

Rec'd 24/11
H. See reply next
files

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

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.: PC:MK:29

YOUR REF.:

November 12, 1976.

Mr Chris Lange,
Secretary,
Urambi Co-operative Community Advancement Soc. Ltd,
1st Floor, N.R.M.A. House,
Northbourne Avenue,
CANBERRA CITY. A.C.T. 2601

Dear Sir,

Re: G.R. & J. A. Towers
Unit 33, Crozier Circuit

I refer to my letter of September 15, 1976 and the enclosed letter from Doctor Graeme Towers. I have not had a reply and I should be pleased if you would advise as soon as possible on the matters contained in my client's letter dated September 1, 1976. I am particularly anxious to receive your advice about the carport and whether or not my clients will be able to have a garage door. I also wish your confirmation that my clients are on the list for leasing extra carports. I look forward to hearing from you.

Yours faithfully

Pamela Coward

PAMELA COWARD.

30 November 1976

Pamela Coward,
P.O. Box 1180,
CANBERRA CITY A.C.T. 2601

Dear Pam,

Re: Towers - Unit 33
(Ref: Your letter 12 November 1976)


The Society apologises for the delay in replying to your letter of 15 September 1976. As you know the Unit Titles Plan is now registered, and we assume that the Commonwealth Bank's concern you mentioned was overcome following the phone calls between your office and the Society some weeks ago.

Concerning the garages, your client's request for a second garage has already been noted and agreed to. The garages are constructed in groups with walls at the back and at each end of the group only. The two garages allocated to the Towers are each at the end of a group of four and are separated by a brick wall; thus each could be enclosed by means of a door and some dividing mesh.* These matters are to be organised by individual home owners, although "deals" are probable. If you wish to pursue these matters, you would be welcome to request that the Towers be included in any bulk purchases of doors and separating arrangements, and we could advise you later what the costs would be; if you agreed, we could then arrange installation.

Arrangements for storing garden tools, etc., have not been forgotten; the architect is to produce something for Board consideration in due course.

The need for "a basis for a garden" will depend on whether the first tenants are prepared to help, or whether this is arranged independently. Jim Batty and Geoff McAlpine have ideas on what can be done, but I daresay that they will be personally too occupied with their own courtyards and the common areas to take on house 33 as well.

On behalf of the Society,


David J. Watson
Board Member

* See diagram attached.

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

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MARCUS CLARKE STREET,
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P.O. BOX 1180,
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TELEPHONE 47 6855
DX 5643, CANBERRA

OUR REF.: **PC:MK:29**

YOUR REF.:

December 13, 1976

No one yet [unclear] 21/11
M. Watson who is organizing this
from an end?
Can hang.

The Secretary,
Urambi Co-operative,
P.O. Box 666,
CIVIC SQUARE. A.C.T. 2608

Dear Sir,

Re: Towers - Unit 33

Thank you for your letter of November 30, 1976. I would be pleased if you could arrange for the Towers (unit 33) to be included in any bulk purchases of doors and separating arrangements for garages. As you can appreciate it is very difficult for me to organise these matters in the Towers absence. If any of the co-operative members have any suggestion as to how a garden can be established for the Towers at minimum cost I would also be pleased to hear from any of them. For instance if any other unit owners are intending to enter into a contract with a landscape gardener or having a lawn sown etc I indicate that the Towers would be prepared to share in the cost if their garden was included. I look forward to hearing from you.

Yours faithfully,



PAMELA COWARD.

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

AND AT 60 MARTIN PLACE SYDNEY
ROBERT JOHN McCOURT, B.A., LL.B.
(ASSOCIATE)

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.8721

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 33 TO TOWERS

We confirm that settlement of this matter was effected on the 18th January, 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:



copy to Annual

Struct

33 Urambi Village.
Kambah 2902.

16 February 1980.

Dr. R. Hodge,
Chairman,
Body Corporate,
Urambi Village.

Dear Bob,

May I have urgent permission to erect doors (P&D rolldoor - colourbond brown) on garages #s 62, 63, 21 and 21 and partitions (chipboard - brown painted) between garages #s 61 and 62, and 21 and 21?

May I also have ~~permission~~ permission to erect a teatree fence (2m x ~5m) extending the east wall of the courtyard between my house (# 33) and house # 34?

Your urgent attention to this matter would be appreciated.

With thanks

Yours sincerely,



G. R. TOWLER

Structures.

33 Urambi Village,
30 March 1980.

Dr. R. Hodge,
Convener Body Corporate,
Urambi Village,
40 Unit No 42.

Cancelled as
Tower Selling
house.

Dear Dr. Hodge,

Please refer to my letter of
18 March 1980. I am advised by legal
counsel that as no written notice
was provided to me on or before 25 March
1980, according to the terms of my
letter, I now have permission to
erect doors on garages 62, 63, 21 and
22 and partitions between garages 20 and 21
and 63 and 64.

By the same act of default of
the Body Corporate I also now have
legal permission to erect the shed referred
to in my letter.

I would be grateful for an early
reply to the other matters raised in my
letter.

Yours faithfully,



G. R. TOWERS

33 Urambi Village
Crozier Circuit
KAMBAH. A.C.T. 2902

26 September 1980

Ph 31 7178
89 1666

Ms Arminel Ryan
Secretary
Urambi Village Body Corporate Committee
20 Urambi Village
Crozier Circuit
KAMBAH. A.C.T. 2902

Dear Ms Ryan,

33 URAMBI VILLAGE - LANDSCAPING OF ADJACENT COMMON LAND

We have recently bought house number 33 and are anxious to landscape the adjoining common land to the spine path, in the access between houses 32 and 33, and at the rear.

