

Dear Annie,

2/11

Malcolm Munro told me the
Body Corporate had told him to
report on ways various to cure these
drainage problems.

He told me he felt the solution
was to raise level of our picked
section a few inches to establish a
path / drain onto lawn in front of
your place where the slope. He suggested
blocking off alley way between the
sheds, but not sure he's taken this
idea as probably part of the
alley way - his land
Now we would like an entry

into our courtyard from Crozer line
side, which would require blocking down
ticks on fence running between Kemp's
sheds - where your tap is now.

I have a plan prepared to cure
drainage problem, after consultation
with Malcolm. Is the Body Corporate
prepared to pay for this? Love

happy to pay for creation of entrance
into our court yard, but need
big corporate permission.

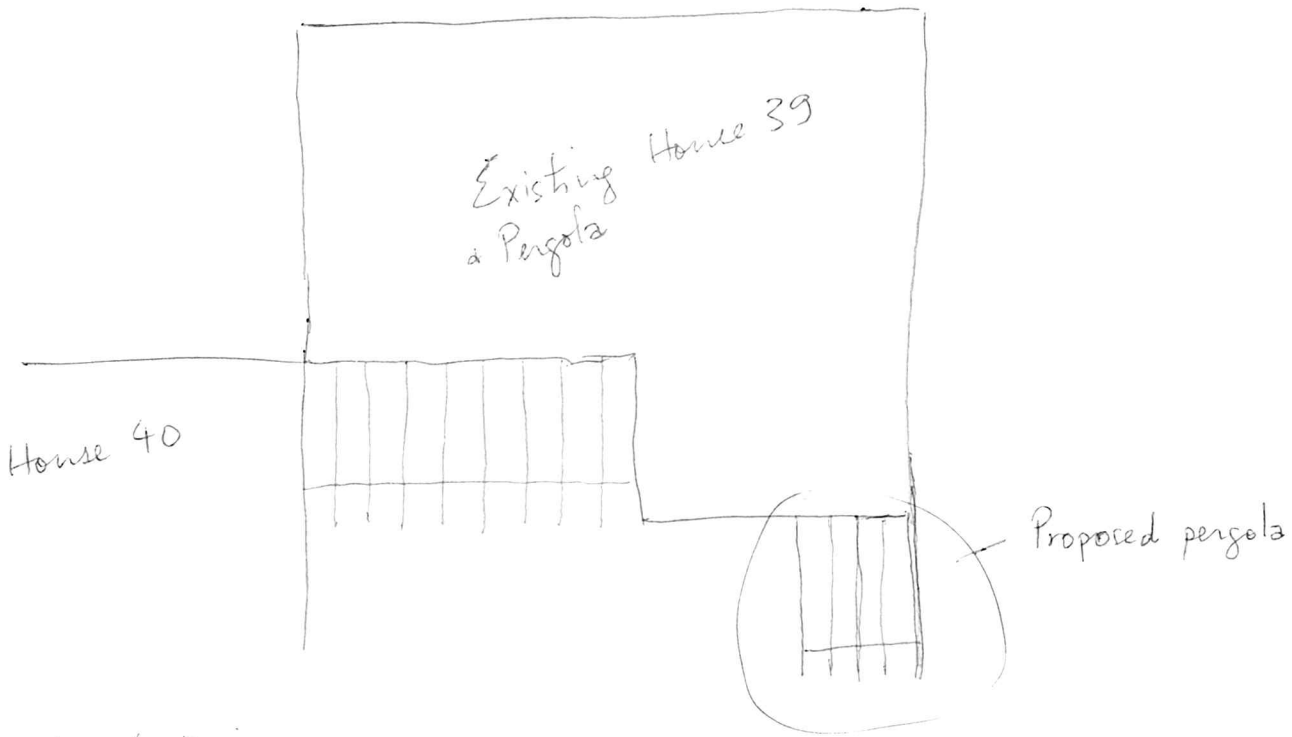
Malcolm is back today, and
my friend doing the work would like
to start asap. The charge of \$5-7 per
hour. The materials needed, or at most
a load of gravel - have we, Malcolm
via Vandy's net.

