



STRUCTURES

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 individual 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.
- (c) If an owner/builder is involved, a separate form "Application for Owner-Builder Permit" has to be submitted. This form has to be endorsed by the BCC 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.)

~~From~~  
 Individuals notes  
 given to houses 62, 31,  
 34, 44, 27, 40,  
 49, 53, 41, 69 &  
 56 of the swimming  
 Pool as attached.  
 T. [unclear]

- (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.

*House No 40*

*The Dept said that a permit for a fireplace was issued 30/4/82 - but there has been no "Application for Certificate of Occupancy or Use" so that an inspection can be made.*

*Terry Goggin*

*14/6/84*

Dear Arminel,

Things have been abnormally busy at school for me recently, and I'm not feeling well prepared for tonight's meeting. I've talked to Chris Lang about the articles. He thought they were probably drawn up by Richard Maloney, & had assumed they'd been registered, and wondered if maybe they didn't need to be. Thought it would be worth checking with Guy Probert, which I haven't done. I also haven't seen Tony Hetherington, but will try to do so today. There's the complaint from Mike about Misty to deal with, and Jenny has (only recently) seen the hills hoist people, who are going to come to the meeting. I don't know what happened at that meeting, & will try to ~~sort out~~ talk to Jenny when I get home tonight, before the meeting. The dog discussion will be put off till next meeting - Roger & Jan won't be there tonight. There'll be some discussion or reporting back about what Sylvia & I have been doing about swimming pool.

I hope we can manage a very short meeting. ~~If current~~ By next Sunday it's likely that I will have been to 6 evening meetings in the previous 9 days, 3 of which will have gone 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  
[david@dara.com.au](mailto:david@dara.com.au)  
6296.1092  
0414-927.591