We are attaching a rough plan (not to scale) of our proposals, which we should like you to pass to the Development Committee. The basis of the plan is simple landscaping using mounds of earth contained by railway sleepers and moss-covered rocks.

Our intention is to enhance the general area around our house, which as you know has long been neglected, and to provide some screening for ourselves. In preparing the plan we have studied carefully the landscaping done around other units, and we shall for the most part be following the styles already set down.

Other features of our plan are:

- . Australian plants only will be used;
- . the view between houses 32 and 33 will be preserved by the use of low bushes and shrubs near the spine path; and
- . a minimum of 3 metres will be maintained for access between ourselves and house 32 (we shall be discussing this with the owner of house 32).

Finally, we shall of course agree the plan with our immediate neighbours. Should any aspects present difficulties, we are happy to discuss them informally and in person with the Development Committee.

The planting season is now under way and we are keen to make a start. We shall be arranging the delivery of supplies as of next weekend, 4-5 October.

Yours sincerely,

Alan Skeates
for ELIZABETH AND ALAN SKEATES

Interviewed Friday 26 Sept.
Arranged meeting with Ian
Batty, Jan Robbins & Geoff
McAlpine for Thurs. 2 Sept
at 8.15 a.m.

Copy to Jenny Noyce

Ms Arminel Ryan,
Secretary
Urambi Village Body Corporate Committee

Dear Arminel,

COURTYARD PERGOLA AT HOUSE 33

We should like to incorporate a pergola into the courtyard of our house and attach a sketch plan of our proposal for approval by the Structures Sub-committee.

The pergola will be constructed of oregon pine and built and stained in accordance with the published guidelines.

As shown on the second attachment, our immediate neighbours have seen and agreed to the plan.

We understand that the next meeting of the Body Corporate Committee is not scheduled until early February. Taking into account the time taken to have formal plans passed by the Department, if we cannot obtain Body Corporate approval until then it is unlikely that work could be completed much before the beginning of March.

Subject to our proposal meeting all the necessary criteria, we should, therefore, be very grateful for anything that can be done to obtain Body Corporate approval as soon as possible.

Yours sincerely,

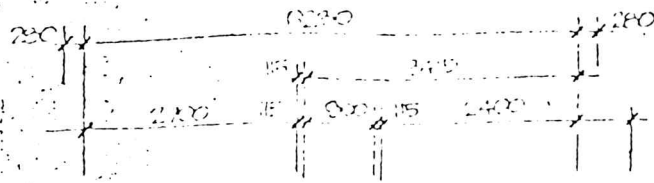
for Alan SKEATES

Elizabeth and Alan SKEATES

14 January, 1981

Approved on behalf of Body Corporate
Committee. Sylvia Blomfield #29. 1-29-81
Convenor

