

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

8
10TH 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.: SM:HA:102 YOUR REF.:

5th April, 1977.

The Secretary,
Urambi Co-Operative Community
Advancement Society Ltd.,
C/- Messrs. Abbott, Tout, Creer
& Wilkinson,
Solicitors,
DX 5622,
CANBERRA.

Dear Sir,

Re: Goldring J.L. & Orr P.D.
Purchase of Unit 28 from Urambi

I would like to confirm that this matter was settled on the 25th of February. I understand that there is to be a maintenance inspection sometime within three months of that date. On the occasion of that inspection, I would like a number of deficiencies to be notified, and later rectified.

These are as follows:-

- (a) The fan in the main bathroom does not work
- (b) The mirrors in the vanity cabinets in both toilets are loose, and the runners are not properly fixed
- (c) A shelf is missing from the cupboard above the oven
- (d) One electric switch on the hall side of the smaller end bedroom is not working.
- (e) Kitchen tiles to be removed and replaced as requested.

There may be other faults, but as yet these have not been brought to my attention.

Yours faithfully,



PAMELA COWARD

Members file

Mr B. Lewis,
Clerk of Works,
Urambi Site,
Crozier Circuit,
Kambah.

28 Urambi Village,
Crozier Circuit,
Kambah 2902

7 April, 1977

Copy to:

Mr C. Lang,
Secretary,
Urambi Co-operative CAS
P.O. BOX 666 Civic Square
A.C.T.

Dear Mr Lewis

During the heavy rain we had this morning a leak developed in the ceiling of the living room in house no. 28 along the line where the two angles of the sloping ceiling meets.

This fault will need to be rectified with the utmost urgency. ~~sz~~ --- if possible today.

Yours sincerely,

A.I.C. Pratt

(A.I.C. Pratt)
Occupant Urambi 28.

Legal.

ABBOTT TOUT CREER & WILKINSON SOLICITORS

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

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

~~PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)~~
~~JOHN MCCOUST, B.A., LL.B.~~
(ASSOCIATE)

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

SYDNEY:
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

CANBERRA DOCUMENT EXCHANGE 22

YOUR REF.
OUR REF. RM.7826

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

7th April 1977

20/6

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

Dear Sir,

re: URAMBI TO GOLDRING & ORR - UNIT 28

We enclose a letter received by us in this matter from the solicitor for the purchaser, Pamela Coward.

Would you please deal with the five maintenance items listed in the letter in due course.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *R.M. McDonney*

Mr B. Lewis,
Clerk of Works,
Urambi Site,
Crozier Circuit,
Kambah.

28 Urambi Village,
Crozier Circuit,
Kambah 2902

7 April, 1977

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Yours sincerely,

Arthur Pratt

(A.I.C. Pratt)
Occupant Urambi 28.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:

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

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

SYDNEY:

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

YOUR REF.

OUR REF. RM.7826

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

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 28 TO ORR & GOLDRING

We confirm that settlement of this matter was effected on the 25th 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:



URAMBI VILLAGE BODY CORPORATE COMMITTEE

2 July, 1980

Pamela Orr,
House 28,
URAMBI VILLAGE.

Dear Pamela,

The Body Corporate Committee is asking those people with clothes lines on communal land to remove them to the back of their houses. The original idea concerning clothes lines was that they be as unobtrusive as possible and we would still like to put this into effect as much as ~~possible~~. We regret the inconvenience.

is practicable.

Yours sincerely,



(Secretary)

Pam Orr
No 28.

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

Dear Pam.....

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 the Tasmanian Blue Gum in front of your house be removed.

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,

A. Ryan
SECRETARY

MORTGAGE TO CANBERRA PERMANENT CO-OPERATIVE BUILDING SOCIETY LIMITED
(Hereinafter referred to as the "Mortgagee")

FROM:
(Hereinafter referred to as the "Mortgagor")

REQUISITIONS

1. On settlement the mortgagor must be registered as proprietor of the subject Title free from all encumbrances, mortgages or caveats OR a registerable transfer from the registered proprietor to the mortgagor must be handed over together with (in either case) a duly executed and registerable discharge of any existing mortgage or encumbrance and a duly executed and registerable withdrawal of any existing caveat.
2. All rents, rates, taxes and other outgoings must be paid to the date of settlement or the usual adjustments made.
3. Has the mortgagor any notice or knowledge of
 - (a) Any notice, restriction, proclamation or order under any Act or Ordinance affecting the subject property in any way?
 - (b) Any claim to close, obstruct or limit the right of passage or way to or from the land as the same are now ordinarily used?
 - (c) Any encumbrance, easement or right not disclosed by the Title and not capable of being ascertained by search?
 - (d) Any resumption or intended resumption or existing progressing resumption?
 - (e) Any work having been carried out on the land by any authority in respect of which money remains owing?

