

The Chairman

Urambi Co-operative Community
Advancement Society Ltd.

Dear Mastair,
House # 22

As requested, I indemnify
the society against claims by
me for damage to my furniture
in the period from my placing
it in House 22 to handover
to the owner. Further, I
take responsibility for any
damage incurred specifically
by the moving-in of the
furniture

James A Batty

28/1/77

25 Feb. 77.

Board members
Urumbi CCAS.

Dear Sirs :

I have been informed by my solicitor (Higgins, Faulkes and Martin) that a Certificate of Fitness was issued for my house - No. 29 - on 1 Feb., 1977, and I have subsequently been told that practical completion was certified on 23 Feb.

2. I have arranged finance for purchase of the dwelling and would in the normal course of events settle the matter on Tuesday next, 1 March. However there are number of matters concerning standard of finish which I would want to have resolved before settlement takes place. Amongst these are :

(i) in the en-suite bathroom, relocation of the door has been carried out in a most untidy fashion, resulting in uneven and patchy mortar-work prominently visible inside. Corners broken off some bricks have simply been replaced with mortar. Plaster work around the shower alcove is sloppy. Two screws are missing from the shower rose. The toilet roll holder has been fixed with two different sizes of screwed stud.

(ii) in the living room area, the sliding door strikes the upright of the fixed window when rolled back, and minor chipping of the wood surfaces has occurred. This should be rectified not by relocating the door stop but by relocating the overhead track. The three overhead lights have not been installed in line. If down lights are promptly installed the matter could be rectified when

no more
reference
ok

As soon as possible
No further action
- comb back
- track if possible
deformation

that work is done. The front door seems to have a lower edge which is not horizontal.

(iii) in the kitchen, no fan has been installed as yet (although this matter may be in hand).

(iv) in the main bathroom, something is plainly wrong with the levels of one (or more) of the fluorescent light, line of mortar in ~~brick~~ brickwork, and the upper surface of the cabinet. Which is not horizontal (?). Plaster work around tiles between the cabinet and the bench surface is incomplete. The vertical front surface of the bench is chipped on its lower edge.

(v) in a number of places the edges of ceiling surfaces show lines at odds with the lines of the brickwork especially on the line of wall leading towards the kitchen from the main entrance.

(vi) the external brickwork on the southern side is clearly concave to the naked eye in the lower courses.

3. I appreciate that many of these faults are minor, and I will be perfectly happy to have them rectified at any time over the next three weeks. I am far from happy with the concave brickwork at the front of the house; I imagine that Peter Bell will assure me that this is of no structural consequence and will not deteriorate further, and when and if that happens I will consider further what action might be justified. As to the poor brickwork in the ensuite, I would like to hear your proposals on what recourse we may have with Stocks and Holdings, or other means of solving the problem.

4. May I reiterate that I stand ready to settle for the house immediately upon receiving undertakings that faults will be rectified to meet an adequate overall standard, or that adjustments

not in drawing.

not in drawing.

forced

4/10

never paid only

(to the total price?) will be made in respect of faults which cannot be remedied except at great cost.

5. Finally, it may be my fault that although I have a space for a washing machine in the main bathroom, and a power-point for it, I have no taps to which to connect it. I would like these taps to be installed (in what I take to be the normal fashion) in the tile work under the bathroom cabinet to the right of the sink taps. This work could perhaps take place at the same time as the other faults in the bathroom are being fixed. (Obviously it should not take place after the other work is done.) I will be happy to debate with you who should be responsible for the costs of the additional plumbing. In addition, Peter Bell may be able to advise whether a waste outlet for the washing machine could be tapped into the waste pipe from the hand-basin.

6. I regret that I seem to be creating additional problems for you, a group of people whom I know have worked extremely hard, and who have other more important things to deal with in looking after all our interests. Nevertheless you will appreciate that any member of the co-op. would want to feel that the outcome of the prolonged construction process is a house of at least a reasonable standard. Moreover, I believe that we should miss no opportunity to encourage our builders to do their job in a craftsmanlike fashion.

Yours etc,

(Digby Gascome).

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.
(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.8213

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 22 TO ELLYARD

We confirm that settlement of this matter was effected on the 22nd February, 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:



22 Urawlia Village,
Crozier Circuit,
Kambah 2902.

Allen Curtis and Partners
128 Bunda St.,
Canberra City.