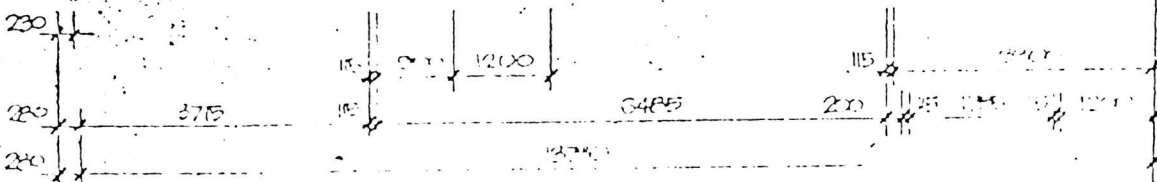
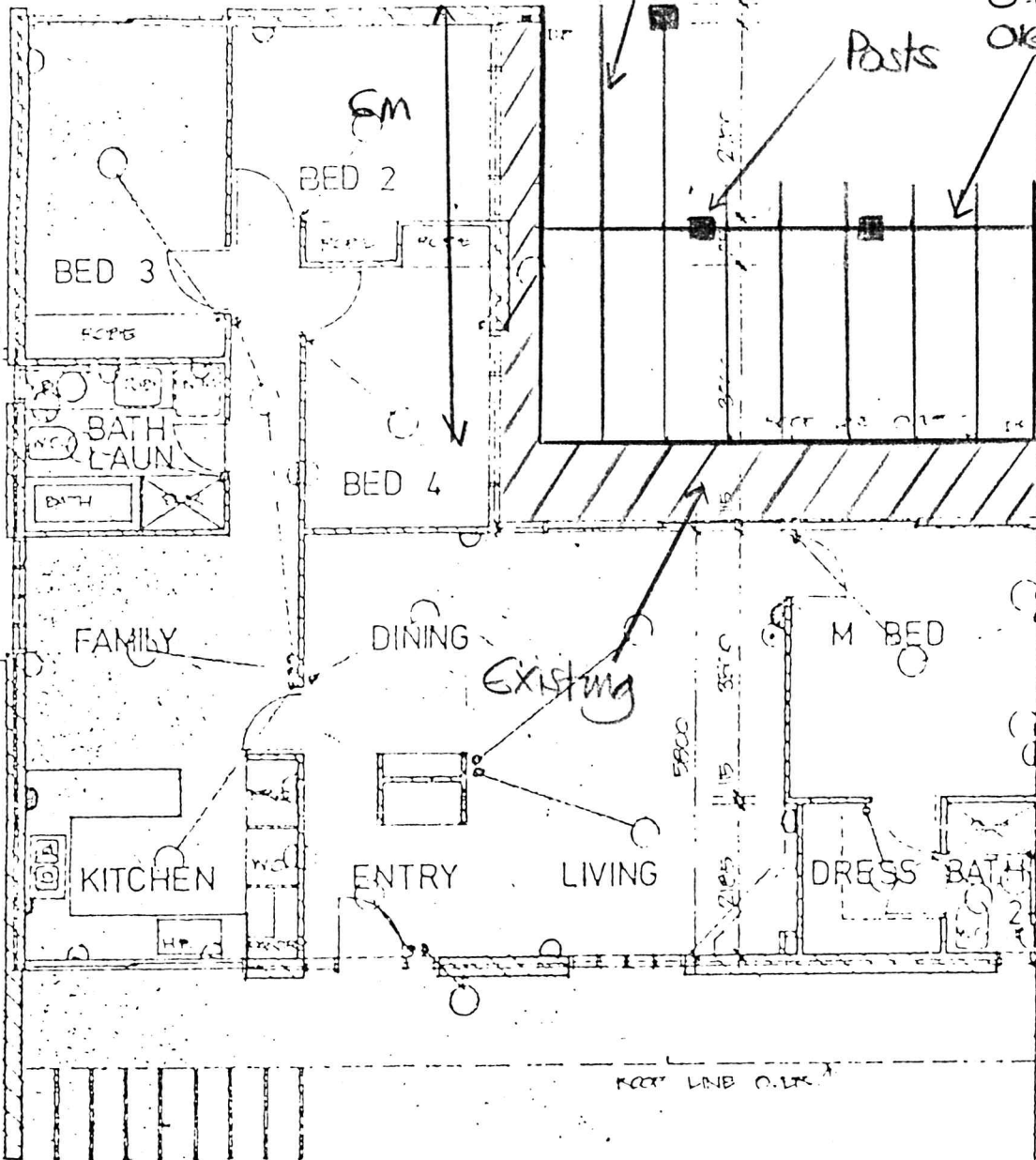
Sketch plan of proposed pergola for house 33 Urumbi Village



Rafters at appx
0.87m centres

Posts
0.6m
spacing

3.6m



MARK 22

TOWERS

20 Urambi Village

20.2.81

Dear Elizabeth,

In October, you wrote to us about a number of matters. In looking back through our minutes, I see that no reply or acknowledgement has yet been sent, although a number of the matters to which you referred have been attended to.

The letter has been passed to Jo Anne Armstrong, who is in charge of Maintenance this year, for action and reply.

Sincerely yours,

SECRETARY of URAMBI VILLAGE
BODY CORPORATE COMMITTEE.

2 April, 1981

Ms Arminel Ryan,
Secretary,
Body Corporate Committee,
URAMBI VILLAGE.

Dear Arminel,

As promised at the Committee's meeting of March 9, I am setting out below my understanding of the points discussed concerning our clothesline.

- 1 The BCC does not have the power to approve structures on common land - such structures require the unanimous agreement of the Body Corporate at a general meeting.
- 2 However, in normal circumstances, (where a structure is not the subject of a complaint) the BCC is willing to give preliminary approval.
- 3 There has been a complaint about our clothesline in that it is unsightly.

On this last point I would argue that:-

- 1 While at the moment it is possible to see the line, although I do not feel it is obtrusive, (given the number of lines hung on balconies and open courtyards in the back row of houses) Alan and I have purposely planted the side with medium sized, bushy shrubs which will, in the foreseeable future, screen the line.
- 2 The alternative position suggested (at the back) has been landscaped with lower shrubs and groundcover (so as not to obscure our view) and the line will not only be visible at all times but will also be more of an eyesore. I am assuming Urambi residents and visitors will want to walk along the back and I think we should be making this area as attractive as any of the others.

Apart from the above, I have it in mind to build a small pergola/walkway at the back but this is, perhaps, not relevant.

- 3 I have spoken to all my neighbours and have received no objections to the line in its present position. I am attaching a signed statement from them.

In short, I would appreciate the situation being reviewed in a year's time and that no action be taken at present.

Arminel Ryan

2 April, 1981

2.

I would appreciate a telephone call or a quick note with your comments in due course.

I apologise for taking so long in getting this letter to you.

Yours sincerely,

Elizabeth

for Elizabeth Skeates
ALAN AND ELIZABETH SKEATES

Body Corporate Committee,
Urambi Village.
10 April 1981:

Dear Elizabeth & Alan,

Thank you for your letter of 2 April, 1981.

(I apologise for not typing this reply - I know you wanted to have it as soon as possible, and I haven't got access to a typewriter this evening.)

We note that you have not confirmed in your letter your verbal undertaking that, if there was still complaint at the end of a year about the positioning of your clothesline on the Common Land, you would make no further objection to its removal. This point was included in the Minutes of the meeting you attended, of which you were given a copy.