If the replies to this requisition or part thereof are in the affirmative, mortgagee requires particulars and the matters must be satisfied by the mortgagor or the mortgagee's rights are reserved, as the case may be.

4. A Certificate of the Body Corporate must be provided prior to or on settlement certifying as to:
 - (a) Whether or not any contribution or other charge that is payable to the Body Corporate in respect of the subject unit is unpaid and if so the amount unpaid and the last day for payment thereof.
 - (b) The name and address of the Secretary of the Body Corporate and the address at which the books of the Body Corporate may be inspected.

REPLIES

Handwritten notes:
This is a copy of the requisition and replies to be submitted to the mortgagee.

39(2) Enclosed

Mrs. P.T. Stevenson
10th Floor, Canberra House
CANBERRA. A.C.T. 2601.

(c) Particulars of all policies of insurance effected by the Body Corporate pursuant to the Units Title Ordinance and the date to which the same are current.

All policies with SBu and current to 1/11/82
Bld. \$3,847,129 HS1073-0211
P/L \$1,500,000 PL 1071-3905
W/C Unlimited WC 1074-4347

5. Has the mortgagor any notice or knowledge of any application order or determination under the Landlord and Tenant Ordinance affecting the subject Unit? If so full particulars thereof must be furnished.
6. Certificates for Fitness for Occupancy and Use and of Compliance to the extent to which the same are necessary to enable the registration of the mortgage must be handed over on settlement.
7. Have any alterations or additions been made to the subject unit which require a further Certificate as to Fitness for Occupancy and Use? If so, the further certificate must be handed over on settlement.
8. Is the Mortgagor willing to make a Statutory Declaration negating bankruptcies insolvencies, judgements, orders, decrees and executions?

If so, a Statutory Declaration in a form acceptable to the Mortgagee is to be executed by the Mortgagor and handed to the Mortgagee prior to settlement.
9. Prior to settlement, the Mortgagee requires written evidence (by Interim Certificate, Certificate of Currency or simply a letter from the Insurance Company) that the Mortgagor has completed and lodged with a Company approved by the Mortgagee an Insurance Proposal in terms of Section 86 of the Units Title Ordinance (and has paid the premium thereon) including therein the Mortgagee as the first/second Mortgagee, in compliance with the Mortgagee's letter of loan approval to the Mortgagor.
10. Are any of the fixtures or fittings in the premises or any of the chattels (if any) the subject of a hire purchase agreement, Bill of Sale or other charge?

If so, liability must be discharged prior to settlement.
11. If the security offered by the Mortgagor to the Mortgagee is a registered second mortgage over the subject property, consent of the first Mortgagee to the second mortgage must be obtained and handed over prior to settlement.
12. Final search must prove satisfactory.

Copies enclosed

..... 14. 8. 1. 8. 2
For the Mortgagee

X
..... 6. 1. 8. 2
For the Mortgageor

J. G. Macgregor-Nichols

THE PROPRIETORS - UNITS PLAN NO 119

CERTIFICATE OF MEMBER'S LIABILITY

UNIT NO 28

THE ABOVE CORPORATION HEREBY CERTIFIES PURSUANT TO THE UNITS
TITLE ORDINANCE SECTION 39 (2) AS FOLLOWS:

NO AMOUNT IS PAYABLE UNDER SECTION 38 BY WAY OF CONTRIBUTION
IN RESPECT OF THE ABOVE UNIT AND IS UNPAID.

ANNUAL ADMINISTRATION LEVY FOR ABOVE UNIT IS \$ 261.40
AND IS PAID TO 30.6.82 (PAID ON A QUARTERLY BASIS)

DATED AT CANBERRA THIS 23rd DAY OF June 1982

THE COMMON SEAL OF THE PROPRIETORS OF
UNITS PLAN 119 WAS HERETO

AFFIXED WITH THE AUTHORITY OF THE

BODY CORPORATE BY ITS REPRESENTA-
TIVE AND AGENTS: ALLEN CURTIS &
PARTNERS PTY LTD

P T STEVENSON FOR THE
MANAGING AGENT.

Unit 64 Urambi Village
Crozier Circuit
Kambah ACT 2902

ACT Strata Management Services
PO Box 208
Weston ACT 2611

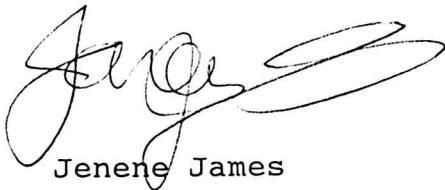
Dear Sir,

I wish to advise that Hugh Christian NELSON and Jenene JAMES became the proprietors of Unit 64 Units Plan No. 119 on 22 April 1991.

I have enclosed a cheque for the Body Corporate fees covering the period from 1/4/91 to 30/6/91.

Please send any future correspondence to the above address.