Dear Sirs,

I refer to the enclosed levy notice for my property at 29 Urawlia Village in Kambah.

I would be grateful if you would address all communications with respect to this property to my agent, Peter Roden Real Estate Pty. Ltd of the following address:

corner Barry Drive and Watson St,
Turner, A.C.T.

It would also be appreciated if you would in future ensure that my name is spelt correctly in correspondence, and note that Urawlia Village is in Crozier Circuit.

Yours faithfully,

D. F. Gascoine

D. F. GASCOINE

ensure correct
Spelling

S/E }
S/R } 18/8/83
am.

22 Urambi Village
20 October '87.

Mr. Peter Fox
Body Corporate Committee member
Unit 63, Urambi Village.

Dear Peter,

Herewith are plans I have drawn up for alterations to Unit 22. The proposed changes are:

- installation of a new window and door in the western wall;
- construction of a pergola over the new window and door, and brick paving under;
- installation of a parasite on the northern wall.

I have showed the plans to the Robins in Unit 21 and to Lee Mills (Unit 23) whose interests might conceivably be affected.

I would appreciate an early endorsement from the Body Corporate Committee.

The pergola will be constructed and painted according to the Urambi Village standard. The new window and glazed door will be of the same design and finishes as the present windows.

Yours sincerely,

Digby Canone



I have seen the proposal and have no objection.

ME & JR Robbin's we have no objection.