You will appreciate that your clothesline is a minor part of a greater problem: the control of structure & planting on Common land so that it is retained for the "use & enjoyment of all residents". It has been the practice in Urambi for this to be administered with exceptional leniency, so that individual members can take responsibility for & pride in the areas closest to them. Houses in some positions, of course, have less latitude for such "expansionism" without interfering with others' rights to use & enjoy the Common land, than is the case with others more fortunately situated.

We have been examining the whole painful question

of structures illegally placed on the Common Land, We currently believe that our best course of action may be to attempt at the next A.G.M. to have their existence given legal sanction, & perhaps to obtain a specific direction as to the type of structure, & the circumstances, in which such structures shall be approved in future.

With specific regard to your proposal: we do not have the power to give you permission to keep the clothesline in situ for a year. However, we will not take any action unless given more stringent instructions by the A.G.M.

Yours sincerely,

Phil Pym.

Secretary.

copy

The Secretary,
Urambi Village Body Corporate Committee

copy to: Ms J. Noyce
Development Sub-Committee

We seek the Committee's approval in principle to install a pot-belly stove to heat the kitchen and family room areas of our house.

2. A copy of our house floor plan is attached showing the proposed location of the stove. Obviously at this stage we cannot provide a full installation plan but the stove will be installed professionally and approval obtained from the Department of the Capital Territory. \emptyset

Alan Skeates

ALAN SKEATES 22/5/81

for Elizabeth and Alan Skeates

House 33

\emptyset The installation of the stove will, of course, meet all safety requirements as specified by the manufacturer and the Department.

The chimney will be painted when the galvanisation has weathered.

AJS

22/5/81

approved
Hayes

20 Urambi Village
KAMBAH A.C.T. 2902

8th June 1981

Dear Alan & Elizabeth,

The Body Corporate Committee has asked me to write to you concerning the removal of 3 large logs from the access route to the west of your house.

We understand that Jan Robbins spoke to you about this matter on Sunday 26th May, but it seems that you have taken no action. As you know, we consider it essential that access routes remain available for the use of nearby houses. It has also been made clear to you that this access route is to pass on your side of the tree.

Please decide where your logs are to be put, and move them. Should you anticipate any difficulties, do not hesitate to contact one of the members of the Body Corporate Committee, and help will be arranged.

Should the access route remain unusable beyond the end of this month, we shall have no alternative but to have the logs removed at your expense. Of course, we are sure that you will not wish this to happen, either.

Yours sincerely,

Ant Ryan
Secretary

REQUISITIONS ON UNITS TITLE

Delivered by Snedden Hall & Gallop Solicitors for the Transferee/Mortgagee

Unit 33 In Units Plan Registered No. 119
GOLSKI DABROWSKI From SKEATES
Date 15th February 1982.

Where these Requisitions are delivered in connection with a mortgage then read "mortgagor" for "vendor" and "mortgagee" for "purchaser" and "mortgage" for "transfer".

1. On completion the vendor must transfer or cause to be transferred the unit to the purchaser free from mortgages, encumbrances, caveats, restrictions and covenants other than those to which the same are expressly made subject by the contract.
2. All rates, taxes and charges levied on the common property and the unit must be paid to the date of completion and evidence of payment produced. Please give details.
3. Has the vendor or the present registered proprietor any notice or knowledge of any of the following matters affecting, or relating to the subject unit or to the parcel or part thereof:—
 - (a) Anything, compliance with which would necessitate the expenditure of money or restrict or extend the use to which either may be put;
 - (b) Any encumbrances, easements, (other than easements implied by the Unit Titles Ordinance) leases, licenses or rights not disclosed by the Title or Units Plan or not discoverable on search.
 - (c) Any claims to close, obstruct or limit the rights of passage or way to and from the unit and/or the parcel as the same are now ordinarily used?
 - (d) Resumption or intended resumption or existing progressing resumption?
 - (e) Any work which has been carried out by any authority in respect of which money remains owing or a claim for money may arise?

If replies to this Requisition, or any part thereof are in the affirmative, the purchaser requires particulars, and the matter must be satisfied by the vendor or the purchaser's rights are reserved as the case may be.

4. Has the vendor a survey report for the unit and the parcel or copy thereof which can be produced to us and handed over on completion.
5. Has any notice been received from any competent authority requiring any work to be done on the parcel, the common property or the subject unit?
6. Certificate as to Fitness for Occupancy and Use must be produced on or before settlement.
7.
 - (a) Who is in occupation or possession of the subject unit?
 - (b) Vacant possession must be given on or before settlement:

OR

If the sale is expressed to be subject to an existing tenancy, full particulars thereof must be supplied and the landlord's copy of the agreement must be handed over on settlement together with a notice in proper form directed to the tenant for further payment of rent. If a deposit is held under the Tenancy Agreement same must be handed to the purchaser on settlement.

8.
 - (a) Has the vendor or present registered proprietor ever been declared bankrupt or insolvent or entered into any Scheme of Arrangement with his creditors pursuant to the Bankruptcy Act; OR if the Vendor or the registered proprietor is a company, has an Official Manager, Receiver or Liquidator been appointed or has the Vendor or registered proprietor any notice of knowledge of any application or proceedings for the appointment of an Official Manager, Receiver or Liquidator?
 - (b) Are there any judgment, orders, decrees or executions against the vendor or the present registered proprietor which remain unsatisfied?
9.
 - (a) Are there any outstanding notices or claims in respect of dividing fences?
 - (b) Are the fences shown or provided for on the common boundary or portion of the common boundary of the subject land and any adjoining land in the building plan or design approved by the Proper Authority?

