

Legal file.

17/1

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. 7848

13th January 1976

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

Dear Sir,

re: URAMBI TO DOWE - UNIT 35

We enclose a photocopy of a letter received by us from the solicitors for Mr. Dowe, requesting an extension of time in which to settle the purchase of his unit. We received this subsequent to our discussions with you concerning his settlement on the 10th January 1977.

Could you please consider his request, and advise the writer by telephone as to whether it is acceptable or not.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. J. Dowe

*Replied by
phone on Fri. 14th.
No extension of
time allowed.*

HIGGINS FAULKS & MARTIN

7th Floor, Canberra House
40 Marcus Clarke Street
Canberra City, A.C.T. 2601
P.O. Box 172, Canberra City, 2601
C.D.E. Box 25
Phone: 48 0944

Partners:
J. Faulks, LL.B.
T. J. Higgins, B.A., LL.B.
D. J. Martin, B.A., LL.B.
Associate:
M. J. Higgins, LL.B.

BARRISTERS
& SOLICITORS

Our Ref: RH:AJ:7153
Your Ref: RH:7848

6th January, 1977

Messrs. Abbott, Tout, Creer & Wilkinson,
Solicitors,
DX 5622,
CANBERRA

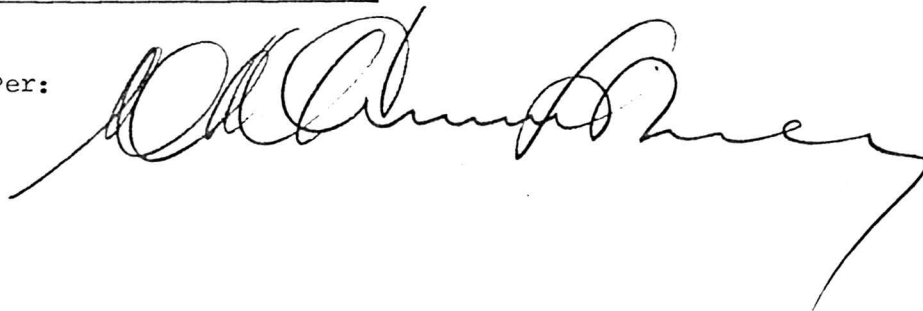
Dear Sirs,

Re: R.F. DOWE FROM URAMBI CO-OPERATIVE - Unit 35

We refer to conversations between our Mr. Humphrey and your Mr. Moloney and have been informed that our client has experienced unavoidable delays in obtaining finance. He is however confident of obtaining a Building Society loan shortly. He therefore requests that the period for settlement be extended by fourteen days.

Yours faithfully,
HIGGINS, FAULKS & MARTIN

Per:



Legal.

ABBOTT TOUT CREER & WILKINSON
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YOUR REF. RH:AJ:7153
OUR REF. RM.7848

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

17th January 1977

Messrs. Higgins Faulks & Martin,
Solicitors,
DX 5625,
CANBERRA

Dear Sirs,

re: URAMBI CO-OP TO DOWE - UNIT 35

We thank you for your letter of the 6th January
1977.

We confirm our advice to the following effect:-

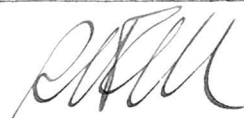
1. Our client agrees to the extension of the time for settlement by 14 days, that is from the 6th January 1977 to the 20th January 1977. If settlement does not take place on or before that date, then our client will re-consider the position.
2. The above extension is granted on the basis that your client is to be liable for interest pursuant to Clause 29 of the Contract from and including the 12th January 1977 at a rate of 12.5% per annum, the bridging interest charged which is our client is presently paying on the money outstanding on the unit. On our calculations, this gives a figure of \$13.37 per day.

We emphasise the importance to our client of settlements taking place promptly, and we look forward to hearing from you about this.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



ABBOTT TOUT CREER & WILKINSON
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SYDNEY: ROBERT JOHN McCOURT, B.A., LL.B. AND AT 60 MARTIN PLACE SYDNEY
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OUR REF.

RM.7848

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 35 TO DOWE

We confirm that settlement of this matter was effected on the 27th 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:

