

Legal

**ABBOTT TOUT CREER & WILKINSON
SOLICITORS**

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

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

ROBERT JOHN McCOURT, B.A., LL.B.
(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**

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. RM.7832

9th June 1977

15/6
2

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

Dear Sir,

re: SALE OF UNIT 18 TO PRATT

Settlement of this matter took place on Wednesday the 8th June 1977, and a settlement statement is enclosed. Rates on the unit were not adjusted at settlement and no doubt you will sort this matter out with the purchaser in due course. We have notified the Department of the Capital Territory of the change of ownership of the unit.

We hold \$740.00 of the settlement monies in our trust account for release to you upon installation of the purchasers' fireplace and down lights.

We enclose a memorandum of our costs and disbursements.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



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

PAMELA COWARD, B.A., LL.M.
BARRISTER AND SOLICITOR

8

~~15TH~~ FLOOR, CANBERRA HOUSE,
MARCUS CLARKE STREET,
CANBERRA CITY, A.C.T. 2601

P.O. BOX 1180,
CANBERRA CITY, A.C.T. 2601

TELEPHONE 47 6855
DX 5643, CANBERRA

OUR REF.: MK:105

YOUR REF.: RM

July 26, 1977.

Messrs Abbott, Tout, Creer and Wilkinson,
DX 5622,
CANBERRA.

Dear Sirs

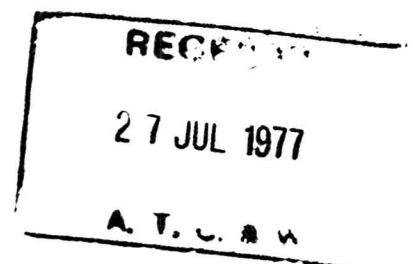
Re: Pratt from Urambi Co-operative Community Development
Unit 18

I refer to my letter to you of June 8 regarding the retention of \$740 in your trust account. I have been advised by my clients the the fire place has still not been installed and the downlights have not been fitted. Accordingly I am instructed to request that you refund the amount of \$740 to Mr and Mrs Pratt so that they may attend to the installation of the above items. If this amount is not refunded to my clients within seven days from the date hereof further action will be taken.

Yours faithfully,

Pamela Coward

PAMELA COWARD.



Legal.

ABBOTT TOUT CREER & WILKINSON SOLICITORS

N.R.M.A. HOUSE

92-96 NORTHBOURNE AVENUE

CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS

"ABATOUT." CANBERRA

TELEPHONE: 49-7788

DX 5622 CANBERRA

CANBERRA PARTNER:

DAVID CLEMENT DAROLD HARPER, B.A., LL.B.

ASSOCIATES:

ROBERT JOHN M. COURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY PROBERT, B.Ec., LL.B.

SYDNEY PARTNERS:

JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
KENNETH LEA ADDISON
VICTOR FRANCIS KELLY, LL.B.
KENNETH JOHN PALMER, B.A., LL.B.
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MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN
PAUL JOHN GREGORY, LL.M.
ROBERT JOHN GEORGE MILES, LL.B.
JOHN KERIN MORGAN, B.A., LL.M.

YOUR REF.
OUR REF. RM. 7832

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

28th July 1977

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

Dear Sir,

re: URAMBI TO PRATT - UNIT 18

We have received the enclosed letter from the solicitor for Mr. & Mrs. Pratt. Could you please let us have your instructions as a matter of urgency.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



Alastair
do we
discuss
L

Agreed to refund
\$220 for downlights.
Retain \$520 for fireplace
as some action expected
on hearths in the near
future.
Phil 2/8 -

Legal.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA PARTNER.
DAVID CLEMENT DAROLD HARPER. B.A., LL.B.

N.R.M.A. HOUSE
92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
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AND AT 60 MARTIN PLACE SYDNEY

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YOUR REF.
OUR REF. RM.7832

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

12th August 1977

15/8

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

Dear Sir,

re: SALE TO PRATT - UNIT 18

Further to our telephone conversations with you on the 2nd of this month, we confirm that we have refunded \$220.00 of the \$740.00 held by us in trust to Mr. & Mrs. Pratt in order that they may arrange for the installation of their downlights.

We hold the balance of \$520.00 in trust pending the installation of their fireplace.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *RJ Moloney*

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


M. T. Healy
Chairperson
Structures Committee
URAMBI BODY CORPORATE

House 18

URAMBI

20 July 1978.

Approved
of Council Panel 23/7/78

 23/7/78
P. Body Carpenter
Committee

Ran a long ten
loan to Tony Pratt

Dear Terry,

I would be grateful if the Structures Committee could give approval to the construction of pergolas on the deck of House 18 as shown in the attached plan.

