

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

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

~~PAMELA M. GOWARD, 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.7847

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 31 TO LOWE

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:



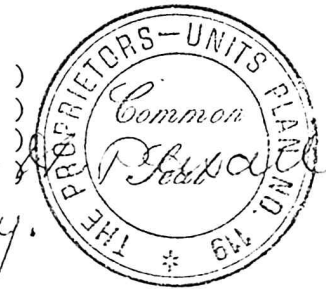
CERTIFICATE PURSUANT TO SECTION 39 (2) UNIT TITLES ORDINANCE

The Proprietors Units Plan Number 119 certify that in accordance with the provisions of Section 39 of the Units Titles Ordinance 1970 -

- (a) The following insurance have been effected in the name of The Proprietors Units Plan Number 119.
1. Household insurance - including fire and associated risks - South British United Insurance Group  
- Policy Number 1078-0211  
Current to 1/11/78 premium paid \$ 2,586.96
  2. Public Liability - South British United Insurance Group  
Policy Number PL 1071-3905 \$ 200,000 to 1/11/78  
premium paid \$62
  3. Worker's Compensation - South British United Insurance Group  
Policy Number WC 1074-4347 \$ 250,000 to 19/9/78  
premium paid \$26.25
- (b) A levy pursuant to Section 38 of the Ordinance of \$200 average per unit for financial year 1977/78 has been struck and in respect of Unit number has been paid to end of March quarter (supplement 3).
- (c) A bank account in the name of "The Proprietors Units Plan Number 119" has been opened with the Commercial Bank of Australia, City Walk Branch, Canberra.

THE COMMON SEAL of THE PROPRIETORS  
OF UNITS PLAN NUMBER 119 was hereunto  
affixed in the presence of:

*Yvonne A. ...*  
Secretary.  
1/5/78



owney occupation  
**CROSSIN & CO.**

SOLICITORS

P.O. Box 819  
CANBERRA CITY 2601

CABLE & TELEGRAPHIC:  
"MOCOB"

TELEX 62675  
DX 5614

Your Ref.

Our Ref. TWC:31495

D. J. CROSSIN LL.B.  
E. J. FOLEY  
J. D. POWER LL.B.  
G. F. McNAMARA LL.B.

CITY MUTUAL BUILDING  
HOBART PLACE  
CANBERRA CITY, A.C.T. 2601  
TELEPHONE 486811

19th April, 1978.

Mrs. Marian Powell  
Flat 13 Urambi Village  
KAMBAH, A.C.T. 2902

Dear Madam,

Re: Ian Peter and Elizabeth Anne Lowe - Advance from  
P.A. Credit Union Co-operative Limited

We act for the P.A. Credit Union and Mr. & Mrs. Lowe in connection with an advance to the latter to be secured by way of a second registered mortgage over Unit No. 31 Units Plan No. 119.

It is the requirement of the mortgagee that evidence be furnished in respect to the levies payable pursuant to Section 38 of the Units Titles Ordinance and also evidence in respect to insurance relating to fire and associated risks, public liability and workers compensation. We would be pleased, therefore, if you could attend to the completion of the Certificate enclosed herewith by filling in the appropriate blanks and having the Certificate executed by the affixing of the common seal of the proprietors.

Also, we would be obliged if you would advise whether the levies payable by the proprietors of Unit 31 are up to date.

We look forward to your urgent advices.

Yours faithfully,  
CROSSIN & CO.

  
T.W. CONN

Ian & Elizabeth Howe  
Nº31

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

Dear Ian & Elizabeth,

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.

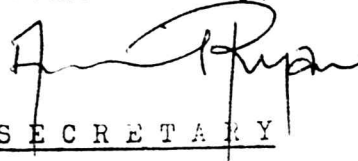
In your case, we suggest that the Eucalyptus viminalis be removed. (This variety is brittle & inclined to drop branches - not suitable in this location).