Regards,

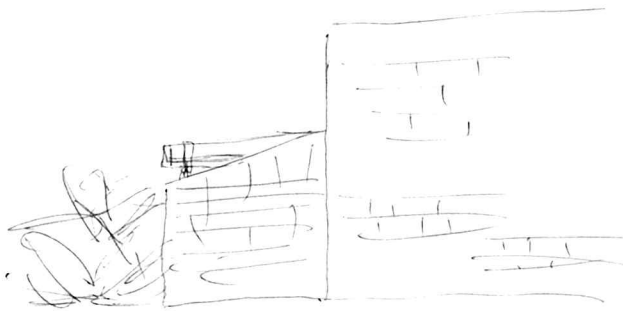
Gene

Malcolm

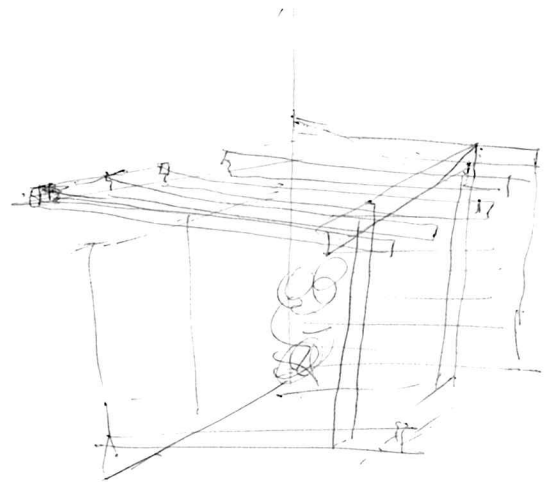
Pergola for Urumbi House 39



Western elevation



Side perspective



CMLang
13/12/82.

[Handwritten signature]

Materials Oregon - uprights 100x100x2.7m
 Stud or wall 100x50x3.2m
 fascia beam 200x50x3.2m
 cross beams ~~150x50x3.4m~~ 150x50x3.4m

Approved B.C.C. 13/12/82.
 Akana.

11/1/83 Painted in Watthyl
 Under.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

PAMELA M. COWARD, 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.
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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.8214

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 39 TO LANG

We confirm that settlement of this matter was effected on the 9th December, 1976. 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:



Chris & Annie Lang.
No 39

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

Dear Chris & Annie

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 only two of the eucalypts on the top of the bank be retained.

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

From: David Keightley david@dara.com.au
Subject: Your unapproved fence on common land
Date: 17 February 2017 at 12:47 pm



To: Annie Lang annie.lang@gmail.com, Christopher Lang dublin63@gmail.com
Cc: Nicolas Brown nic.k.a.brown@home.netspeed.com.au, David Keightley david@dara.com.au, David Ritchie davidritchie48@hotmail.com, Tanya Wordsworth bezmoz.tw@gmail.com, Martin Miles martin@canberrahouse.com.au, Steve Nichols maxcents@gmail.com, Joseph Nadler joseph@antijoe.com, Peter Shaw Peter.shaw54@gmail.com, Louise Curham lcurham@yahoo.com.au, Paal Burnett barkingbard@gmail.com

Annie and Chris

I write on behalf of the EC.

At our EC meeting on 14 February it was noted that you have constructed an unapproved fence on the common land to the east of your property. As you well know, structures must not be located on common land without prior approval, and there should always be discussion with affected neighbours.

The EC asks that you remove the unapproved structures from our common land.

Should you wish to place a structure on common land, you are required by the Unit Titles (Management) Act 2011 to obtain special privilege for the structure, and this needs an unopposed resolution at a general meeting.

As you have written, and this could also apply to structures on common land...

A Unit Title Owner acting in accordance with the Guidelines preserves, honours and expands the unique values and significant qualities of Urambi Village.

A Unit Title Owner who acts in a way that fails to comply with the Guidelines dismantles, dishonours and diminishes the unique values and significant architecture, planning and community qualities of Urambi Village.