I had not expected the Carpenters to begin work for another month or so but the men I am employing have obtained leave for a week and have already commenced work on low deck structures - seats etc.

I have shown the plan to McAlpine, Andrew Kay and the Ryans and Robbins who are all happy with it. I will be using approved URAMBI materials

I would be most grateful for an early approval since the Carpenters hope to begin work on the pergolas some time next week.

Yours
Anthony Pratt

18 Brambi Village
26 September 1978.

Convenor
Structures Committee
Brambi Body Corporate

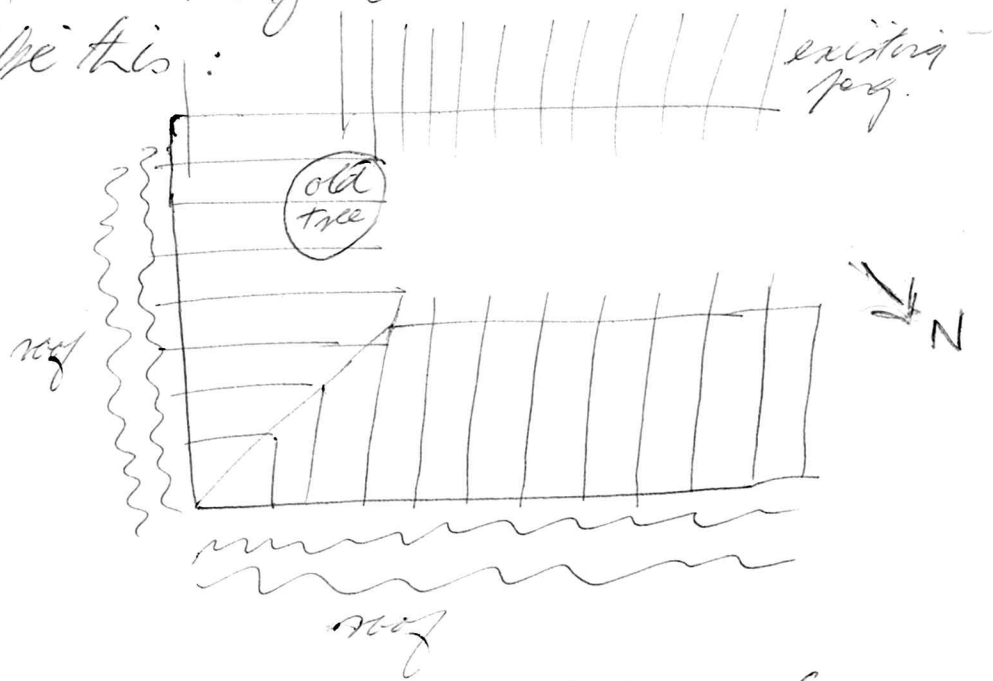
Approved on
behalf of
the Body
Corporate Committee

[Signature] 2/10/78
W. Muller

Dear Sir,

We wish to extend the pergola
in our courtyard: we plan to have it
running off the roof, horizontal to the deck
at the same height as the fascia boards.

It would be like this:

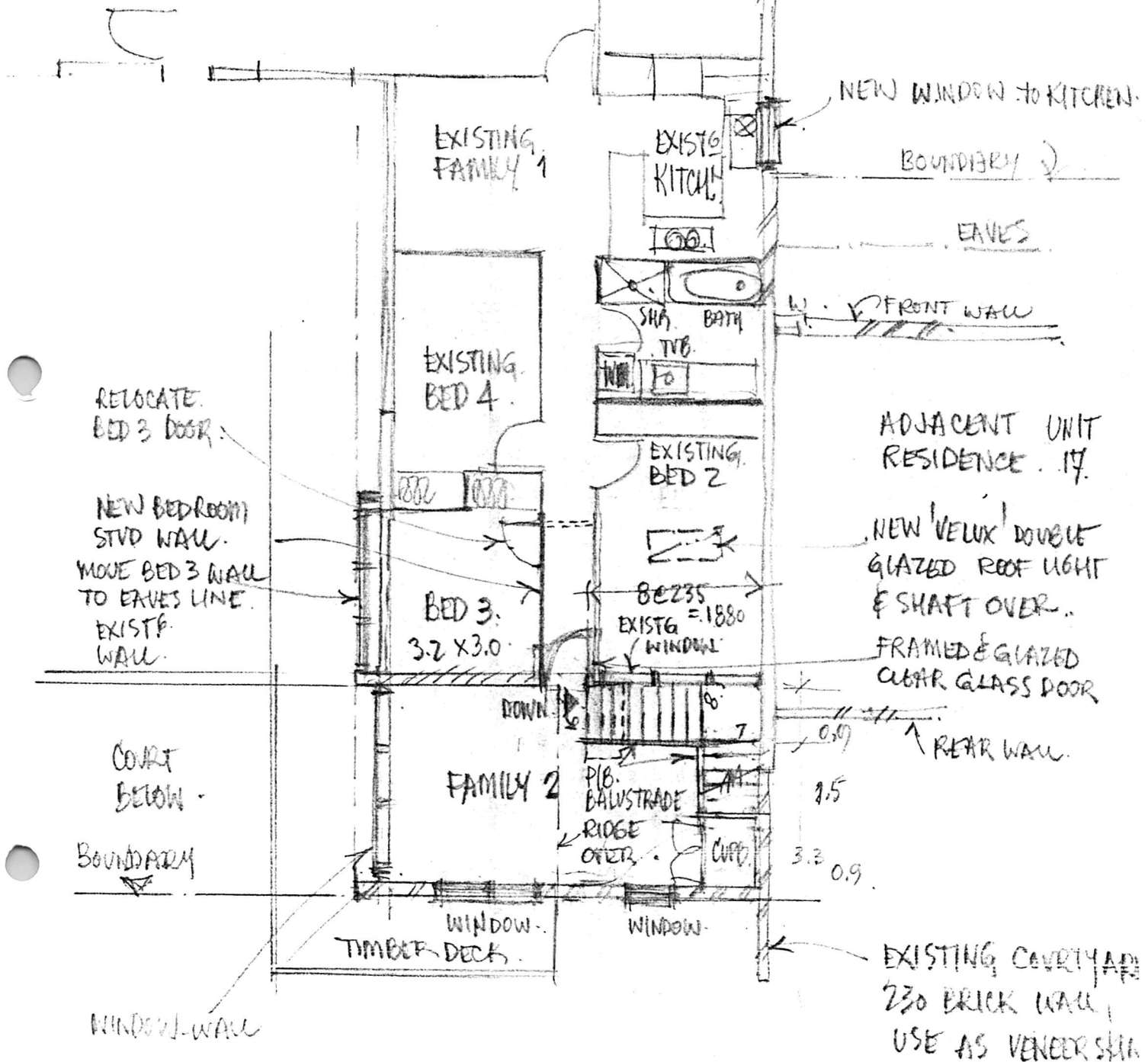


Work would be done in the same style as the
present structure, which was acceptable to
all our neighbours & the Body Corporate. If we
would be grateful for an early clearance,
as our carpenters, Walfie & Ovie want to
start work on October 4.

Yours sincerely,
BLANCHE PRATT RA

UNIT 18

2700/169 = 16 DISCS
mm



UPPER LEVEL 1:100. 24m².