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

Ian & Elizabeth Lowe  
N°31

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

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- 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 self-seeded apple-boxes be reduced by at least two.

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

PRINCIPALS:

PAMELA BURTON, B.A., LL.M.  
ADRIENNE O'CONNOR, B.A., LL.B.  
IAN JOHNSON, B.A., LL.B.  
ROBERT CROWE, B.A., LL.B.

PAMELA COWARD & ASSOCIATES

BARRISTERS AND SOLICITORS

8TH FLOOR, CANBERRA HOUSE, MARCUS CLARKE STREET, CANBERRA CITY, A.C.T.

TEL.: 47 6855

G.P.O. BOX 1180, CANBERRA, A.C.T. 2601  
DX 5643 CANBERRA CITY

ASSOCIATE:

MARGARET REID, B.A., LL.B.

OUR REF.: BC:JB:4671 YOUR REF.:

16th June, 1983

The Secretary,  
Body Corporate of  
Urambi Village,  
c/- Allen Curtis & Partners,  
128 Bunda Street,  
CANBERRA CITY

Dear Sir,

Re: Low sale to Withers & Powell  
Unit 31, U.P. 119, Kambah

We advise that we act on behalf of the vendor in this matter and would be pleased if you would provide us with a Section 39(2) Certificate for the abovementioned unit.

Yours faithfully,  
PAMELA COWARD & ASSOCIATES

Per: 

81.03x  
3

THE PROPRIETORS — UNITS PLAN NO. 119  
CERTIFICATE OF MEMBER'S LIABILITY  
UNIT NO. 31

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 \$ .....

AND IS PAID TO 30.6.83 (PAID ON A QUARTERLY BASIS)

INSURANCE LEVY

DUE 7.10.82 is \$69.93 & IS PAID TO

SPECIAL

DUE 1.4.83 is \$30.06 & IS PAID TO 30.9.83 TO 30.6.83

DATED AT CANBERRA THIS 27TH DAY OF June 1983

THE COMMON SEAL OF THE PROPRIETORS OF UNITS PLAN 119 WAS HERETO AFFIXED WITH THE AUTHORITY OF THE BODY CORPORATE BY ITS REPRESENTATIVE AND AGENTS: ALLEN CURTIS & PARTNERS PTY LTD

.....  
ym For the Managing Agent

4373/3

PRINCIPALS:

PAMELA BURTON, B.A., LL.M.  
ADRIENNE O'CONNOR, B.A., LL.B.  
IAN JOHNSON, B.A., LL.B.  
ROBERT CROWE, B.A., LL.B.

PAMELA COWARD & ASSOCIATES

BARRISTERS AND SOLICITORS

8TH FLOOR, CANBERRA HOUSE, MARCUS CLARKE STREET, CANBERRA CITY, A.C.T.

TEL.: 47 6855

ASSOCIATE:

MARGARET REID, B.A., LL.B.

G.P.O. BOX 1180, CANBERRA, A.C.T. 2601  
DX 5643 CANBERRA CITY

OUR REF.: BC:JB:4671 YOUR REF.:

18th July, 1983

The Manager,  
Allen Curtis & Partners,  
128 Bunda Street,  
CANBERRA CITY

Dear Sir,

Re: Lowe sale to Withers & Powall  
Unit 31, U.P. 119, Kambah

We enclose herewith cheque in the sum of \$2.00 in payment of the Section 39(2) Certificate. We advise that the new owners of the abovementioned unit are Glenn Alexander Withers of 13 Urambi Village, Kambah, Economist and Marion Helena Powall of the same address, Public Servant.

Yours faithfully,  
PAMELA COWARD & ASSOCIATES

Per:   
Enc.

