

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.7829

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 27 TO CHRISTIE

We confirm that settlement of this matter was effected on the 3rd 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:



Alastair Christie
House 27.

17 Urambi Village
Kambah
28 July

Dear Alastair,

I am replying on behalf of the Body Corporate
Committee to your request to install a Jotul No. 6.
Stove in place of your present Burning Log
fireplace.

We are happy to approve your proposed
installation, provided that it complies with
all departmental requirements and
that the external flue is painted to
match existing Urambi Village chimneys.

Yours sincerely,

Geoff McAlpine



Convener

Corporate Committee

Request was made
verbally to me, and full
details of proposal were
provided on 27/7

Geoff McAlpine
28/7

The Department of Territories and Local Government has contacted the Body Corporate Committee to advise that several problems exist with uncompleted building work, especially fire-places, in several Urambi Village units. These could have serious implications in terms of insurance, for example, if the cause of a house-fire is traced to an un-approved fire-place which has not been inspected and approved after installation. There is also the question of a breach of the Building Ordinances 1972 (fine for an individual householder of up to \$500 on conviction).

The Department explained that the following steps have to be gone through for the building of fireplaces, pergolas and structural alterations. These are:-

- (a) Form "Application for Approval of Plans", together with the plans to be submitted. The plans must show the endorsement of the Urambi Body Corporate Committee (endorsement of the Form by the BCC is optional provided that the plans have been endorsed);
- (b) Form "Application for a Building Permit" - this is often completed by the builder, but the owner has to sign it.
- (c) If an owner/builder is involved, a separate form "Application for Owner-Builder Permit" has to be submitted. This form has to be endorsed by the BCC because of insurance requirements. Home insurance does not normally cover owner/builders, and a separate public liability cover might need to be taken out. Alternatively the BCC, by endorsing the application, has to agree to cover the owner/building under the present Urambi public liability cover. (There are no problems with tradesmen or licensed builders because they are required to carry their own insurance cover.)

~~for~~
 Individuals notes
 given to houses 62, 31,
 34, 44, 27, 40,
 49, 53, 41, 69 &
 56 & the swimming
 Pool as attached.

- (d) Form "Application for Certificate of Occupancy or Use" must be submitted on completion of the work. This will enable an inspection of the work to be carried out by a Department inspector who, hopefully, will approve the finished work.

Forms, and further advice, is available from the Building Section, Department of Territories and Local Government, First Floor, North Building, Civic Offices. (Post - G.P.O. Box 158, Canberra 1601, tel. 49.1355).

About 12 units are at present involved in the above and are being contacted individually.

If there are any queries please contact Terry Goggin, House 13, Tel. 31.9537.

House N^o 27

Alistair, the Dept said that a permit was issued for a fireplace on 10/1/84 - there has been no "Application for Certificate of Occupancy or Use" so that an inspection can be made.

Terry Goggin

14/6/84

6 Queen Victoria Mews
479 Elizabeth Street
Melbourne
Ph/fax 03 9326 7179
7 December 2002

Dear Allan,

Requesting Body Corporate Permission to install a Window

Following our phone conversation I am faxing the two drawings showing the proposed additional window to the rear bedroom. As you can see (I hope, as this is a fax of a fax!) in Alteration 12 at the bottom of the page it is 'a timber awning window 2100mmH/850mm W'. The window overlooks the golf course and will not be visible from neighbouring houses.

We have planned some internal changes to number 27 and ideally would prefer these completed before moving in! One change is to knock down the wall between the two back bedrooms (to make a study for David). Ted Moxon had agreed to complete this reconstruction work in the coming weeks, when he/we did not know about the new window! Ideally the wall demolition and window installation should be simultaneous.

Gina Carmody, of *Carmody by Design*, has drawn up the plans for the alterations. I expect to receive A3 copies of these on Monday. I understand that approval is required only for the new window as all other changes are internal. Once Body Corporate permission is granted Gina will submit the altered plans to 'the department'. We have authorised her to submit these on our behalf.

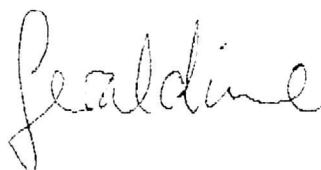
I would be most grateful if you could consider this proposal at Wednesday's Body Corporate meeting and provide a reply at the earliest convenience. From our conversation I assume there should be no problems. Could you please phone me about the decision? The window can then be ordered, even if the 'official' letter has not arrived. If Ted could finish the study changes before we move in we will have one area of retreat whilst all around is chaos!