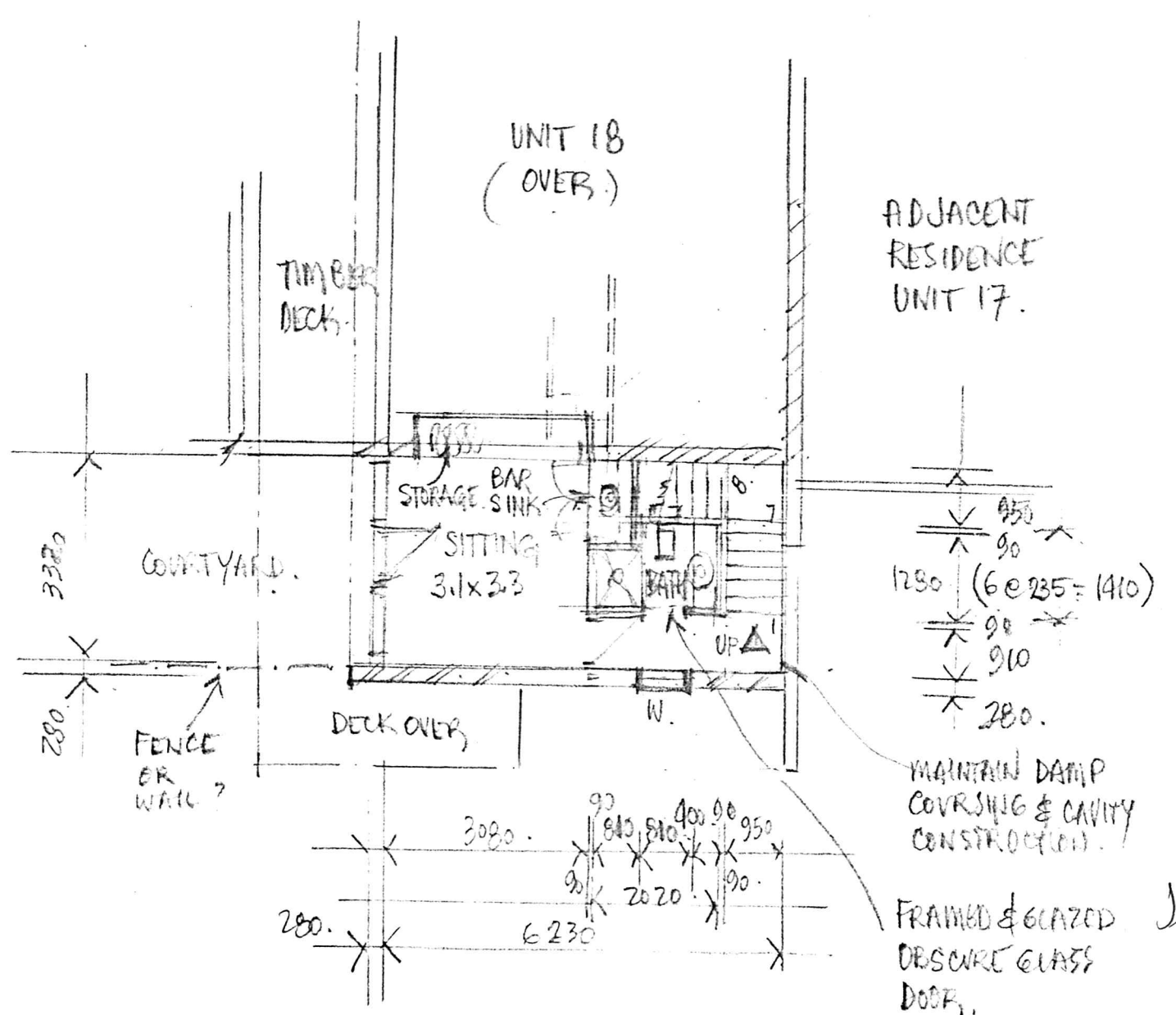
LLOYD-JONES RESIDENCE.
UNIT 18, BCK 1. SECTN 149
KAMBAH
PROPOSED EXTENSION #2
DECEMBER '89. W.J.C.