*W/AC.*

*S/R } 25/7/83  
S/C } cm.*



ROSEMARY E. TOWNSEND LL.B.  
SOLICITOR

84 MONARO CRESCENT,  
RED HILL A.C.T. 2603  
Telephone: 95 2556  
DX 5697 CANBERRA

Your Ref:

My Ref: RT:DD

21 July 1983

The Secretary,  
Proprietors of Units Plan 119,  
C/- 73 Urambi Village,  
Crozier Circuit,  
KAMBAH A.C.T. 2902

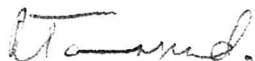
Dear Sir or Madam,

RE: UNIT 31 UNITS PLAN 119  
WITHERS & POWALL FROM LOWE

I wish to advise you that the above unit was transferred from Ian Peter Lowe and Elizabeth Anne Lowe to Glenn Alexander Withers and Marion Helena Powall on 14 July 1983. Mr. Withers & Ms. Powall are currently living at Unit 13 Urambi Village but from approximately 4 September 1983 they will be living at Unit 31 Urambi Village so notices issued after that date should be forwarded to their new address.

I have been instructed by my clients to advise you that they would like to erect a single garage on the existing car space allocated to Unit 31. The garage would be built in double brick and tiled in accordance with existing garages. Would you please advise me as soon as possible whether the body corporate has formulated any policy on such structures and on the likelihood of obtaining approval for such a garage.

Yours faithfully,



ROSEMARY TOWNSEND

54 Urambi Village  
KAMBAH. A.C.T. 2902

4 August 1983

Miss R.E. Townsend LL.B.,  
Solicitor,  
84 Monaro Crescent,  
RED HILL, A.C.T. 2603.

Dear Miss Townsend,

I refer to your letter of 21 July 1983 on behalf of Mr G. Withers and Ms M. Powall, concerning the possibility of constructing a garage on the existing car space allocated to Unit 31 at Urambi Village.

The Urambi Village Body Corporate Committee has considered your letter and I wish to advise that the Committee has no objections in principle to an owner of a unit erecting a garage on an existing car space provided that the garage is built in accordance to existing plans and specifications.

Such construction would of course be subject to approval by the Department of Capital Territories. There could be a problem with the construction of a single garage in that we understand that the Department of Capital Territories is unlikely to approve such a garage. This is because the interior dimensions would be too narrow. This problem should be overcome if garages were constructed in multiples of two's and three's.

In view of this, Mr Withers and Ms Powall might like to discuss their proposal with neighbours to ascertain whether or not a joint construction could be undertaken.

Should it be decided to construct a garage or garages, a formal application along with design plans would need to be submitted to the Body Corporate Committee.

Yours sincerely,

(T.J. Goggin)  
Structures Sub-Committee  
Urambi Village Body Corporate Committee

c.c. Mr G. Withers & Ms M. Powall  
13 Urambi Village  
KAMBAH. A.C.T. 2902

31 Urumbi Village

Kambah,

A.C.T. 2902,

30<sup>th</sup> November, 1983.

Urumbi B.C.C.

Structures Subcommittee.

Dear Terry,

I enclose 2 copies of plans to construct a pergola, two lattice screens and a pergola/storage area on the unit entitlement of no. 31.

We hope that these plans can be endorsed by the BCC as consistent with the approved structures guidelines.

You will note that our neighbours (Battys at 32 & Muttons at 30) have endorsed the plans, stating that they have no objections to any proposed structures.

I look forward to hearing from you soon.

Harice A. Powell.

M.H. POWALL

~~HP~~ for G.A. WITHERS

~~Glen Wither~~

13 Urambi Village,  
KAMBAH. A.C.T. 2902.

7 December 1983

Marian Powell and Glenn Withers,  
31 Urambi Village,  
KAMBAH. A.C.T. 2902.

I refer to your application of 30 November 1983 concerning structures that you want to erect on your unit entitlement at 31 Urambi Village.

I am pleased to advise that the Urambi Village Body Corporate Committee has no objections to your proposals for the pergola and the two lattice screens on the northern side of the house.

.....  
In respect of the pergola, the BCC has asked me to remind you of the structures guidelines (copy attached) for pergolas.

