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JOHN DAVID EDELMAN

OUR REF. RM.7849

YOUR REF.

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

23rd May, 1977.

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

Dear Sir,

SALE OF UNIT 40 TO SHANN

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



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 individua 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.
- form "Application for Owner-Builder Permit" has to be submitted. This form has to be endorsed by the BBC 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.)

Individuals moles given to houses 62,31, 34, 44,27, 40, 49,53,41,69+ 56 4the Simon (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.

Home Nº 40

The Doft said that a fermit for a freplace
was usual 30/4/82 - but there has been no

"Afflication for Contificate of Occupancy or Une"

"Afflication for Contificate of Occupancy or Une"

re that an impedien can be made:

Terry Georgia

14/6/84

Dear arminel,

Things have been atnormally busy at school for me recently, and I'm not feeling well prepared for tonight meeting. The talked to this lang what the wholes. He thought they were probably drawn up by Richard Moloney, & hid assumed they'd been registered, and wondered if maybe they didn't need to be. Thought it would be worth checking with Suy Protest shick I haven't clone. I also haven't rung Tony Hetherington, but will try to do so today There's the complaint from Milce about Mishy to deal with, and Jenny has (only recently) seen the hills howst people, who are going to some to the meeting. I don't know what happened at that meeting a will try to wanted talk to Jewy when I get home touight, before the meeting. The dog discussion will be put off til next meeting - Roger & Jan work he there toright. There the some discussion or reporting back about what hylvia & I have heen doing about wining pool. I hope we can manage a very short meeting. If current By next Sunday its likely that I will have been to 6 evening meetings in the previous 9 days, 3 of which will have gene on well beyond midnight ...

Steve.

Ms Margaret Gosling House 40, Urambi Village

Dear Margaret

I write as the structures officer for the Urambi Village Executive Committee.

Alastair Swayn (house 41) has submitted a structures proposal to the Executive Committee for changes he is making to his property, including the fence that marks the boundary between your house and his.

At its meeting last night the Executive Committee noted that a good proportion of this fence, if not all of it, is situated on your land.

For this reason the EC cannot give approval to the fence.

There are two options.

- 1. You could ask Alastair to move the fence so that it is no longer on your land.
- 2. You can agree that Alastair can erect the fence on your land, but we would need your agreement to this in writing. This would also mean that at any time you or any other owner of house 40 can remove or alter that fence.

Can you please let me know how you would like to proceed.

If you wish to discuss this with me please do. I am at home most days.

David Keightley
House 55
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0414-927.591