EXIST. RES. = 163.2
 PROP. EXTENSION = 47.9 m²

 211.1 m²

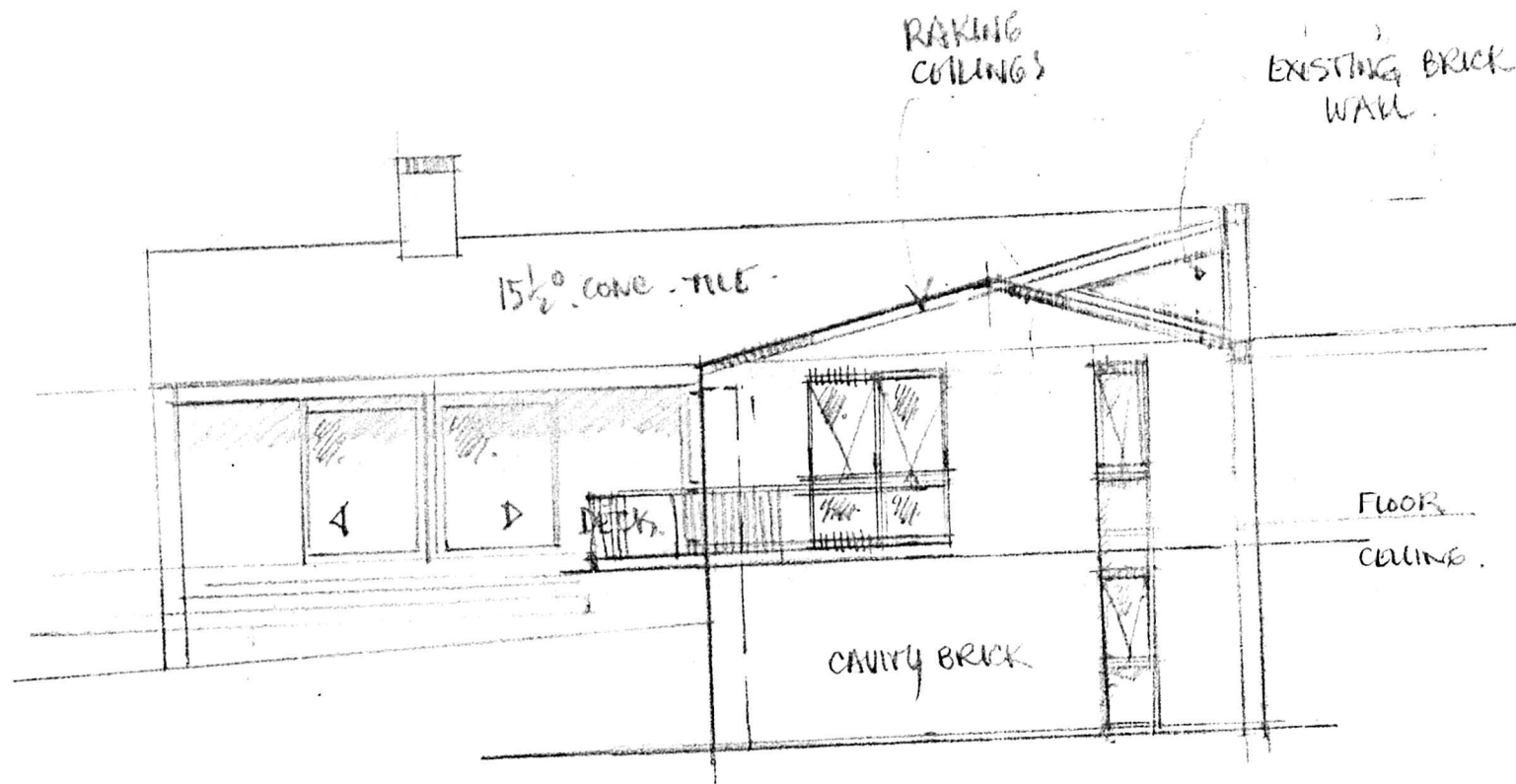
LOYD JONES RESIDENCE
 UNIT 18. BK 4. SEC 1149
 KAMBAM

PROPOSED EXTENSION #2.
 DECEMBER '89. WJC



LOWER LEVEL 1:100 - 24 m²

(3)



WEST ELEVATION .

LOYD-JONES . RESIDENCE

SKETCH PLAN . 1900 .

... 48 1/2 ... 1906

Blanche & Tony Pratt.
No 18

Urambi Village Body Corporate
Committee,
c/o 20 Urambi Village,
2. August.....1981

Dear Tony & Blanche,

In the undated Urambinews which appeared in mid-March, the Body Corporate Committee published its intention to survey tree plantings so that some of those which may, in time, prove costly to remove, should be identified & notified now.

The reasons for which particular trees are being recommended for removal are:

- that the tree is planted too close to a building and will damage footings, walls and facilities if allowed to mature;
- that the tree will damage drains or other facilities if allowed to mature;
- that the overcrowding of specimens will spoil the development and shape of individual trees, and that thinning is required.
- that other residents' views and amenity will be adversely affected if the tree is allowed to mature.

In your case, we suggest that one of the two eucalypts at the NE corner of your block should be removed - probably the one closer to the house.

The underlining above indicates the appropriate reason(s).

If you wish, we can arrange for this to be done with or for you by one of the resident "experts".

Please contact me if you have any problems or queries.

Yours sincerely,


SECRETARY



COMMONWEALTH TRADING BANK OF AUSTRALIA
MANUKA ACT 2603

REFERENCE la;mg
12 July 1982

REPLY THE MANAGER
PO Box 583

TELEPHONE 95 9514
95 1171

The Secretary
Urambi Body Corporate Committee
No 59 Urambi Village
Crozier Circuit
KAMBAH ACT 2902

Dear Sir

RE AIC & JB PRATT
UNIT NO 18, UNITS PLAN NO ~~199~~ 119

We refer to our previous correspondnece notifying you of a mortgage executed in the Bank's favour by Mr and Mrs Pratt.

To enable us to complete documentation of our loan we would appreciate you forwarding to this office the following itmes:-

- (1) Copy of certificate of currency showing insurance over the whole of the building by the body corporate.
- (2) Details of Fire insurance by Mr and Mrs Pratt over unit No 18 Units Plan 119.

We thank you for your assistance in this matter.

Yours faithfully

D G DARCH
For the Manager