Tree Pruning/Lopping

I would also be grateful if you could follow up on the pruning of the large gum on body corporate land behind number 26. Irma Ritchie had told me some weeks ago that she was awaiting quotes for this work. I would be happy to know this is to be carried out soon as the House Inspection Report for 27 stated this to be a danger as branches could fall on our house!

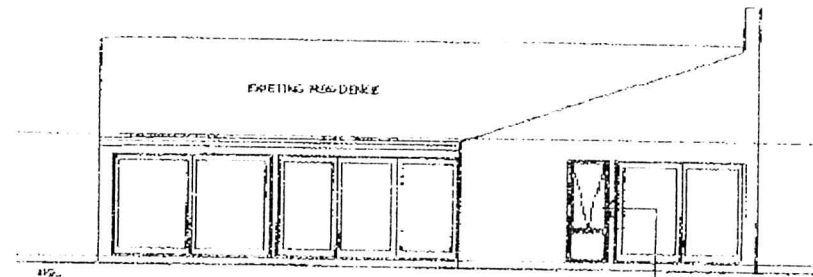
As I mentioned David and I took possession of Unit 27 last week (28 November) but will not be moving until early next year. Settlement date for this apartment is not until 14 March. I will let you know once we decide on the removal date. Julia Brown has a key to 27 (Julia and Digby were our neighbours in Farrer in the late 70's).

Many thanks
Geraldine Robertson



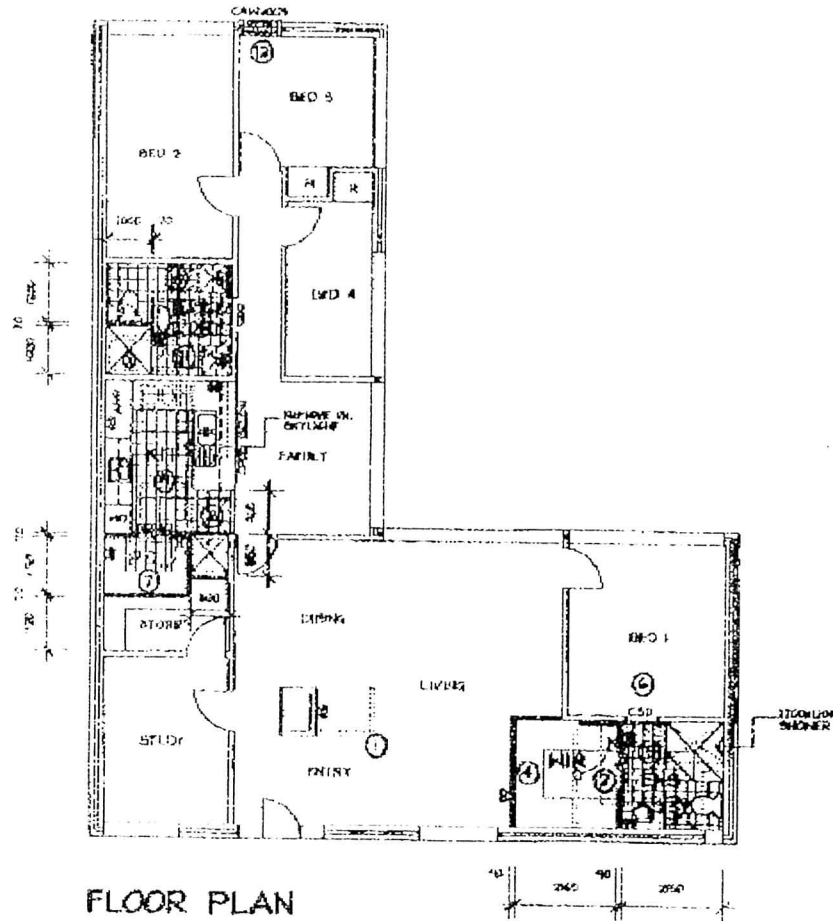
- (L) - LIGHT POINT
- (S) - LIGHT SWITCH
- (B) - PROVIDE NEW SINGLE PENETRATIONS TO CLIENT'S DIRECTOR

NOTE: ELECTRICAL TO ALL APPLIANCES ASSUMED. ALL ELECTRICAL TO BE CO-ORDINATED WITH CLIENT BEFORE COMMENCING WORK.



