



URAMBI CO-OPERATIVE
COMMUNITY ADVANCEMENT SOCIETY LIMITED
P.O. BOX 666 CIVIC SQUARE ACT. 2608
TEL: IAN LOWE 45 2566 A/H 863700
JIM BATTY 452554

"URAMBI VILLAGE" - KAMBAH

ONE ONLY COURTYARD HOUSE REMAINING (for completion in October)

This "Top-drawer" house is solid brick throughout on a slab, with an uninterrupted northerly aspect. It is available because of changes in the prospective owner's plans. (The price quoted is fixed, and includes share of swimming pool, community centre and other common facilities.)

No. 41 - UC3 - Courtyard House (inc. garage) \$45,200

Three bedrooms plus study, ensuite bathroom and walk-in robe to master bedroom, spacious living/dining area with door to courtyard, electric space heating throughout, concealed spouting, etc. etc. 140 sq. m. (15.1 squares)

Kitchen details: Simpson Katani Wall Oven (64.624) with black glass hotplates

Extractor fan

White bench tops with blackbean wood veneer cupboards

Bathroom details: Sand wall tiles, bronze floor tiles, fan.

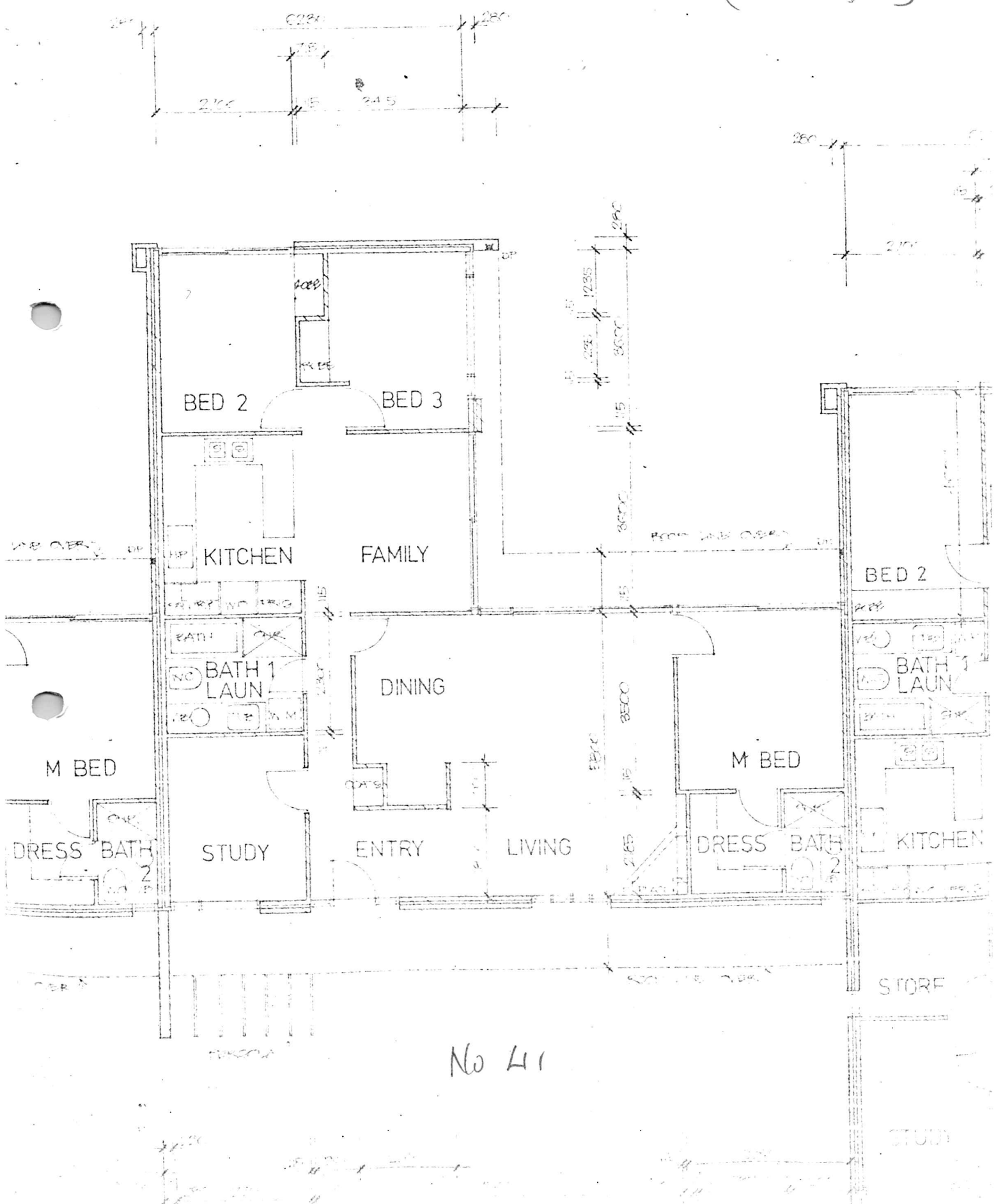
FURTHER INFORMATION

Geoff McAlpine - Tel. 46.9917 B/H 86.2405 A/H
Ian Lowe - Tel. 45.2263 B/H 86.3700 A/H
Jim Batty - Tel. 46.9849 B/H
David Watson - Tel. 45.2126 B/H 82.1110 A/H

D.W. 30.9.76

No. 41
 UC3

140 Sq Metres
 (15.1 SQUARES)



Legal

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

~~PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)~~

TELEPHONE: 49-7788

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

CANBERRA DOCUMENT EXCHANGE 22

YOUR REF.
OUR REF. RM.8363

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

18th January 1977

Ms. Pam Coward,
Solicitor,
DX 5643,
CANBERRA

Dear Ms. Coward,

re: URAMBI CO-OP TO MICHAEL DYSART &
ASSOCIATES - UNIT 41

We are writing to confirm our telephone conversation with you of the 14th January 1977.

Our client intends to charge the additional amounts provided for by the contract in the event of late settlement, and we advise that we calculate these amounts to be as follows:

1. From the date for completion (the 28th December 1977) until the date upon which your client took possession and sub-let the unit (the 7th January 1977). 10 days interest at 12.5% per annum on the outstanding balance, \$38,721.00 equals \$132.61.
2. From and including the date of possession (the 7th January 1977) onwards until settlement. 15% per annum on the outstanding balance, \$38,721.00, i.e. \$15.91 per day.

We confirm that our client is prepared to accept only \$55 for the first 7 days of this period.