10. Are any of the goods fixtures or fittings in the Unit the subject of a hire purchase agreement or Bill of Sale? If so, full particulars are to be supplied.
11. Has any Court Order been made or applied for in respect of the Unit or the Contract pursuant to Section 120 of the Matrimonial Causes Act or otherwise?
12. Final search must prove satisfactory.
 - (a) Have any buildings or structures been erected on the parcel; or
 - (b) Have any changes or alterations been made or constructed to the buildings or structures on the parcel and/or on the Unit or to the electrical water sewerage or other services since a Final Certificate was first issued, and which require a further Final Certificate or the approval of the Proper Authority.

If so, please supply the full particulars of the same and a Final Certificate and/or relevant approval in respect of the same must be handed over on settlement where the same relate solely to the subject unit or produced prior to settlement where the same relate to more than just the subject unit or to the common property.

- X 14. (a) What provisions have been made for the safekeeping of the Certificate of Title for the common property?
 - (b) Where is the same held and by whom and under whose authority will it be transferred to the corporation if a formal transfer is required?
 - (c) Has the corporation agreed to transfer, assign, encumber, mortgage or charge in any way the common property or the Certificate of Title in respect of the common property?
- X 15. Has the corporation established a fund pursuant to the provisions of the Unit Titles Ordinance, 1970-71 (hereinafter called "the Ordinance") and if so, in what name has the account been opened?
- X 16. Are there any proposals for sub-division of the parcel of land pursuant to Section 11 of the Ordinance?
17. Evidence should be produced on or at settlement that the premiums for insurance by the Corporation pursuant to Section 82 have been effected and premiums paid.
- X 18. Has any alteration been proposed or commenced pursuant to Section 28 of the Ordinance?
19. Has the proprietor and/or the Vendor given notice pursuant to Article 3(c) of the Schedule to the Ordinance (see Section 78 of the Ordinance)?
20. Has the Vendor and/or the proprietor any notice or knowledge of any work required to be done by the corporation or any charge created in favour of the corporation in respect of any work required by the corporation to be done by the proprietor and which has not been done and/or completed?
21. Has any action been taken pursuant to Section 38 of the Ordinance to determine the proprietor and/or the vendor's interest in the unit entitlement pursuant to the relevant Certificate of Title.
22. What amount, if any, is due to the corporation in respect of the subject unit and to what dates have they been paid and on what basis does the proprietor and/or the vendor claim the same to be apportioned?
23. A Certificate pursuant to Section 39(2) of the Ordinance should be handed over on settlement.
24. An authority pursuant to Section 39 of the Ordinance to inspect the books of the corporation including all minute books should be handed over before completion to enable the purchaser to inspect the same either by himself or his solicitors.
- X 25. Who are the committee members of the corporation pursuant to Section 40 of the Ordinance?
- X 26. Has the corporation carried on business contrary to the provisions of Section 41 of the Ordinance?

27. Has any resolution been passed by the corporation for exercise of its power of borrowing moneys pursuant to Section 42 of the Ordinance and if so, what are the terms of the resolution?
28. Has the proprietor and/or the vendor committed any breach of an article of the corporation which has not been remedied?
29. Has any special resolution pursuant to Section 45 of the Ordinance been passed in respect of the subject unit entitlement?
30. Is the vendor and/or the proprietor entitled to any special privilege pursuant to Section 46 of the Ordinance? If so, full details thereof should be supplied so that an assignment thereof (if necessary) can be prepared and executed by the proprietor and/or the vendor and handed over to the purchaser on completion.
31. Has any liability been created in favour of the corporation and which would be binding on the purchaser pursuant to Section 47 and Section 48 of the Ordinance?
32. Are there liabilities due by the vendor and/or the proprietor to the corporation pursuant to Section 49 of the Ordinance?
33. Has the proprietor or the committee and/or the vendor purported to perform any duty or function imposed on the committee or exercised any power conferred on the corporation contrary to the provision of Section 50 of the Ordinance?
34. Have any special resolutions been passed or purported to have been passed amend the Articles of the Corporation?
35. Has an administrator been appointed or any application made or proceedings commenced for the appointment of an administrator of the corporation pursuant to Section 92 of the Ordinance.
36. Has any application been made or has any order been made pursuant to Part VIII of the Ordinance?
37. Has any application, action or suit been made or commenced, pursuant to Section 109 of the Ordinance?
38. Has any application been made pursuant to Section 113 of the Ordinance?
39. (a) Has there been any application under the Landlord & Tenant Ordinance to determine the fair rent of the subject property? If so, on what date was the determination made and in what amount per week?
- (b) Has the Vendor any notice or knowledge of any intended application for determination of the fair rent of the property or any part thereof?
- (c) Were the premises rented on the 1st January 1973? If so:—
- (i) To whom were they rented and on what date?
 - (ii) What was the rental on that date?
 - (iii) At what rental are they now rented?
 - (iv) Evidence must be supplied that the provisions of Section 15 of the Landlord and Tenant Ordinance have been complied with.
- (d) If the premises were not rented on 1st January, 1973, have the premises been rented since that date? If so:—
- (i) Are the premises now rented and if so on what date?
 - (ii) To whom are the premises rented?
 - (iii) At what rental are the premises rented?
 - (iv) Has the Landlord lodged an application to have the fair rent of the premises determined pursuant to Section 25A of the Ordinance? If so, on what date was the application lodged?