NORTH (REAR) ELEVATION

NEW SIGNAGE TO BE APPLIED TO WINDOW



FLOOR PLAN

UNITS IN 2002 STRUCTURE - 1918622

GROUND LINES SHOWN ARE ACCURATELY LOCATED AS MEASURED ON SITE

PROPOSED ALTERATIONS

UNIT: 27 BLOCK: 1
SECTION: 149 KAMBAH
CLIENT: G & D ROBERTSON
Unit 27 Urumbil Village Kambah

Carmody by Design



Gina Carmody

P.O. Box 121 O'Connor ACT 2602
19A Ferner Street Braddon
Ph: (02) 6230 1284
cbd@netspree.com.au

ALTERATIONS

- 1 DEMOLISH EXISTING BATH WALLS AND MAKE GOOD TO ALL SURFACES INCLUDING BATH FLOOR AS CLOSE AS POSSIBLE. NOTE: PROVIDE NEW POSITIONING AS SHOWN.
- 2 DEMOLISH EXISTING JIB FITOUT AND INTERNAL MASONRY WALL.
- 3 DEMOLISH EXISTING ENTRY FITOUT AND INTERNAL MASONRY WALL.
- 4 DEMOLISH EX. HEARTH AND SC STOVE AND MAKE GOOD. PROVIDE 2000 HIGH DIMENSIONAL TO PORT ENLARGED SHIP AS SHOWN. FITOUT TO CLIENT'S DIRECTION. NOTE: PROVIDE NEW DOUBLE POWERPOINT TO NEW ISLAND TO LIVING ROOM SHIP AND NEW LIGHTING TO KITCHEN.
- 5 PROVIDE NEW TRUSSEL FITOUT AS SHOWN AND TO CLIENT'S DIRECTION. RELOCATE TOILET AS SHOWN. PROVIDE NEW DOWNPOUT CORNER SHOWERS AS SHOWN. INCREASE IN. BATHING ROOMS TO SUIT NEW FLOORING AND RE-INSTALLATION ANTIQUE GRANITE FLOOR TO BGA.
- 6 PROVIDE TOPIC TRAILING ON THE SIDE OF EX. BATH HALL TO PORT. ESD TRAILING TO ENSURE AS SHOWN.
- 7 PROVIDE NEW 2000 HIGH DIMENSIONAL TO PORT NEW PANTRY. PROVIDE REFRIG AND SPINNER STOVE ROOM AS SHOWN. PANTRY AND STOVE ROOM FITOUT TO CLIENT'S DIRECTION. DEMOLISH EXISTING MASONRY WALL AND REPLACE WITH NEW STUDYERATED WALL TO ALLOW FOR NEW GOOD AS SHOWN.
- 8 DEMOLISH EXISTING BATHROOM FITOUT AND MAKE GOOD.
- 9 PROVIDE NEW KITCHEN FITOUT AS SHOWN AND TO CLIENT'S DIRECTION. PROVIDE 20 VOLT OVERHEAD LIGHT FIXTURES TO CLIENT'S SELECTION AND MAKE GOOD. MAKE GOOD. NEW ELECTRICAL AS SHOWN.
- 10 DEMOLISH EXISTING BATHROOM FITOUT AND MAKE GOOD.
- 11 PROVIDE NEW BATHROOM FITOUT AS SHOWN AND TO CLIENT'S DIRECTION. NOTE: NEW OVERHEAD LIGHTS TO BE 2000 HIGH AND PROVIDE RELOCATED CUPBOARD IN HALL OVER PEDESTAL TO CLIENT'S SELECTION. REMOVE IN. ROOM AND PROVIDE NEW OVERHEAD LIGHTS TO ALLOW FOR NEW GOOD AS SHOWN. NOTE: PROVIDE OVERHEAD LIGHTS OVER BATHROOM AND ENTRY. RE-INSTALLATION ANTIQUE GRANITE FLOOR TO BGA AND MAKE GOOD. PROVIDE NEW BATHROOM FITOUT AS SHOWN AND NEW VOLT OVERHEAD LIGHTS TO CLIENT'S SELECTION AND MAKE GOOD. NEW ELECTRICAL AS SHOWN. CLIENT AS DETAIL BY CLIENT.
- 12 DEMOLISH EXTERNAL MASONRY WALL TO REINSTALL NEW SIGNAGE TRUSSER ABOVE WINDOW. MAKE GOOD ALL TO MATCH EXISTING. PROVIDE SIGNAGE FITOUT OWN IF REQUIRED.

DRAWN: A.KNONG G.CARMODY
SCALE: 1:100 DATE: 2 DEC 02
DWG No.: 0246 SHEET: 2 OF 2

27 Urambi

17/11/03

Dear Body Corporate Committee

Re: "Urambi Shed"

Our builder will be finishing our alterations with the construction of the "Urambi Shed" — à la Digby Gascoigne. He will commence shortly. He has a copy of Digby's plan, has inspected several such sheds at different locations and will follow the roof line. We have a tile which will be used to colour match the roof tiles.

