

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  
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.7831

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 23 TO KLIMOWICZ

We confirm that settlement of this matter was effected on the 24th 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.

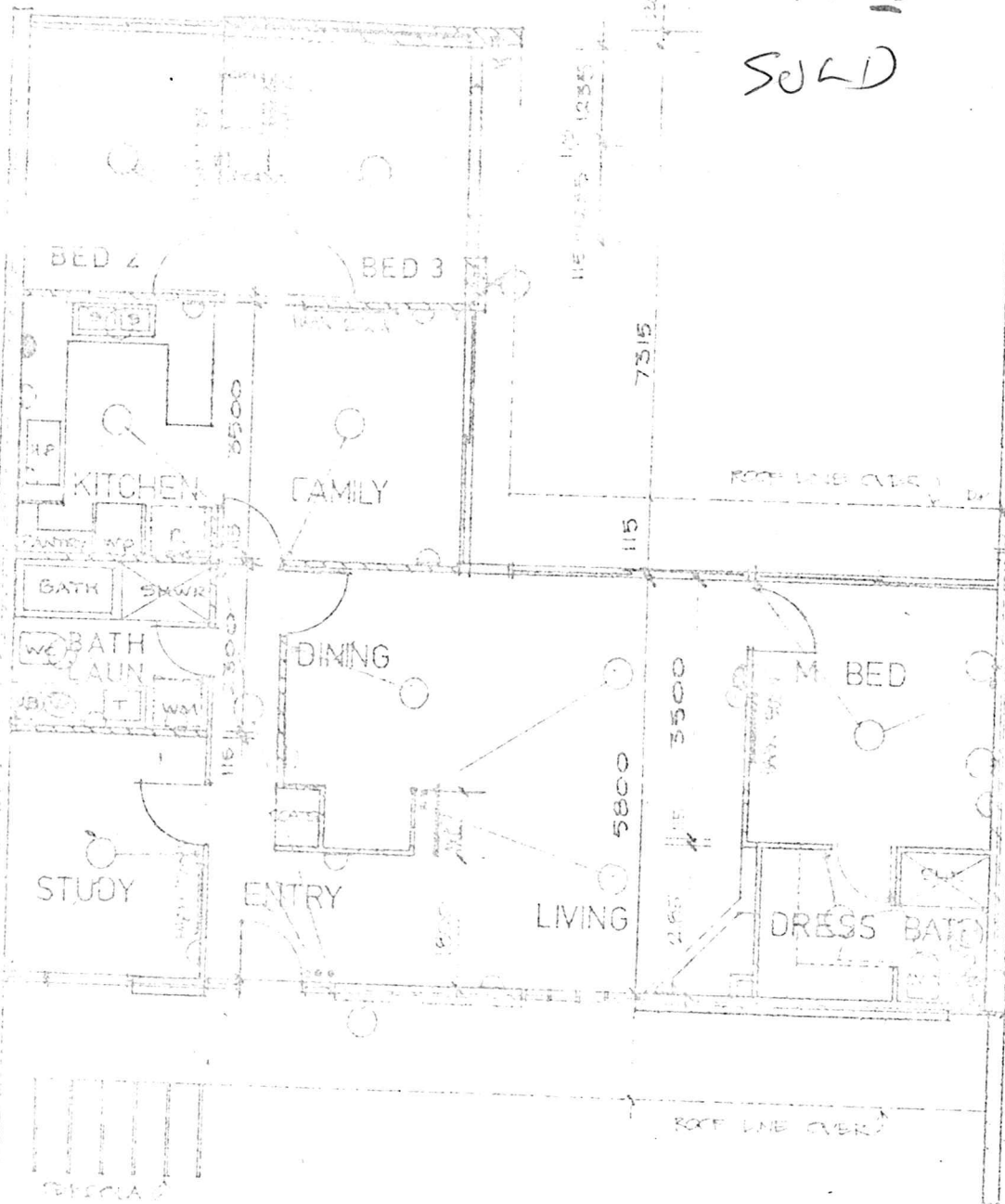
Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