David Keightley
Structures coordinator

David Keightley
55 / 85 Crozier Circuit
Kambah ACT 2902
Phone: 02-6296.1092
Mobile: 0414-927.591

Summary of Work on Common Land North of Unit 39

Work commenced on the common land to the north of Unit 39 the week of May 25th, 2020. An e-mail exchange involving David Keightley, Michael Robbins, Steve Nichols, and Annie Lang took place on May 27th. In the exchange David pointed out that the Langs were in the process of renovating the garden to the north of their unit. The renovations appeared to include a fence being installed on common land (see letter number 1). Annie Lang insisted that the structure is not a fence. David lodged the first objection to the work at the end of the May 27th e-mail exchange (see letter number 2). On May 28th I spoke with Annie Lang about the project. She said that they were replanting the garden and agreed to provide the drawing of the plans. David Keightley lodged a second objection to the work on May 29, 2020. Please see the third letter attached. Penny Nichols also lodged an objection on May 29th as well. Please see fourth letter. On June 1, 2020 the Langs provided the plans for the renovation, a letter explaining the project and later sent an e-mail proposing an alteration to the height of the poles. The materials were distributed to the EC members. On June 3rd a Structures proposal was posted. Please see Structures proposal attached. The closing date for objections was June 24th. On June 17, 2020 Penny Nichols, Unit 52 lodged two new objections. Please see letter numbers 5 and 6. An open letter to the Langs was sent on June 22nd from David Keightley, Unit 55, Jennifer Norberry, Unit 55, Suzanne Davey, Unit 36, Steve and Maxine Nichols, Unit, 38, Irma Ficarra, Unit 43, Penny Nichols, Unit 52. Please see letter number 7 attached. On June 23rd Geraldine Robertson, unit 27 lodged an objection. Please see letter number 8.

The two main objections to the work on common land north of Unit 39 is the failure of the Langs to follow Urambi Rules and Structures to obtain approval for the work in advance, and the fence/wall/ trellis structure installed. There were also objections to the rock wall and water use in the new garden. There were no objections to the work on the Unit title. The use of golf course land was also mentioned.

Letter Number 1

Unapproved structure at house 39

From David Keightley, May 27, 2020

Michael,

This is an urgent request for attention to a structures matter.

House 39 is in the process of renovating their back yard.

A part of this seems to involve the construction of a fence that will be about two metres high, and is possibly on OC land.

I have seen no structures approval for this fence.

Could you please let me know whether this structure has formal approval of the EC. If it does not have approval, I would like to see this obtained before work proceeds further.

David

Letter Number 2

From David Keightley, May 27, 2020

Hi Annie and Michael

Call it what you will, these two metre high posts clearly are unapproved structures on common land. They are significant structures that have not been approved.

I am lodging a formal objection to these structures and insist that they be removed from OC land.

Could the EC please act as soon as possible to ensure that the owners of house 39 comply with the Unit Titles Act and not place such a major structure on common land.
David

Letter Number 3

From David Keightley

Objection to the unapproved structure on OC land near house 39

Michael and Libby

I am **lodging an objection to the unapproved wall** (fence, trellis, whatever it is called) that is being constructed on common land on the western side of house 39. This is being built by the owners of house 39, and is clearly well outside their boundary, as the attached photos show.

At two metres high and several metres long this is not a minor structure such as those described in the Unit Titles (Management) Act 2011.

As such it requires consultation with affected neighbours, and the approval of a general meeting of owners.

I request that the EC act as soon as possible to remove this structure from OC land. I would also like this matter to be placed on the agenda for the next EC meeting.

I note also that stone walls are being placed on OC land to the north of house 39, also without approval.

Can you please inform me of the actions the EC will be taking to remove the unapproved wall.



David



Letter Number 4

From Penny Nichols, May 29, 2020

Structure on Common Land

Good afternoon everyone,

Consider this my objection to the offensive structure being built on the common land located to the rear and side of the Langs property, unit 39.

I haven't seen any application displayed, as per the guidelines request, which other residents are obliged to follow when applying/ building structures. So I am requesting that the EC remove the structure until a formal application is displayed for all to review.

I see this behaviour as very selfish by the Langs to think that the rules don't apply to them, especially as they have in the past made their neighbours jump through hoops when trying to repair works or install heating/ cooling which has caused undue stress and fabulous friendly tenants to up and sell. I wouldn't expect to see this disgusting bullying behaviour on a school playground in this day and age let alone by grown adults, especially in a community setting such as Urambi.