Regarding your proposal for a pergola/storage area on the southern side of the house, the BCC has observed that you are proposing to cover the top of and on the outside of the extended rafters with dark bronze colorbond sheet metal. This would seem to be in conflict with the architect's original concept that the rafters, when extended below the roof line, be exposed on the outside.

The BCC has therefore requested that you consider the following alternatives:-

(a) that the colorbond sheet metal be fixed under, rather than on top of, the extended rafters; or

(b) the storage area be covered by fixing material compatible with the existing roof (i.e., roofing tiles) on the outside of the rafters. This would mean, in effect, extending the roof-line to the ground level.

I would be glad to discuss this with you.

  
(Terry Goggin)  
Structures Sub-Committee

STRUCTURES

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.)

~~From~~  
 Individual's 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 No 31

Glenn,

The Dept. says that it only has the "Application for Approval of Plans" for your pergola. The other forms are required.

Terry Goggin

14/6/84

31 Urambi Village  
Kambah A.C.T. 2902.  
11.9.87.

The Convenor  
Body Corporate Committee  
Units Plan 119  
Urambi Village  
Crozier Circuit  
Kambah A.C.T. 2902.



Letter 21 Sept. 87

Dear Sir,

I am writing seeking approval from the Body Corporate Committee to erect a fence (cyclone swimming pool enclosure fencing) to enclose the backyard area.

Please see attached plan submitted by Boral Cyclone Limited.

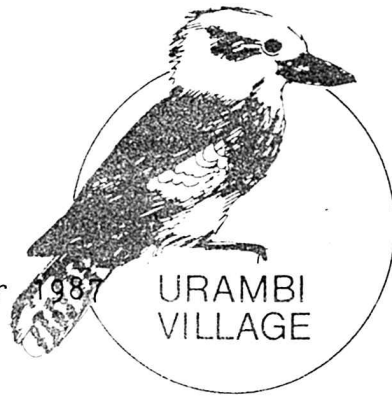
I would be very grateful if approval could be granted as soon as possible - I have a dog being

boarded in kennels in Perth & would like  
to bring her over as soon as possible.)

Yours faithfully,  
N. Muddle.  
(S.V. MUDDLE).



22 September 1987



Body Corporate Committee.  
Units Plan 119,  
Urambi Village  
Crozier Circuit,  
Kambah A.C.T. 2902

Susan Muddle  
31 Urambi Village  
KAMBAH  
A.C.T. 2902

Dear Sue,

ERECTION OF FENCE

I refer to your letter of 11 September 1987 requesting the Body Corporate's agreement to the erection of the Cyclone "Garden Line" fence to enclose the rear courtyard of your unit.

I understand that you have obtained Madeline Laguna's agreement to this fence and that you are unable to obtain agreement from the Mutton's (owners of Unit 30) as they are overseas.

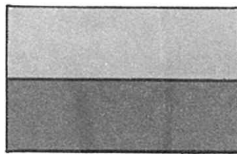
I am pleased to confirm that the Body Corporate has no objection to the erection of a fence as described in your letter as this complies with our Fencing Guidelines.

In accordance with our Guidelines, this type of fence must be screened from the outside by planting.

Will you please let me know when the additional planting has been completed.

Regards,

Alastair Swayn  
Convenor



# BORAL CYCLONE

Boral Cyclone Limited  
Incorporated in Victoria  
Fernell Street South Granville  
PO Box 42 Granville 2142

BORAL CYCLONE LIMITED

80 5044

QUOTATION No. ....

DATE 9.9.87

CLIENT ADDRESS

6 WHYALLA STREET  
FYSHWICK, A.C.T. 2609

SITE ADDRESS

*Ms. P. Arancelovic.*

*31 Marambi Village*

*Crozier Circuit  
Hawthorn 2902*

CONTACT

PHONE 317352

Dear Sir: We have pleasure in submitting herewith our quotation for fencing and/or gates in accordance with the conditions on the reverse side of this form to the attached specifications.