We look forward to hearing from you regarding settlement.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.

OUR REF. RM.8363

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,
CIVIC SQUARE, A.C.T. 2608

Dear Sir,

Re: SALE OF UNIT 41 TO MICHAEL DYSART &
ASSOCIATES PTY. LIMITED

We confirm that settlement of this matter was effected on the 2nd February, 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:



Urambi Village Body Corporate G'tee,
Units Plan No 119
Urambi Village,
KAMBAH A.C.T. 2902

11 October 1980

F. Bertram Real Estate Pty Ltd.,
P.O. Box 24,
DEAKIN A.C.T. 2600

Dear Mrs Purnell,

Re: House 41 Urambi Village

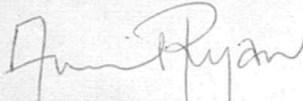
I refer to our telephone conversation last Wednesday, concerning the continuing complaints that result from the Rutherfords' anti-social attitude: viz, allowing their dog to cause a nuisance to their neighbours yet again; parking their truck on Commonwealth land adjacent to another unit; and being generally unreceptive to any neighbourly remonstrations.

I spoke today with a Mr G. Blythman, who informed me that he has arranged for his lawyer to settle on the purchase of this house from Michael Dysart as soon as possible.

It seems therefore that the arrangement we had agreed upon would proceed in any case: that is, that the Rutherfords be given notice to quit when their lease term comes up on 12 November.

Thankyou for your co-operation.

Yours sincerely,


(Mrs) Arminel Ryan

S E C R E T A R Y

Mr G.L. Blythman & Ms G.M. Armstrong,
P.O. Box 5781,
BOROKO PAPUA NEW GUINEA

2nd April, 1981.

The Secretary,
Body Corporate Committee,
Urambi Village,
Crosier Circuit, Kambah,
CANBERRA A.C.T. 2902

Dear Sir,

UNIT 41, URAMBI VILLAGE

Further to my letter of the 5th January, 1981.

As yet we have not received any information regarding the amount or date for payment of the Body Corporate dues applicable to our unit.

Also please advise if it would be possible for us to be included on the distribution list for the URAMBI NEWS.

We look forward to your reply.

Yours Faithfully,

A handwritten signature in cursive script, appearing to read 'G. Blythman', written over a horizontal dotted line.

G. Blythman

Mr G.L. Blythman
P.O. Box 5781,
Boroko, Papua New Guinea

6th July, 1981.

Allen Curtis and Partners Pty. Ltd.,
P.O. Box 1324,
CANBERRA CITY A.C.T. 2601

Dear Mrs Brown,

RE UNIT 41 - UNITS PLAN 119

Thankyou for your letter of explanation clarifying the body corporate levies applicable to the above unit.

