

ABBOTT TOUT CREER & WILKINSON  
SOLICITORS

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

PAMELA M. GOWARD, 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

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.8247

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 32 TO SMITH

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:



32 Urambi

23/9/80

Jenny Noyce  
Urambi Body Corporate  
Planning and Structures Committee

Dear Jenny,

Mary and I will soon be owners of House 32. One thing I want to organise quickly is something to hide away tools and garbage at the front of the house.

I have drawn a plan on the next page putting most of the details in. Of course I will undertake to grow creepers and plants to diffuse any unsightliness.

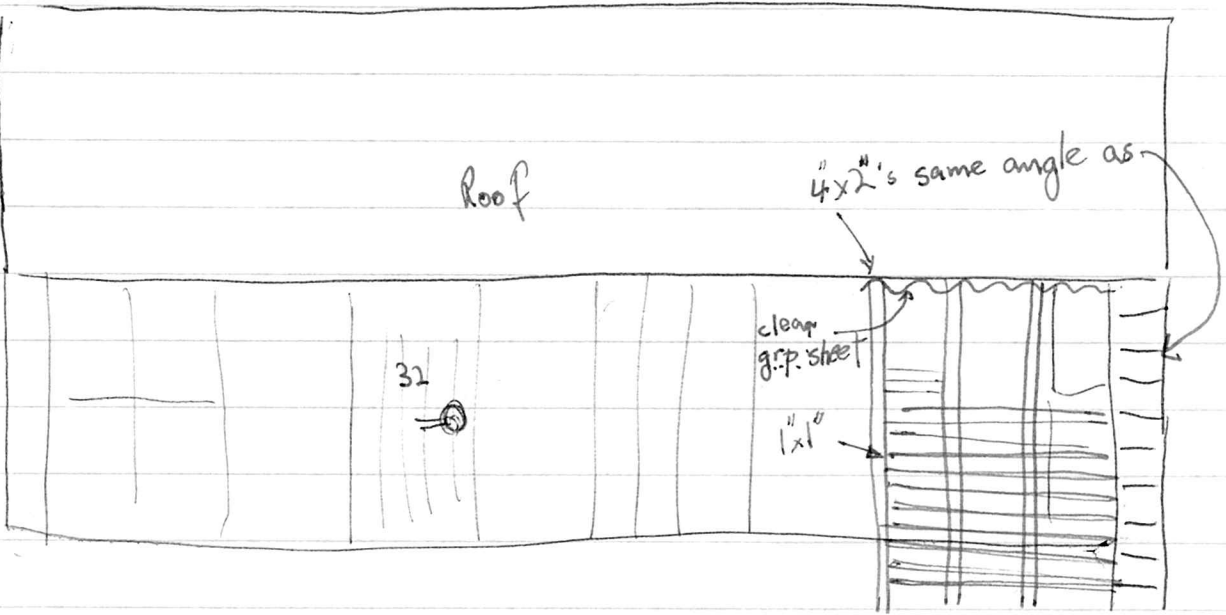
For approval please.

Yours sincerely

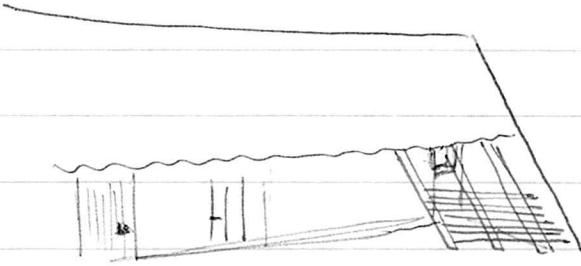
Jan and Mary Betty

Bin and Tool enclosure within Unit Boundary.

Front



Side



stained dark brown  
cheap old hardware

neighbors consulted - no objections  
approval given Jhoze.

9/3/81

Chairman  
Body Corporate  
Krambi.

Dear Sir,

Would you please  
provide me with a  
complete copy of all  
aspects of Krambi Policy

Yours sincerely

Irene May Batty  
House 32.