Many thanks,

Penny

Letter Number 5 and 6

From Penny Nichols, June 17, 2020

Hi Susie

I'd like to inform the EC of my objection to the Langs "trellis" they have started building at number 39.

I really don't care what they do on their own land but I strongly object to them installing the structure on common land without following the process the rest of us living in the Village abide by, to not give their neighbours a voice in this matter when it is on common land is not acceptable.

They have now planted trees as tall as the poles, so in my opinion there is no point of the "trellis" and it should be removed.

Therefore I am requesting the EC have the Langs remove the structure.

Many thanks,

Penny
Unit #54, soon to be #52

I'm writing to express my disappointment in the process of the application of #39's landscaping and structure.

I came home yesterday to find the "trellis" erected. Now I don't care about the Act's or Guidelines or new legislation that may come in or whatever other argument the members of the EC are going on about. My understanding of any application is that when you apply for something you wait until the decision is made to move forward. Do you start driving before you apply for your license? No. I've just applied for high schools for my daughter, I haven't shipped her off to high school because I am required to wait until we are accepted!

For the Langs to completely ignore the process to begin with then to back track and put up the application- which includes the structure- that states objections are to be emailed to Susie by June 24. Tell me what the point of it was if they just go ahead and do what they want? It completely defeats the purpose of the application and makes a mockery of the processes.

This gives me the impression there is something bigger at play, I don't know nor do I care what the Langs have over some of the members of the EC but it is impacting the rest of the community and the processes we are obliged to follow. Allowing the Lang's to keep this structure will be a constant reminder of the EC giving in to their manipulative and bullying behaviour that they have been enabled to continue for years now.

I will be moving into #52 shortly and will begin renovations which I will be informing my direct neighbours as per the guidelines state however I WILL NOT be including the Langs in any form of communications nor I will any input from them will be completely ignored as they have clearly opted out of the correct processes and I do not consider them apart of this community therefore do not get a say what happens around them.

Many thanks,

Penny

Letter Number 7

From David Keightly, Unit 55
Jennifer Norberry, Unit 55,
Suzanne Davey, Unit 36,
Steve and Maxine Nichols, Unit, 38
Irma Ficarra, Unit 43,
Penny Nichols, Unit 52
June 22, 2020

An open letter to Chris and Annie Lang (house 39)

Chris and Annie Lang
House 39, Urambi Village

Chris and Annie

We have not written a letter such as this before, and it is regrettable that we feel the need to do so now.

We write as we are extremely disappointed with your total disregard for, and lack of consideration of the concerns of your neighbours, and your disregard for the normal rules for structures applications and for use of common land.

Over the years you have caused considerable distress to your neighbours, not only those currently living in Urambi, but also those who have moved elsewhere. You have opposed almost every structures application they have submitted, you have insisted that they follow our rules to the letter, and in some cases you have done this in a deliberately disruptive way. Where you have attempted to obstruct neighbours making improvements to their houses, in almost all cases your objections were found to be either trivial or vexatious, and were overturned by general meetings.

Recently you have decided to renovate your back yard. A small proportion of the new structures is on your title, most is on common land, and some possibly is on land owned by the golf club. You have also erected a fence (which you disingenuously call a trellis) on common land. You embarked on these renovations without consulting neighbours, and without going through our normal approval processes. Only after much of the work was completed did you submit a request for approval to the Executive Committee.

As usual, there is one rule for the Langs, and another rule for everyone else. Your actions are in total contradiction of the Urambi traditions of respect for, and cooperation between neighbours.

Out of consideration for your neighbours and the rest of our community, we would like you to remove the new fence from common land. It obstructs the view and is an unapproved structure.