I apologise for the tardy notice/application and trust there will be no problems proceeding with the work.

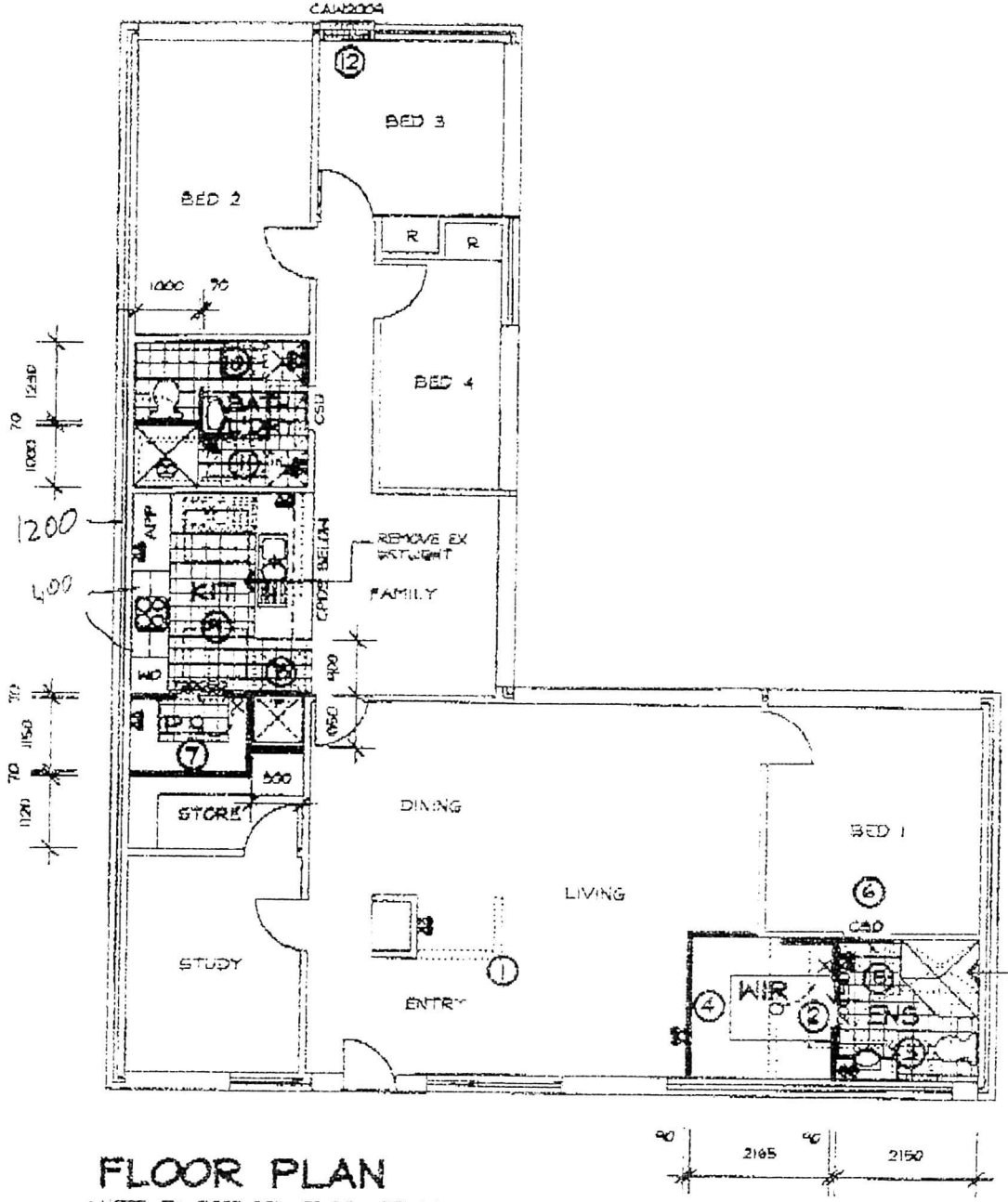
Many thanks,

Gouldine Roberts

Chairman Robbins said "approved because it follows the Dyson standard design" at the BCC meeting on Tuesday

Daryl Watson
21/11/03

Ashey Sunk 1200-1300
600 oven
600 cooktop



FLOOR PLAN

• NOTE: EX. ROOF STRUCTURE - TRUSSES