PETER SMYTH, BREWSTER & CO.

BARRISTERS AND SOLICITORS

Partners:

PETER H. SMYTH
JAMES H. BREWSTER, LL. B., B.A.

SECOND FLOOR
M.L.C. TOWER, PHILLIP, A.C.T.

Address all correspondence to:
P.O. BOX 114
WODEN, A.C.T. 2606
DX. NO. 5678
TELEPHONE: (STD 062) 82-3911

Our ref.: 4202JB:JA

Your ref.:

11 March 1982

The Secretary,
Units Plan 119,
C/- Allen Curtis & Parnters,
Bunda Street,
CANBERRA CITY. ACT. 2601.

Dear Sir,

Re: Unit 33 Units Plan 119

We act for Mr and Mrs A.J. Skeates who have entered an agreement for the sale of this unit. We are required to answer requisitions on title delivered by the buyer's solicitor, a number of which require information to be given by the Body Corporate. We enclose herewith a copy of the requisitions and would be grateful if you could provide us with answers thereto in the margin. We have marked those requisitions which are applicable.

We would be grateful also if you could provide us with a Section 39 Certificate and copies of certificates of currency in relation to all insurances held by the Body Corporate.

Yours faithfully,
PETER SMYTH, BREWSTER & CO

Per:



A handwritten signature in ink is written over a circular stamp. The stamp contains the text: RECEIVED, 16 MAR 1982, and A. C. & P. PTY. LTD. The signature is a cursive scribble that partially obscures the stamp.

23 March, 1982

Peter Smyth, Brewster & Co.,
P.O. Box 114
WODEN. A.C.T. 2606.

Dear Sir,

Your Ref: 4202JB:JA

Re: Unit 33 Unit Plan 119

We refer to your Requisitions on Title of 11/3/82 and list below our replies to the questions marked;

14. (a) Held in safe custody at Abbott Tout Greer & Wilkinson.
(b) Can be uplifted by Committee.
(c) NO.

15. Yes "The Proprietors of Unit Plan 119"

16 & 18. NO

25. Messrs K. McIntyre, A. Skeates, T. Healy, M. Stewart,
J. Vickary & The Mrs. M. Hodge, M. Powell, J. Maher.

26,27 & 29. NO

31. Not to our knowledge.

32.& 33. NO

34. Yes - copies enclosed.

35,36,37 & 38. NO.

Our account is enclosed for your attention together with 39(2) Certificate.

Yours faithfully,

P.T. STEVENSON (MRS)
STRATA MANAGER

THE PROPRIETORS - UNITS PLAN NO 119

CERTIFICATE OF MEMBER'S LIABILITY

UNIT NO 33

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 \$ 213.88

AND IS PAID TO 31/3/82 (PAID ON A QUARTERLY BASIS)

*Annual blocking fee levy for this unit is \$ 51.32 & is paid to
30/1/82 (paid on a quarterly basis).*

Insurance levy for this unit is paid from 1/11/81 to 31/10/82 & is \$58.75

DATED AT CANBERRA THIS 23rd DAY OF March 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.

on

Body Corporate Committee,

I would like to raise two points for clarification:

- i. Are the Skeates free to move their clotheslines before they vacate their premises?
- ii. Did the Smith household seek approval etc for their fence?

Yours "faithfully,"

Maurice Mutton

5th April '82.

5 April 1982

Dear Body Corporate —

First of all, congratulations on getting the Swimming Pool "off the ground". Great work!

Now the gripes — when are we going to have a registered trailer again?

What's happening about the Skeates & Orr clotheslines?

Was permission sought for the Smith's extension of their fence-line? Because I for one object if it is beyond their unit entitlement.

Please could I have an answer IN WRITING this time.

With thanks,

Frank Ryan.

56 Armstrong Smith

Arminel Ryan,
House 20,
Urambi Village,

18 Urambi Village
18 April, 1982

Maureen Mutton,
House 30
Urambi Village.

Dear Arminel and Maureen,

You both asked recently about the Smith's fence and the Orr and Skeates clotheslines.

I have inspected the Smith's fence. On behalf of the Body Corporate Committee I have come to the judgement that the fence is reasonably placed, taking account of traditional Urambi practices.

I understand that neither of you mentioned this matter to the Smiths before writing to the Body Corporate. I suggest that, should you wish to raise similar issues in the future, you do so in the first instance with the family concerned. This may obviate the need to write to the Body Corporate.

Pamela Orr and the Skeates have been reminded on several occasions about the Body Corporate direction to remove their clotheslines from their common property walls. I understand that they will do so in the near future.

Yours sincerely,
Tary Pratt

(A.I.C. Pratt)
for the Urambi Body Corporate
Committee

cc Mary Hodge
Convenor,
Urambi Body Corporate
Committee

Mary,
I will be unable to attend the
May meeting of the B.C. I will
be up in Darwin on business
for Big Ill!
Tary Pratt.

18 URAMB
VILLAGE
27 APRIL 1982

Mrs M. HODGE
Convener
URAMB Body Corporate
Committee

Dear Mary,

As you know I will be absent from the next week's Body Corporate meeting.

I understand that Arminial Ryan wishes to raise at the meeting some matters arising from letters I wrote to her and Maureen Mutton in answer to their questions about the Smith's fence and the Orr/Sheats clothes line.