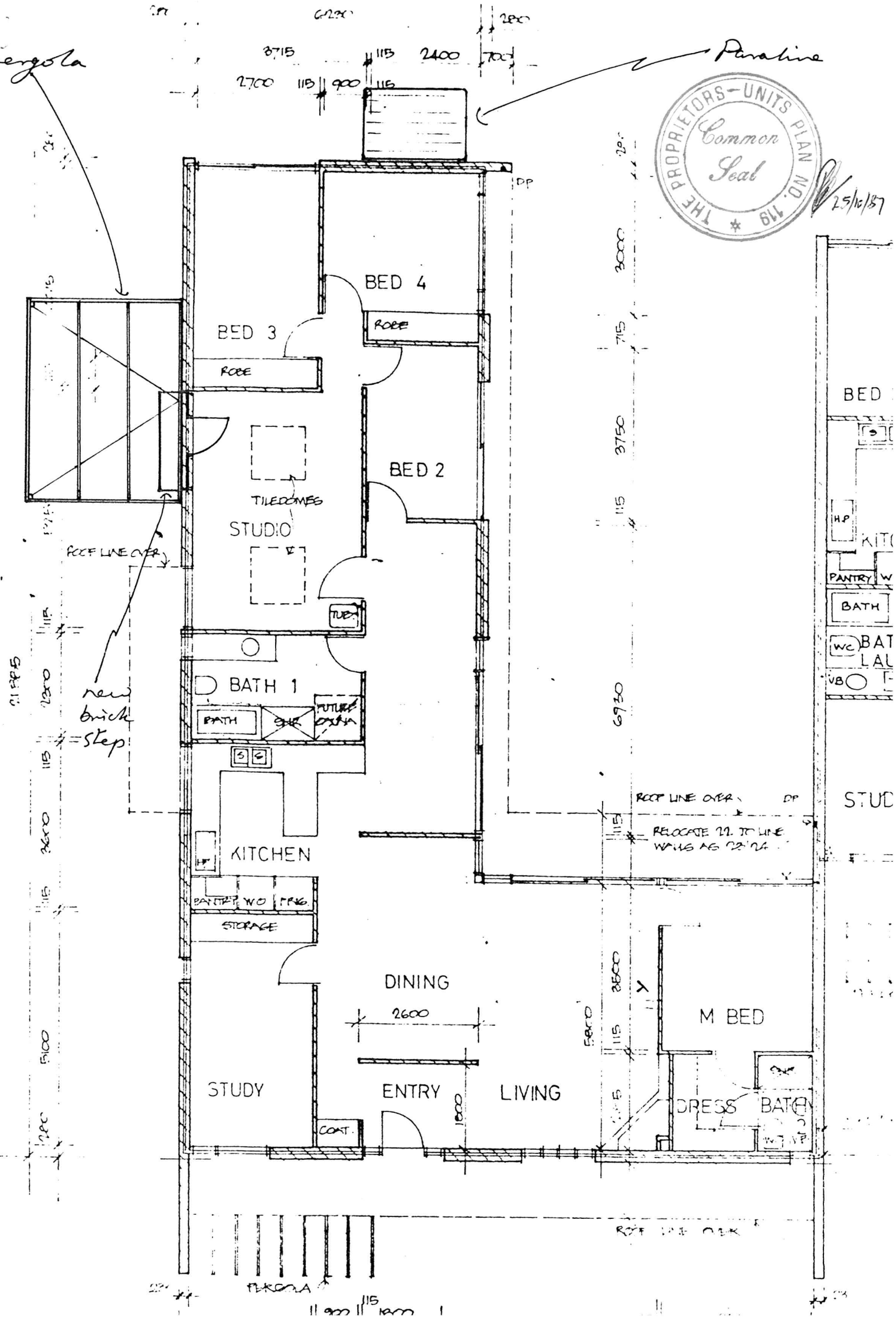
Andrew Katz

H. Mone Edwards.

Approved
PETER FOX
95/10/87 STRUCTURES

Fergola

Paraline



- cavity wall above window/door is supported by 2x steel arch bars each 75 (lateral) x 175 (vertical) x 10 mm.



- hopper window, hinges at top, opens outward at bottom
