours faithfully,
BOARDMAN, ALLPORT, BELL & FINLAYSON



Enc.

FILE COPY. ORIGINAL SEND. 22/8/77, owner/occupation



COMMONWEALTH SAVINGS BANK OF AUSTRALIA
CANBERRA, A.C.T.

3 December 1976

TELEPHONE: 49 6133

The Proprietors
Unit Plan No 119

Attention: Mr Finlayson

Dear Sirs

UNIT NO 16 UNIT PLAN NO 119

Commonwealth Savings Bank of Australia hereby notifies you that a mortgage in its favour has been executed by Mr and Mrs P C Maher over the whole of the land in Certificate of Title Volume 652 Folio 16 being unit 16 in Unit Plan No 119

It is brought to notice that Commonwealth Savings Bank, in becoming registered first mortgagee of the abovementioned lot/s assumes all voting rights attaching to ownership of the lot/s in terms of Section 67 of the Unit Titles Ordinance 1970, and that any resolution required to be unanimous for the purpose of the Ordinance will require the participation of the Bank in order to be valid.

Please acknowledge receipt of this notification by signing and returning to us the attached copy, which also includes a certificate as to outstandings and amendments additions etc to the First Schedule of the By-laws of the Body Corporate.

Yours faithfully

Susan Broadbent
S BROADBENT (Miss)
For the
Manager

I/WE CONFIRM THE WITHIN NOTICE

John E. Maher x *Lane*

LOT OWNER(S) OR PURCHASER(S) UNDER CONTRACT FOR SALE

REPLY: THE MANAGER

POSTAL ADDRESS: P.O. BOX 121,
CANBERRA, A.C.T. 2601

REFERENCE:

LOANS: MISS SMART (AC2)

C/- Boardman Allport Bell
and Finlayson
Solicitors
122 Monaro Street
QUEANBEYAN NSW 2620

Proposal to build a storage shed by house 16

House 16 seeks to construct a shed on their property, similar to storage sheds that have been installed on many other single-level houses within the Village. It will be formed by extending the roofline to the ground at the front of the house.

The following neighbouring houses have supported this proposal: 15, 17, 19, 69, 70 and 71. The Urambi Village Executive Committee supports this proposal.

Details of the proposal are pinned on the Community Centre notice board.

If any resident has an objection to this proposal this should be lodged in writing with the structures officer (David Keightley, house 55, 6296.1092) before 13 May 2008.

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