I suggest the following courses of action in order of preference:

- a. These are minor matters concerning the Structures Committee. They need not take up the time of the Committee as a whole. I suggest that Mesdames Ryan and Mutton be referred to me to enable me to look into their queries.
- b. If the Committee feels it must deal with Arminial's concerns as a whole this should be postponed until the June meeting, which I can attend to answer inquiries.

Yours truly,
Anthony P. H. #

SNEDDEN HALL & GALLOP

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Associates

ROLAND SELBY.
ALAN B. STRETTON, A.O., C.B.E., LL.B.

~~Managing Law Clerk~~
~~GORDON R. DUFF~~

YOUR REF:

OUR REF: MJP.52202

1ST FLOOR
T & G BUILDING
39 LONDON CIRCUIT
CANBERRA CITY, A.C.T. 2601

P.O. BOX 794

C.D.E. DX 5630

S.T.D. 062 48 8111

5th May 1982

The Secretary, Body Corporate
Units Plan 119
Allen Curtis & Partners
PO Box 1324
CANBERRA CITY ACT 2601

Dear Sir

GOLSKI DABROWSKI PURCHASE FROM SKEATES
UNIT 33 UNITS PLAN 119, KAMBAH

We advise that we act on behalf of the buyer in the above matter which was settled on the 29th April 1982. Kindly note your records as to the change in ownership as follows:-

Katharine Mary Golski Dabrowski
Address for Service of Notices - 18 Coronation Avenue,
Balmoral NSW 2088.

Yours faithfully
SNEDDEN HALL & GALLOP


MICHAEL J PHELPS

Mr Alan Skeates
House 33

18 Urambi Village

Dear Alan,

23/5/82

You will no doubt recall the decision of the Urambi Annual General Meeting last year that you should remove your clothesline from your common property wall. You may also recall that I have reminded you informally of the meeting's decision on several occasions.

I would be grateful if you could take action to have the clothesline shifted to another place before the next Annual General Meeting which, I understand, will be held in July.

If you are agreeable, I would be willing to take the clothesline down for you myself. Please let me know if you wish me to do so

Yours sincerely,

Anthony Pratt

Tony Pratt
Structures Committee

Copy sent to
The Convenor,
Urambi Body Corporate Committee.

Dear Tony

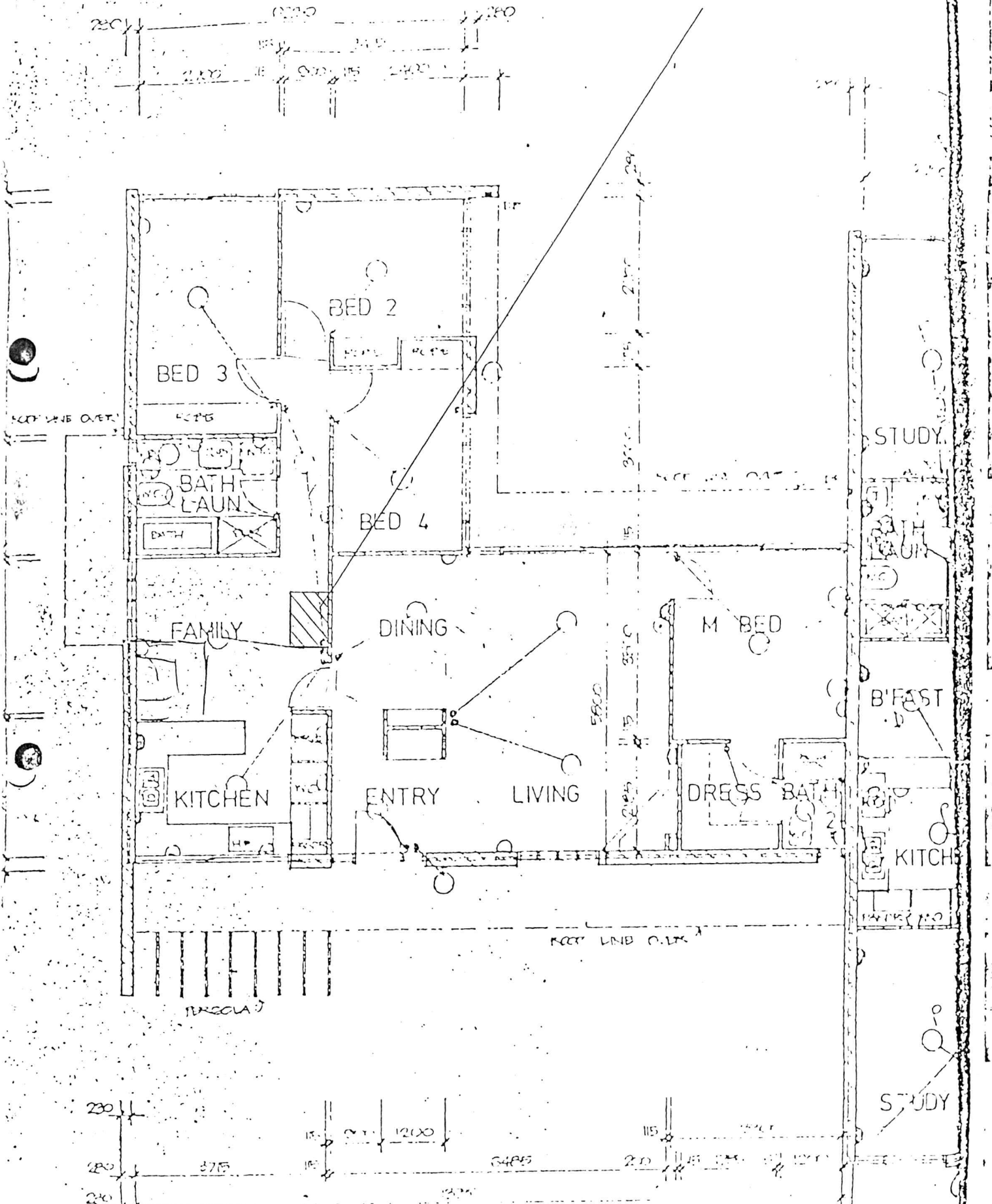
you are obviously unaware that Kathy Golski -
Dobrowski has been the owner of house 33 since 30
April. The responsibility for the clothesline now rests with her.