Enclosed is a cheque for \$180.45, being payment of the outstanding dues.

I assume that it is standard practice for you to despatch levy notices when payment is due. Please be assured that prompt payment will be effected on receipt of such advice.

Also, could you contact the secretary of the body corporate committee on my behalf, and pass on that I have not yet received any copies of the tenants newsletter " URAMBI NEWS ".

Thankyou for your prompt and courteous service.

Yours Faithfully,

.....

G.L. Blythman

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 & the swimming
Pool as attached.

- (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 41.

The Dept. said that the plans submitted on 14/3/84 for a fireplace do not have the Body Corporate endorsement.

Terry Goggin

14/4/84

Structures proposal from house 41

Alastair Swayn (house 41) has submitted a structures proposal that includes timber fences to the north of his house and on his eastern boundary. He also has asked for approval for an umbrella to be installed north of his house. He has the consent of neighbours (houses 39, 40 and 42).

The Executive Committee (EC) notes that, contrary to paragraph 4(e) of Urambi's Articles, Alastair's structures proposal was submitted **after** the work was completed.

The EC considers that the umbrella does not require approval.

The new fence on the western boundary replaces a previous fence. As it is on land belonging to the golf course and house 40, approval cannot be given by the EC.

The EC notes that the fences do not conform to current structures guidelines in that there are not 2.5cm gaps between battens. However, the EC does not oppose these structures.

The new fences and other structures at house 41 can be seen by any interested resident. Plans are on the Community Centre noticeboard.

Any objections to the fences must be made in writing and lodged with the structures officer (David Keightley, house 55, david@dara.com.au) before close of business on 2 August 2010.

From: David Keightley david@dara.com.au
Subject: Proposed note to Alastair Swain about his structures proposal
Date: 7 July 2010 at 9:13 AM



To: David Keightley david@dara.com.au, John Bevan johnandcoralbevan@grapevine.com.au, Mark Lewington mark_g_lewington@hotmail.com, Noel Pratt angophera1@hotmail.com, Nicolas Brown nic.k.a.brown@home.netspeed.com.au, Steve Rabey rabeypedler@velocitynet.com.au, Rob Riley smileyriley@netspeed.com.au

Cc: Jennifer Norberry jennifer@dara.com.au

Hi all

I would appreciate your comments (within 24 hours) about the following note that I plan to send to residents about Alastair's structures proposal.

Alastair Swain (house 41) has submitted a structures proposal that includes timber fences to the north of his house on his east and west boundaries, and around his clothesline and hot water system. He also has asked for approval for an umbrella to be installed north of his house. He has the approval of neighbours at houses 39, 40 and 42 for his proposals.

The Executive Committee is very concerned at the discourtesy of Alastair's structures proposal being submitted **after** the work has been completed.

The EC feels that the umbrella does not require approval and can be installed.

The fence on the western boundary is on land owned by house 40, and requires permission of that house to remain there.

The EC notes that the fences do not conform to current structures guidelines in that there are not 2.5cm gaps between battens. However, the EC does not oppose these structures.

The new fences and other structures at house 41 can be assessed by any interested resident. Plans have been posted on the Community Centre noticeboard.

If you have objections to the fences, your objections must be made in writing and lodged with the structures officer (David Keightley, house 55, david@dara.com.au) before the close of business on 30 July 2010.

David

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

From: aswayn@grapevine.com.au
Subject: (no subject)
Date: 11 July 2010 at 12:12 AM
To: david@dara.com.au



Dear David

I am not specifically requesting agreement to the screen No 1 on my western boundary as it replaces a previous screen in exactly the same position that was erected with my pergola and approved 25 years ago.

To be exact, the screen encroaches 600mm onto the unit title of House 40. I have discussed this and with Margaret Gosling and is agreeable to the situation. The remainder of the screen is on the Golf Course as my house title boundary and the Urambi boundary are coincident. No Body Corporate land is involved.

The extent of my current garden takes exactly the same footprint as the original which was created by Geoff McAlpine in 1975, prior to the existence of the golf course.

If it helps, you may delete screen no 1 from the review process, as it is an already approved element!

Regards

Alastair

From: David Keightley david@dara.com.au
Subject: Your structures application
Date: 2 August 2010 at 10:01 PM
To: Alastair Swayn aswayn@djas.com.au, Alastair Swayn aswayn@actewagl.net.au



Hi Alastair

As I expected the deadline for objections to your structures has passed without anyone registering an objection. I would expect that at the next EC meeting your proposal will be confirmed, something that now should just be a formality.

David

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

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
6296.1092
0414-927.591