No 23  
SOLD



WALL OVER  
ALL WALLS 12" THICK  
CONCRETE ON GRADE

M. BED  
BATH  
BATH

30/6/78 - 3rd Quarter

UP 119

# HIGGINS FAULKES & MARTIN

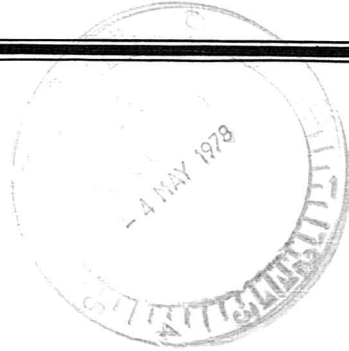
7th Floor, Canberra House  
40 Marcus Clarke Street  
Canberra City, A.C.T. 2601  
P.O. Box 172, Canberra City, 2601  
C.D.E. Box 25  
Phone: 48 0944

Partners:  
J. Faulks, LL.B.  
T. J. Higgins, B.A., LL.B.  
D. J. Martin, B.A., LL.B.  
M. J. Higgins, LL.B.

**BARRISTERS  
& SOLICITORS**

Our Ref: RH:LMK:9261  
Your Ref:

3 May 1978



The Proprietors  
Units Plan No. 119  
C/- Allan Curtis & Partners  
Queanbeyan Pty Limited  
24 Morrisett Street  
QUEANBEYAN NSW 2620

URGENT

Dear Sir

RE:- E J L M & D K KLIMOWICZ  
UNIT 23, URAMBI VILLAGE (UNITS PLAN 119)

We have been instructed by Mr and Mrs Klimowicz to act on their behalf on the sale of the abovementioned property and we would be obliged if you as Managers of the Body Corporate's records would provide us with a Certificate Under Section 39 of the Units Title Ordinance in regard to this Unit.

Our cheque for \$2-00 is enclosed.

April, May, June -

Yours faithfully  
HIGGINS FAULKES & MARTIN

Per:

Enc.

vacant possession 30/4/78

4 weeks (7)

Mr Klimowicz

897850

\$2 dep. 23/5/78

# HIGGINS FAULKS & MARTIN

7th Floor, Canberra House  
40 Marcus Clarke Street  
Canberra City, A.C.T. 2601

P.O. Box 172, Canberra City, 2601  
C.D.E. Box 25  
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M. J. Higgins, LL.B.

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BARRISTERS  
& SOLICITORS

Our Ref: RH:LMK:9261  
Your Ref:

16 May 1978

The Proprietors  
Units Plan 119  
C/- Allen Curtis & Partners  
PO Box 175  
QUEANBEYAN NSW 2620



Dear Sirs

RE:- E J L M & D K KLIMOWICZ  
UNIT 23 UNITS PLAN 119

We advise that we act for Mr and Mrs Klimowicz on the sale of this property and that they have entered into a contract to sell the Unit to Anthony John Ohlsson of 15 Inkster Street, Kambah and Geraldine Mary Ohlsson.

Yours faithfully  
HIGGINS FAULKS & MARTIN

Per:

A large, handwritten signature in black ink, written over the "Per:" label. The signature is cursive and appears to be the name of a partner or employee of the law firm.

CERTIFICATE UNDER SECTION 39 (2)  
OF THE UNIT TITLES ORDINANCE 1970  
UNIT 23 UNITS PLAN 119

On The Twenty Second Day Of May 1978 The Proprietor  
Of Unit No. 23 Had The Following Levies In Respect  
Of Liability Owed To The Corporation.