- door has Abloy lock
- door/windows are w/ cedar framed

exterior view

new step (brick)

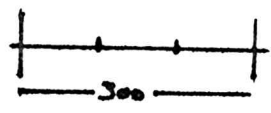
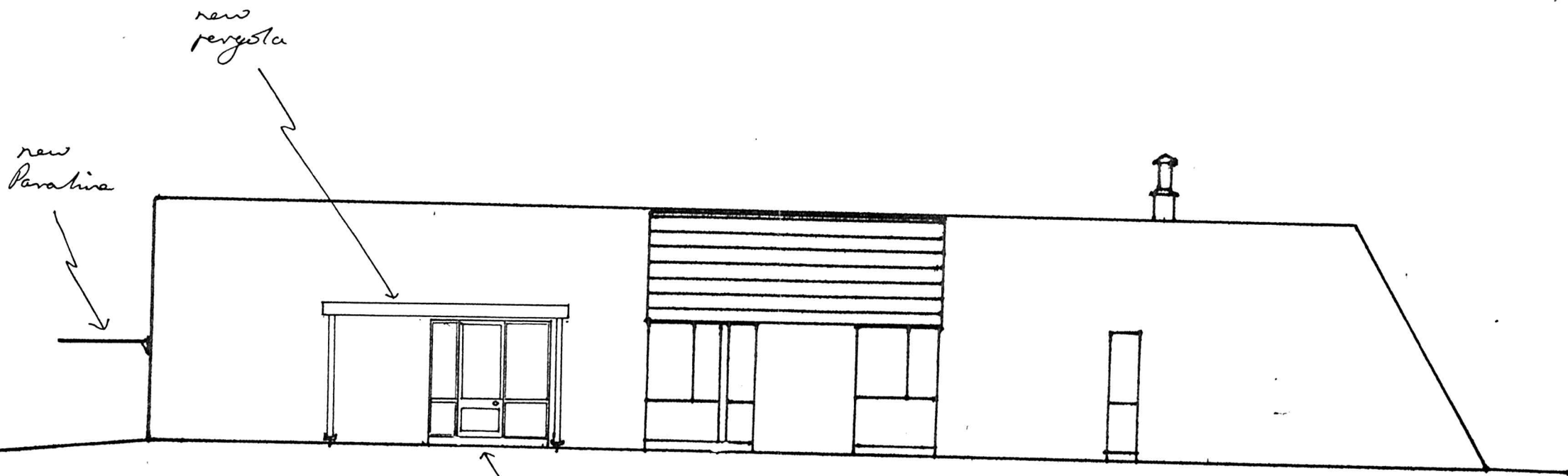
92 Urumbi Village
(Unit Plan 119)

- new door & windows in Western wall

2200
(size of opening in wall)