David Keightley (house 55)
Jennifer Norberry (house 55)
Suzanne Davey (house 36)
Steve Nichols (house 38)
Maxine Nichols (house 38)
Irma Ficarra (house 43)
Penny Nichols (house 54)

Letter Number 8

From Geraldine Robinson, Unit 27, June 23, 2020

Comments on Lang's rear garden work

Dear Susie

I am writing to object to the Lang's **rational** for not applying for permission to re-landscape their rear garden, especially as i suspect, none is on their own title. Indeed some could be on golf course land. To try to argue that the landscape co-ordinator of their area supported it is not good enough: It is on common land and the community had a right to know what was planned, before any work commenced. The Langs replanted their front area a few years ago and the plants have grown well. However an enormous amount of water must be used for such growth. This rear garden also will require considerable watering. As I walked past last week, water was already seeping out on the west bank and collecting in the dug gulley below.

The Langs themselves have made multiple objections about their close neighbours' landscaping and renovation changes. But they did not see the need for them to seek approval and permission to proceed on the major changes to common land they utilise?

I understand that it was accepted practice in the early days of Urambi, that owners looked after the common land surrounding their title. This itself has created problems 'down the decades' as some owners don't maintain this land at all. This is a problem that has always been put into the 'too hard basket' to resolve.

I don't know what can be done about this omission by the Langs. But some sanction is surely justified.

Sincerely,

Geraldine Robertson #27 Urambi Village

June 3, 2020

Notice of Application to Replace Garden Adjacent to Unit 39 on Common Land

Following advice to us over some time by Urambi landscape coordinators we have removed decades of overgrown and decaying shrubs and trees, rotting, crumbling sleeper retaining walls, weeds, and extensive oleander, vinca, cotoneaster and ivy.

The need to replace the old garden was becoming critical.

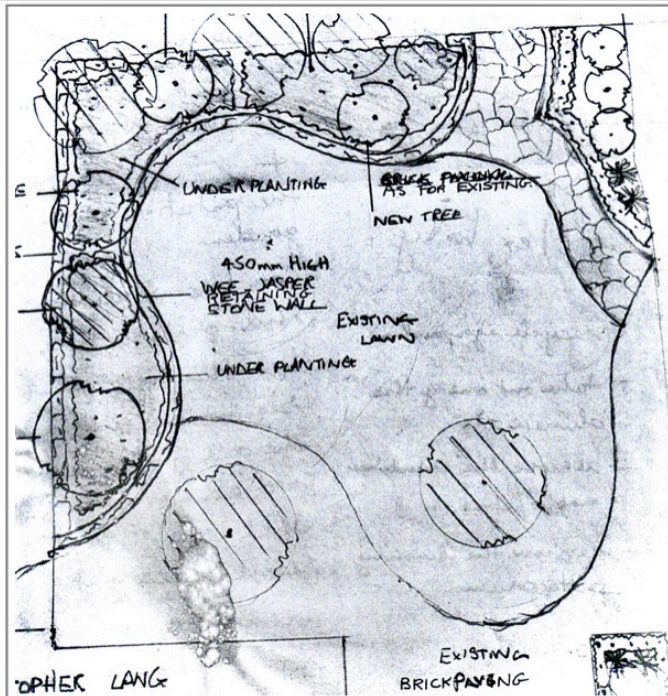
The new plantings will be similar to those on the bank adjacent to the spine path south of us.

Our replacement garden that is underway replicates our original garden in dimensions, shape and layout.

The Area Landscape Coordinator advised us: "It's really great you're refurbishing your garden", "What you're doing will look terrific and enhance the area".

Our replacement garden is in keeping with other developments in the village and with the longstanding expectation and practice of villagers sympathetically developing and caring for areas adjacent to their residences.

The replacement garden underway having the same dimensions, layout and shape as the old one meant we inadvertently considered it did not need to be advised.



Unit 39 is replacing the garden back of the unit on common land.

Submitted for your perusal, a letter explaining the work as well a drawing of the garden. Also please note the text in the box below proposing a change to the project. More information is available on the UVCC bulletin board.

June 1, 2020.

Although the trellis posts are the same height and in the same position as the previous ones we wonder if it might help to resolve issues around our replacement garden project if we were to lower the height of the supporting trellis which will then not be in view once the new shrubs and native grasses to be planted soon, are in place (plantings as per the bank to the south of us).

If you have any objections to this application please contact Susie Kendon at skendon@mac.com before June 24, 2020