<u>UNIT NO.</u>	<u>ENTITLEMENT</u>	<u>AMOUNT</u>
23	9	\$72.03

This Supplementary Payment Was Due On 13th April, 1978

The Common Seal Of The Proprietors  
Of Unit Plan 119 Was Hereto Affixed  
With The Authority To The Body Corporate  
By Its Representatives And Agents  
Allen Curtis & Partners (Qbn) Pty Ltd.

.....  
K.J.WALKER

Approved  
31/10

Structure

23 Usambi Village  
Cozyer Circuit  
2 October 1979

The Convenor,  
Usambi Body Cooperative  
Committee

Dear Mr Lowe,

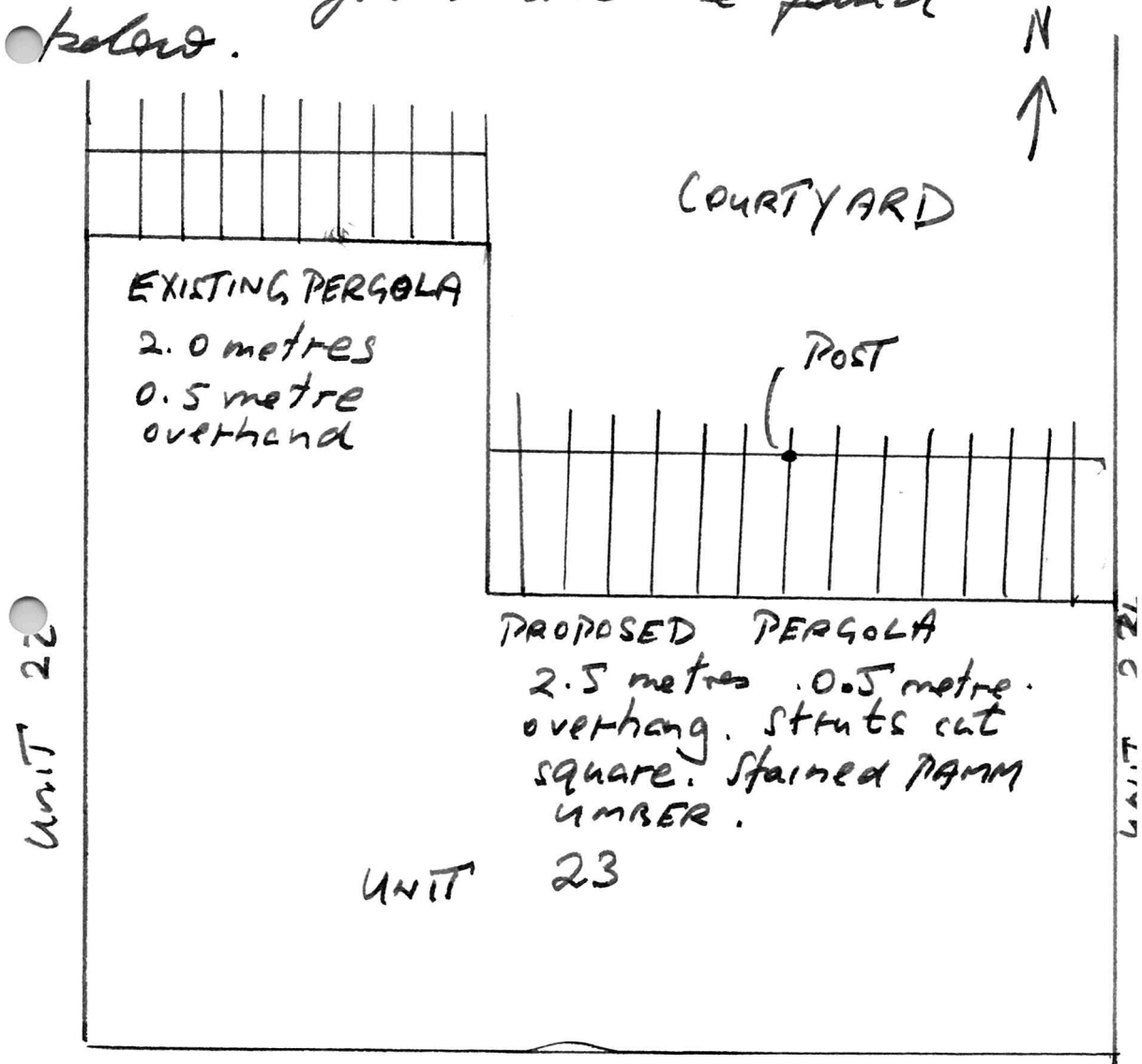
We wish to  
seek the permission of the  
Body Cooperative to build a  
Pergola in the courtyard of our  
unit, number 23.