Yours faithfully,



Jenene James

29/4/91

12 MAY 1991

Received from David Broadbent



A.C.T. STRATA MANAGEMENT SERVICES

BODY CORPORATE MANAGERS
UNIT TITLE ADMINISTRATORS

P.O. BOX 208
WESTON, A.C.T. 2611
PHONE: (062) 886223

UNITS PLAN No. 119

HOUSE NO. 28

New Tenants as from Saturday, 11/5/91

Mr. Darren Hill & Mrs. Nichole Hill

Received
12 MAY 1991

[Handwritten signature]



Rose Wilson Real Estate

Rose Wilson
LICENSED AGENT

Phone: 249 6538
249 7585
after hours: 258 2074

10th May 1991



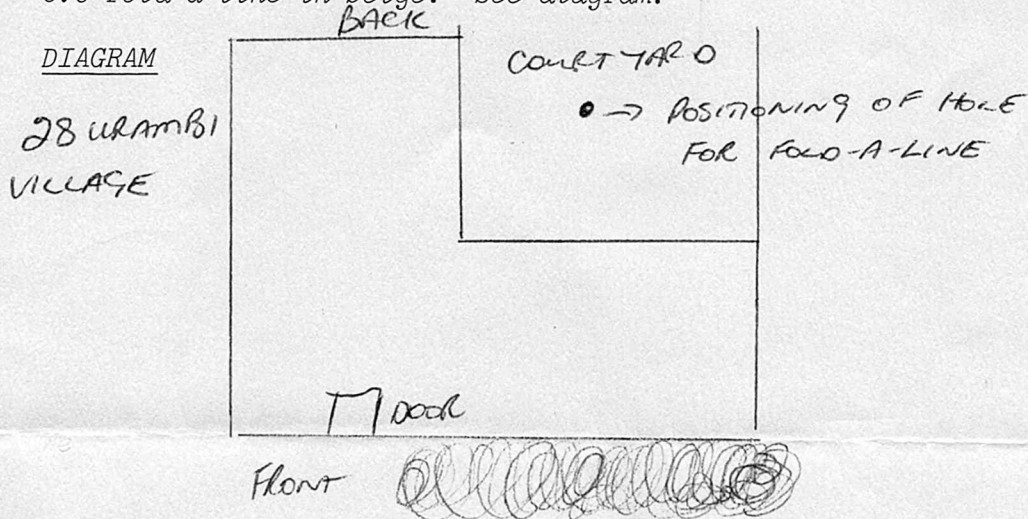
Suite 15, 1st Floor
Bailey's Arcade
PO Box 106
Civic Square ACT 2608

ACT Strata Management Services
PO BOX 3208
WESTON ACT 2611

Dear David

We are the managing Agent for Mrs Pamela Orr, owner of Unit 28 Urambi Village, Kambah. As of 11th May 1991, new tenants will be a Mr & Mrs Hill, 2 children and Mrs Hill's brother.

We would like to install a clothesline in the back courtyard area;- a 3.8 Fold-a-line in beige. See diagram.



We will wait to hear from you regarding this matter also many thanks for your advice on the other matters pertaining to Urambi Village.

Assuring you of Personalised Professional Real Estate Service.

Yours faithfully
ROSE WILSON REAL ESTATE

Rose Wilson
DIRECTOR

RW. jb

Received
12 JUN 1991

5 URAMBI VILLAGE
CROZIER CIRCUIT
KAMBAH ACT 2902

14 JUNE 1991

THE CONVENDOR
BODY CORPORATE COMMITTEE
URAMBI VILLAGE
CROZIER CIRCUIT
KAMBAH ACT 2902

Dear Alan,

This is just some formal notification that Paul and I will be leaving Urambi and Canberra on 5 July 1991. We are keeping our house here and renting it to Mr Ben Raines and Ms Anita Scandia on a twelve month lease which we will be managing ourselves. All correspondence (especially referring to levy notices) should be addressed to:

PROFESSOR PAUL R WILSON
DEAN OF ARTS OFFICE
QUEENSLAND UNIVERSITY OF TECHNOLOGY
PO BOX 284
CARSELDINE QLD 4034

We do not yet know our complete home address as our new townhouse still under construction, but we will forward it on in about two months time. Paul's work phone number, should it be required, is (07) 864 4616.

I trust that this is all the information you need. Thanks for your guidance while I was on the Body Corporate Committee and I hope that things continue to go well for the Village. We will miss it and its residents enormously.

Regards,



ROBYN LINCOLN

CC David Bowditch
ACT Strata Management Services

A.C.T. STRATA MANAGEMENT SERVICES

With Compliments . . .

*Please arrange for the
meeting to consider this
matter.*



BODY CORPORATE MANAGERS
UNIT TITLE ADMINISTRATORS

P.O. BOX 208
WESTON, A.C.T. 2611
PHONE: (062) 886223