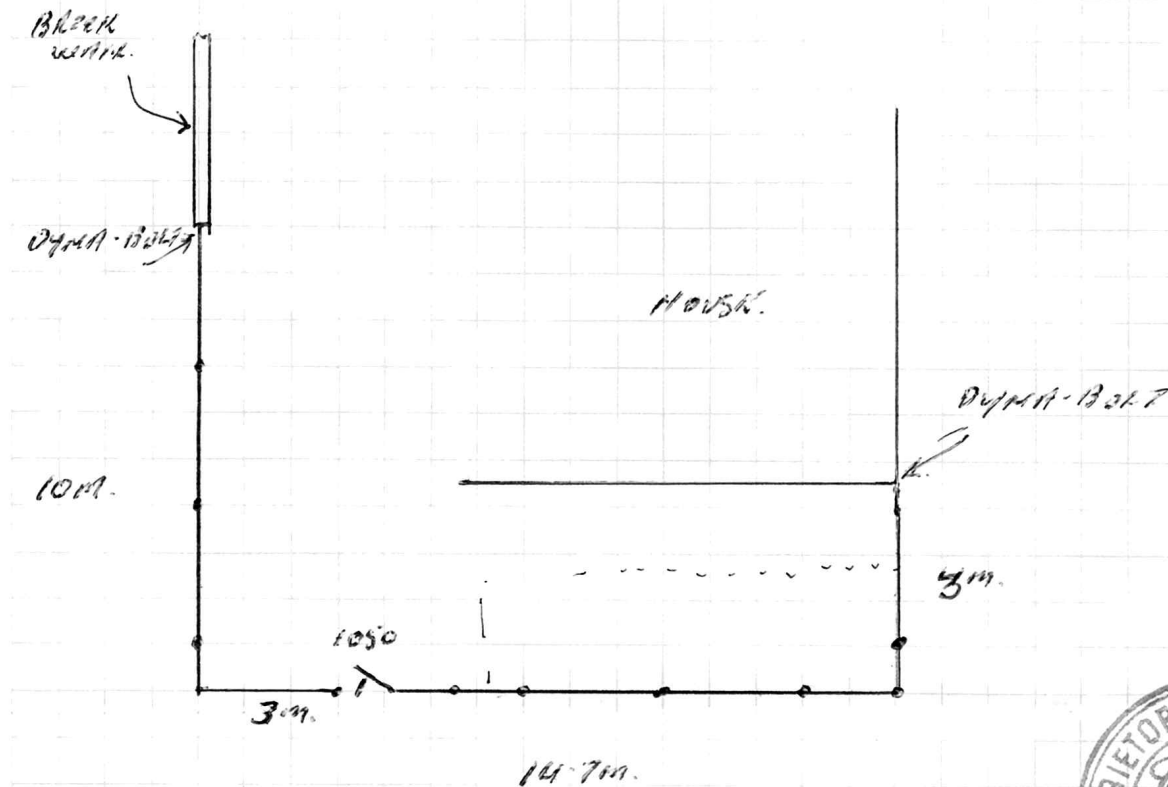
1) LENGTH 28.7m DESIGN Style Line HEIGHT 900mm GATES 1-1050x900

2) LENGTH ..... DESIGN ..... HEIGHT ..... GATES .....

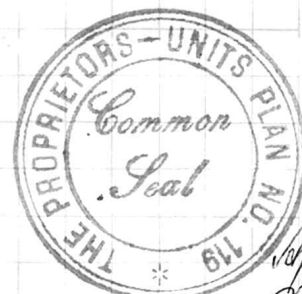
ADDITIONAL REQUIREMENTS

REPRESENTATIVE

FOR INFORMATION REGARDING THIS QUOTATION PLEASE PHONE 644 4411, ASK FOR FENCING OPERATIONS DEPT.



STYLE - LINE - Welded wire domestic fencing.



PRICE 9556.00

NETT, SUPPLY ONLY - SUPPLIED & ERECTED.