I shall let her know of your intentions in my next letter but,
as she is rather inaccessible, do not expect a speedy
reply. My advice to her, for what it's worth, will be that
her clothesline should not be removed until and unless all
other offending lines - of which I know of at least 2 - are
treated in the same way.

Alan Skeates

24 May 1982.

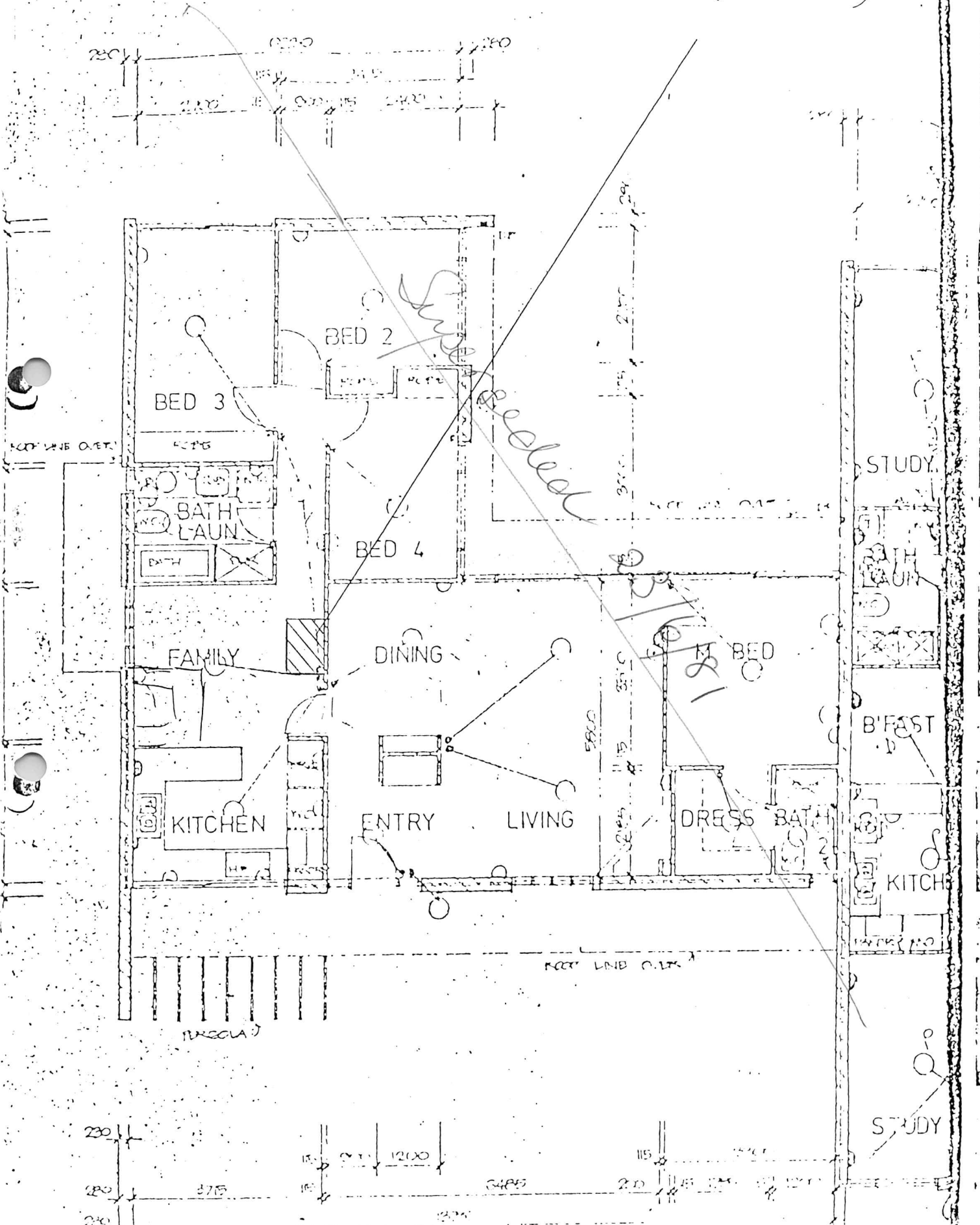
Location of hearth
 Size = 32" x 43"
 (0.8m) x (1.1m)



HAIRIS 22

TOWERS

Location of hearth
 Size = 32" x 43"
 (0.8m) x (1.1m)



MARKING 22

TOWERS