LS/2/3E

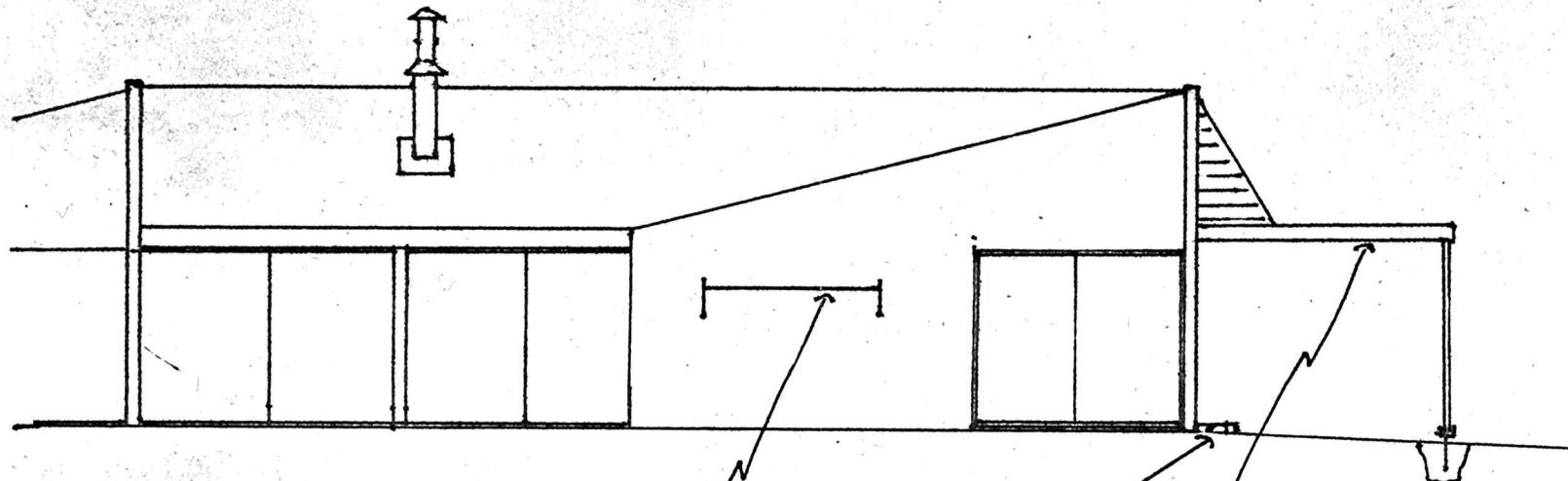


new windows
and door, step
under

22 Urumbi Village
(Unit Plan 119)
- West elevation



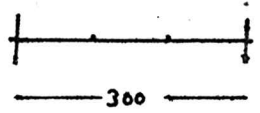
25/10/87
Renee Fox



new Paravane

new pergola

new step (brick)



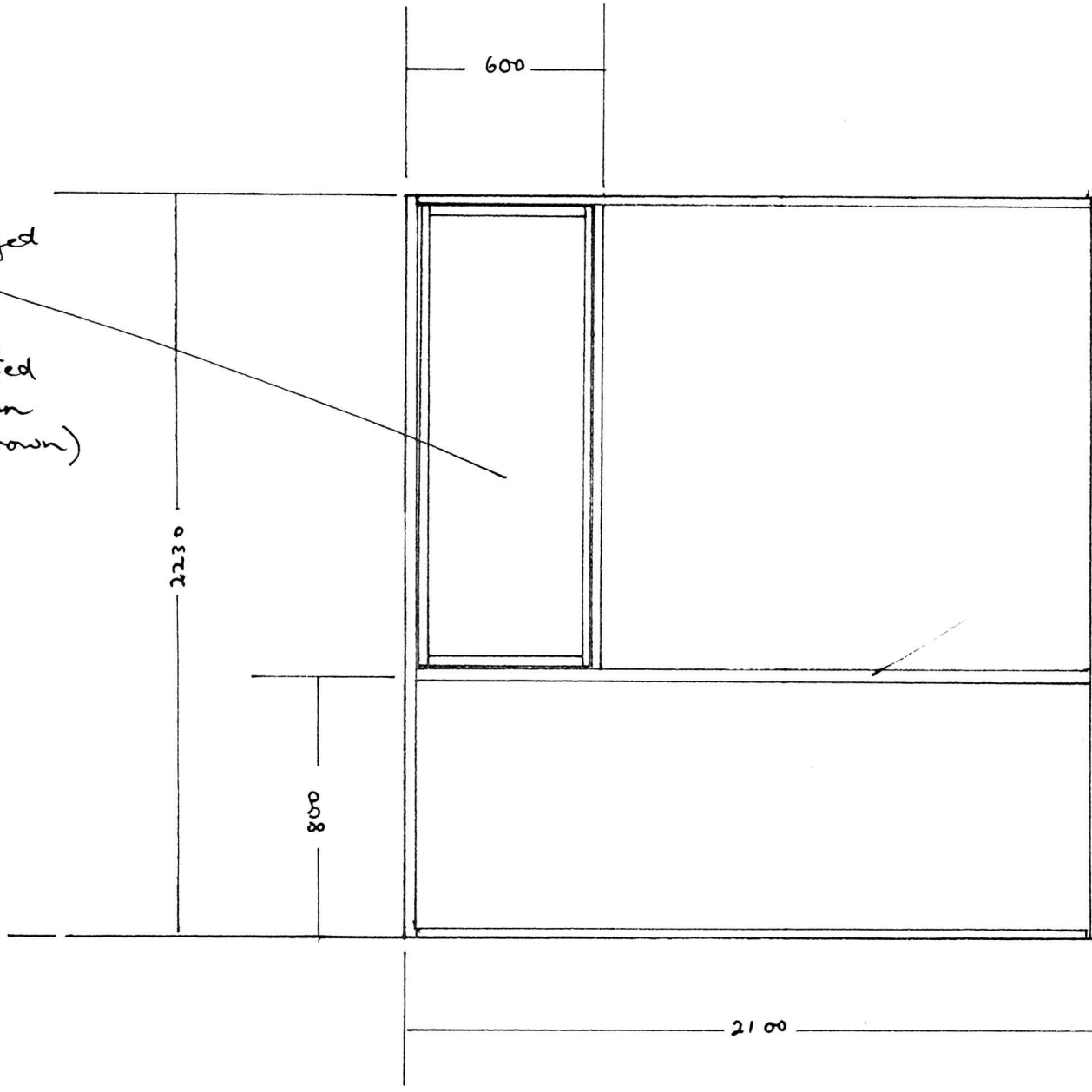
22 Uranian Village
 (Unit Plan 119)
 - North elevation