The proposed  
Pergola will extend out 2.5 metres  
from the northern eave with  
an overhang of 0.5 metres. There  
will be one post centred between  
the east and west walls resting  
on a brass footing.

Construction will

be identical to the existing pergola at the northern end of the unit. Starts to be cut square.

A diagram will be found below.



Yours sincerely,

Jessaldine & Tony Olsson



23 Urambi Village,  
Crozier Circuit,  
Kambah. A. C. T.,  
22nd February, 1982.

The Secretary,  
Body Corporate Committee,  
Urambi Village,  
Kambah. A. C. T.

Dear Sir,

I am about to have some small alterations done to my house, by David McInnis's firm. The alterations as follows:

1. A skylight put into the roof above the ensuite hanging space.
2. Dark green fibre glass sheltered attached to the existing pergola on the north side of the house. It is not visible from any other house - except from one corner of the Elliards.
3. A chimney attached to a pot bellied stove in the family room, for which D.C.T. approval has been sought.

If I have interpreted the new "Structures Guidelines" sheet correctly, none of these alterations contravenes any ruling made by the B.C.C.

Yours faithfully,

(Mrs.)



→ Bob - a copy for  
the files -

23 Urambi Village,  
Crozier Circuit,  
Kambah. A.C.T. 2902.  
5th August, 1984.

The Convenor,  
Body Corporate,  
Urambi Village,  
Crozier Circuit,  
KAMBAH. A.C.T.

Dear Sir,

I would be very pleased if I may have  
the Committee's approval for structures as under:

Perspex roofing to cover existing Pergola.

Skylight in the master bedroom end of my house.

Flue for a small Potbellied stove in the  
Family room of my house.

Yours faithfully,

*D. L. Mills*

D. L. Mills.



*Subject to the  
requirements of the Department  
of Territories & Local Government  
the Urambi Village Body  
Corporate has no objection  
to these proposals*

*Approved  
Convenor*

Ms Chris Richards  
House 23, Urambi Village  
Kambah

Dear Chris

I write on behalf of the Body Corporate Committee (BCC) following its meeting last night where we considered the fence you have erected between your house and house 24.

The following points were made at the meeting.

- The fence is on body corporate land which means the BCC cannot expressly provide permission for you to erect any structure in that location. However, given that the fence has been completed, and that the complaint is not against the fact of the fence but rather against the process by which it has been put up, the current BCC will not require removal of the fence. Please note that it would be in the power of any future BCC to order its removal.
- Structures in Urambi Village should receive BCC approval BEFORE work commences. The BCC requests that this principle, together with the principle of wide consultation with affected individuals, be a part of any future plans you may have to alter your property.
- The approval process would ensure that any structure met the guidelines set down for structures within our Village. The fence you have erected does not meet the requirements for fences.
- The BCC requires that the fence be painted on both sides (that facing your house and that facing the neighbours) at your expense as soon as possible (within one month). The fence must be painted in a colour approved by the BCC. Noel Pratt has the approved colours. The painting will help to make the fence less noticeable. It may also be useful to plant around the fence so that it eventually cannot be seen.

If you have any issues with this, please let me know.

Yours sincerely

David Keightley

Structures coordinator  
Urambi Village BCC

17 March 04