32 Urambi Village,

KAMBAH A.C.T. 2902

28/5/81

The Convenor,  
Urambi Body Corporate,  
Urambi Village,  
KAMBAH A.C.T. 2902

Dear Sylvia,

Our house (No 32) does not have a covered carport. The open space which we do own sits under a very large gum tree which was recently trimmed. We had hoped that this would eliminate our problems or at least reduce them to an acceptable level but unfortunately, the problem is as bad as ever.

The problem has, for us, five elements:

- (i) falling branches, leaves, twigs and bark - a minor problem for the car but a potential safety hazard.
- (ii) falling gum or sap from the tree - stains the glaze off the paint surface of the car.
- (iii) bird droppings from at least 3 types of birds one of which eats berries - again a paint problem (and a people problem)
- (iv) bird droppings - when this filth gets into vents and door handles etc it is we feel, a health problem.
- (v) Falling gum/sap and bird droppings on car windows - this is not easy to remove and becomes a major safety hazard.

As a solution to this problem we would like to be able to propose extending the existing carport but would not be in a position to do this for 3-4 years. If some of the pro-Dysart faction were to change their views on structures we could possibly afford a carport in the next financial year.

Would you please discuss this matter with the committee at the earliest moment possible and let us know what you intend doing. We would be happy to talk it over at any time or attend a meeting.

Yours sincerely,

  
(IAN AND MARY BATTY)

Draft - 1/6/81  
Annexed next letter

Dear Ian & Mary,

~~That's quite for you~~ We acknowledge  
your letter of 28/5/81 & do sympathise  
with ~~the~~ <sup>your</sup> ~~problems~~ the problem of owning  
a car space beneath a large tree. The  
committee has however discussed the  
matter & feels strongly that we do not  
have a mandate to ~~set in motion~~ give  
approval for a structure which is not in  
accord with the general architectural  
guidelines of Manksi. A flat roofed ~~garage~~  
~~you may be aware~~

carport would we feel destroy the strong  
architectural consistency of Manksi Village.

There is on file, currently held by Jenny  
Neyce, correspondence from ~~the~~ Peter Bell  
regarding previous proposals to ~~be~~ construct  
flat roof carports. ~~which~~ <sup>This</sup> gives firm guidelines  
on ~~carport~~ what is & is not acceptable  
in the way of carport structures. <sup>A copy is available from Jen</sup> These  
guidelines were accepted by the original  
Board <sup>& have been adhered to by Bells</sup> ~~to~~ <sup>pursue the</sup>  
Should you wish to ~~erect a~~  
structure rather of erecting a flat roof

carport we suggest that you would need to ~~propose a motion~~<sup>put</sup> to the A.E.M. ~~seek permission from the Body Corporate~~ as a whole at the A.E.M.

~~The committee wishes~~

~~On the file report~~

In the correspondence from ~~Peter Bell~~ referred to above, Peter Bell comments that his experience indicates that there is not much price differential between a properly designed flat roof carport, (ie, with exposed beams, concealed gutters, graded battens etc) & a tiled truss roof. It might be helpful if you were to cost both types of carport yourself as of course even a flat roof structure, in order to be approved, would ~~designed~~<sup>need to be</sup> properly designed.

32 Urambi Village,  
KAMBAH ACT 2902

27 AUG 1982

Ms A Lang,  
Structures Sub-Committee,  
Urambi Body Corporate Committee,

Dear Annie,

Construction of Pergola - 32 Urambi Village

We seek your approval to construct a Pergola as per attached plans.

The plans were sent to the Lowe's who, having no objections, have returned them signed.

Your approval by 24 September would be most helpful as I have set aside the last few days of my holiday to erect the pergola.

Yours faithfully,



Ian Batty



Rob McNeill  
Structures Committee  
Urambi Village Body Corporate

Dear Rob,

Extension plans submitted for approval.  
Our neighbours are currently viewing the plans  
and when endorsed will be passed on.

Jan & Mary Butty  
32 Urambi Village

8/10/84