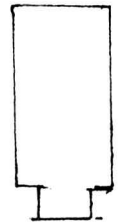
RZR fox
 25/10/27

- standard Stegbar window, cedar framed

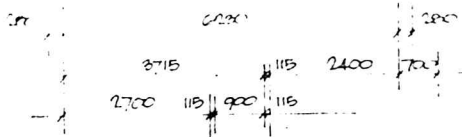
top-hinged window with window and fitted fly-screen (dark brown)



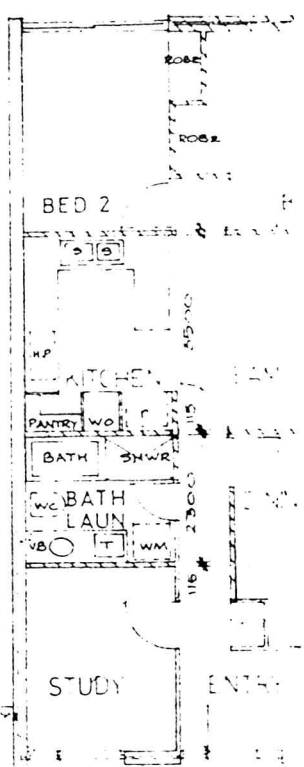
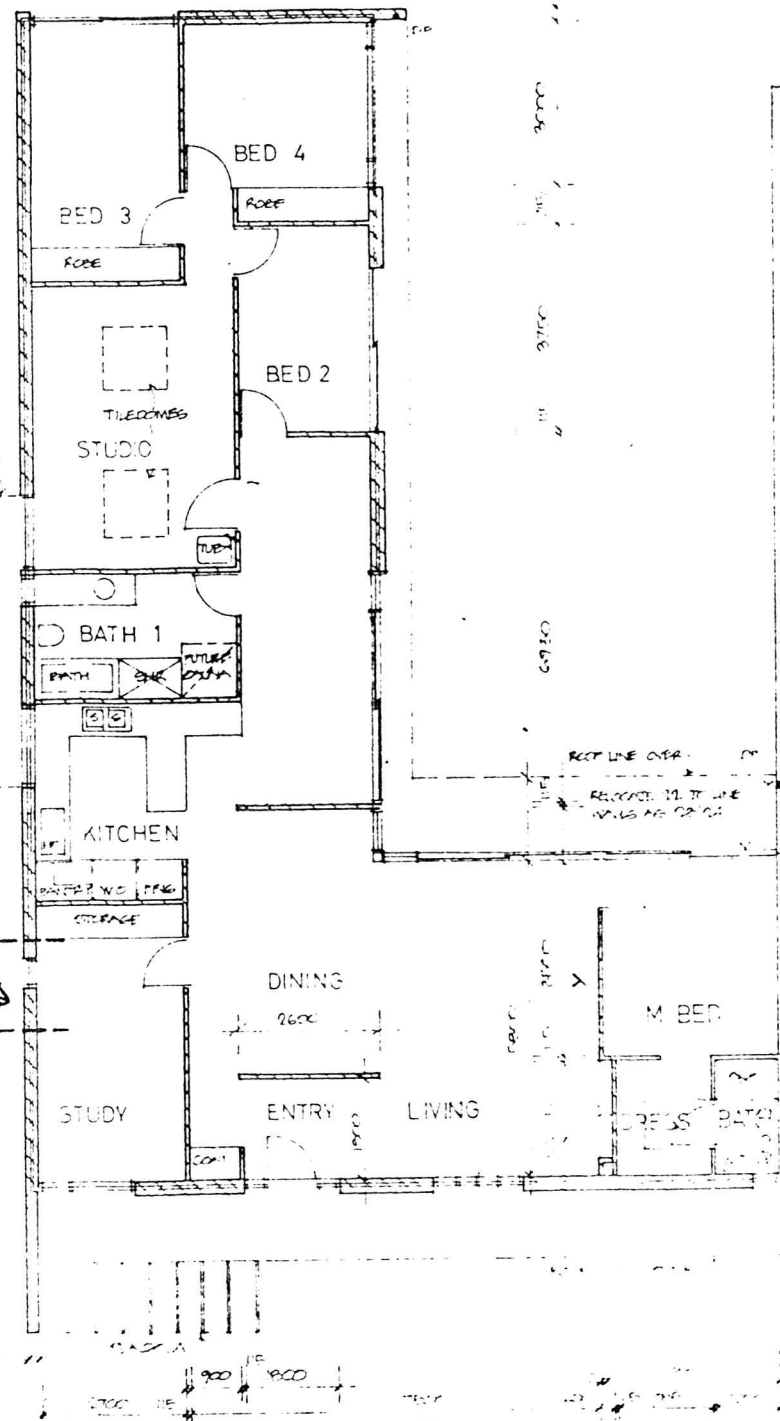
Section



Handwritten signature and date:
18.10.92



new window to study



Sammy Bull
18.10.92

FLOOR PLANS

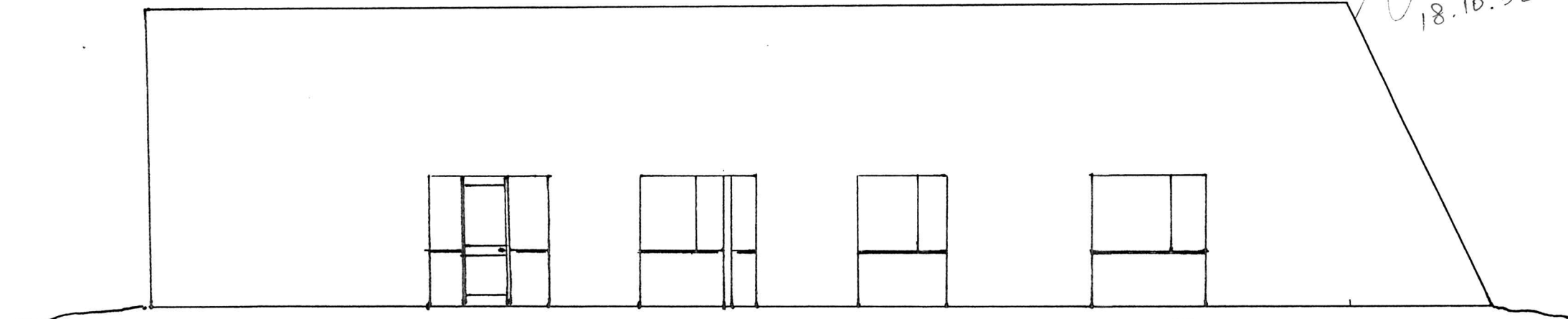
UCSP·22

UC 3 · 23

1/149 KAMBAW

UNITS PLAN 119, UNIT NO. 22

- western elevation



- new window
- angle bars over lint to AS
- 150x100x10 steel