

Body Corporate file owners/occupation

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA PARTNER:
DAVID CLEMENT DAROLD HARPER, B.A., LL.B.

ASSOCIATES:
ROBERT JOHN MCCOURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY ROBERT, B.EC., LL.B.

SYDNEY PARTNERS:
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
PAUL JOHN GREGORY, LL.M.
ROBERT JOHN GEORGE MILES, LL.B.
JOHN KERIN MORGAN, B.A., LL.M.

N.R.M.A. HOUSE
92-96 NORTHBOURNE AVENUE
CANBERRA CITY
AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788
DX 5622 CANBERRA

YOUR REF.

OUR REF. RM.10372

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

18th October 1977

copy to Body Corporate

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

Dear Sir,

re: SALE TO KENT - UNIT 46

Settlement of this matter took place on Monday the 17th October 1977, and the settlement statement is enclosed.

We have notified the Department of the Capital Territory of the change of ownership of the unit. * Would you please notify the Body Corporate.

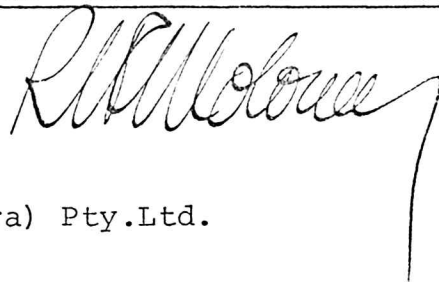
The Agreement for Sale for Mr. Kent provided that he would be allowed \$600 to equip his unit with carpets and light fittings, and this is the only matter which remains outstanding. We understand that Stocks & Holdings (Canberra) Pty. Ltd., are sorting this matter out direct with him.

A memorandum of our costs and disbursements for acting on your behalf is enclosed.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



c.c. Stocks & Holdings (Canberra) Pty.Ltd.

*Marion
Please note *
below.
Regards
Allans
20/10*

ABBOTT TOUT CREER & WILKINSON
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P.O. BOX 828
CANBERRA CITY, A.C.T. 2601

YOUR REF.
OUR REF. RM.10046A

10th August 1978

The Manager,
Allen Curtis & Partners Pty Ltd,
24 Morrissett Street,
QUEANBEYAN N.S.W. 2620

J/P 119.

Dear Sir,

re: URAMBI VILLAGE - UNITS PLAN NO. 119

We thank you for your letters of the 1st August and the 26th July 1978, the second of which only reached us recently.

Dealing with your letter of the 1st August first, we advise that we now have Certificates of Currency from South British United. We thank you for your assistance and apologise for the confusion.

Turning now to your letter of the 26th July, we thank you for the list of outstanding levies for the unsold units. We note that this has become outdated by the issuing of a fifth supplement, the first of 1978/79. If you could forward a list setting out the amount of the fifth supplement for the units which are still unsold it would be appreciated. We shall continue to obtain Section 39(2) Certificates from you in the ordinary way.

Your understanding that all outstanding levies including the current levy will be paid at the time of each settlement is correct and you should have noticed this happening with the sale of Unit 50 to Cartland and the sale of Unit 53 to Spring. It will continue to happen, and in the circumstances we presume that you will not require settlement statements for the settlements. We are sorry to hear that Mr. Kent is still causing problems - the basis of his settlement was quite clearly that he would pay all arrears of levies. We enclose a photocopy of the settlement statement for that sale and apologise if we have omitted to do so previously.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R.F.M. Moloney

P.S. Common Seal for the Body Corporate enclosed, as promised.

URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY LIMITED

Settlement Statement - Sale of Unit 46 to Kent

PRICE	43,950.00
Less DEPOSIT	500.00
	<u>43,450.00</u>
Less Equity handed over	8,000.00
	<u>\$35,450.00</u>

Rates 1977/78

General	36.82
Sewerage	57.80
Water	59.40

\$154.02

Unpaid

Seller allows 102/365 days	43.04
Seller allows 1976/77 arrears	68.35

Levies - October Quarter

\$23.76 unpaid	
Seller allows 10/92 days	2.58
Seller allows July quarter arrears	44.88

Registration Fees

Seller allows	30.00
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Occupation Fee

Buyer allows one week	50.00
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188.85	<u>35,500.00</u>
	- 188.85

\$35,311.15

1. Civic Co-operative Permanent Building Society Ltd.	21,104.00
2. Martin & Barker	46.00
3. Bank of New South Wales	5,276.00
4. Abbott Tout Creer & Wilkinson	154.00
5. Abbott Creer & Wilkinson Trust Account	-
6. Stocks & Holdings (Canberra) Pty.Ltd.	8,731.15
	<u>\$35,311.15</u>

Stocks & Holdings to refund \$600

Peter Kent

No 46

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

Dear Peter.....

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 the tree is allowed to mature.

In your case, we suggest that... the headed eucalypts be removed.....

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,
Ann Ryan
SECRETARY

Peter Kent
No 46

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

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- 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 the eucalypt near the light in the passage east of your house be removed.

.....
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: Ellen Shipley yikido@gmail.com
Subject: Fwd: House 46/79-87 Crozier Cct - Single Dwelling Development Application 201120166
Date: 15 July 2011 at 1:01 PM
To: actpla_customer_services@act.gov.au
Cc: sylvia.tobler@yahoo.com, [David Keightley david@dara.com.au](mailto:David.Keightley@dara.com.au), [Hilary Edwards hilary-edwards@hotmail.com](mailto:Hilary.Edwards@hotmail.com), [John Bevan johnandcoralbevan@grapevine.com.au](mailto:John.Bevan@grapevine.com.au), [Nic Brown nic.k.a.brown@home.netspeed.com.au](mailto:Nic.Brown@home.netspeed.com.au), [Noel Pratt angophera1@hotmail.com](mailto:Noel.Pratt@angophera1@hotmail.com), [Phil McLauchlan philip.mclauchlan@me.com](mailto:Phil.McLauchlan@me.com), [Rob Riley smileyriley@netspeed.com.au](mailto:Rob.Riley@netspeed.com.au), [Steve Rabey rabeypedler@velocitynet.com.au](mailto:Steve.Rabey@velocitynet.com.au)

ES

To whom it may concern at ACTPLA,

This is a formal advice that the applicants at Unit 46 of Urambi Village have not consulted with, nor received approval from the Executive Committee for any alteration to their unit.

As Convener and Structures officer for the Executive Committee, I will take this matter up with the owners of Unit 46. Until the owners have consulted neighbours and received approval from the Executive Committee, no approval for this application should be provided by ACTPLA. This email constitutes a formal objection until those processes are completed.

I will contact your office today. I can be reached on 6161-2126 or 0404-812-877.

Thank you for your assistance in this matter.

Ellen Shipley
Convener and Structures Officer
Urambi Village Executive Committee

----- Forwarded message -----

From: Sylvia Tobler <sylvia.tobler@yahoo.com>
Date: Fri, Jul 15, 2011 at 9:43 AM
Subject: House 46/79-87 Crozier Cct - Single Dwelling Development Application 201120166
To: Ellen Shipley <eshipley2002@yahoo.com.au>, Keightley David <urambi@urambivillage.org.au>, Rob Riley <smileyriley@netspeed.com.au>, nkabrown@hotmail.com

Dear Ellen,

I am not quite sure if you are aware of this application nor have I seen any evidence in previous Urambi correspondence about the EC approving the Single Dwelling Development Application 201120166 lodged with ACTPLA by the current owner of house 46.

Please read my email to ACTPLA below and please take note why I have objected to this application.

PLEASE NOTE the deadline for this application is BY this coming MONDAY 18 July 2011!!!

Please be advised of the structural damage in the tri-level wall dividing 46 from 47, and that I like the EC to look into this issue as a matter of urgency as I believe that the Urambi insurance company will need to fix this problem first, before giving any further approval to this application!

You will need to engage with ACTPLA today to stop this application as EC may not have given approval to this in the first place!

I look forward to hearing from you soon!
Regards
Sylvia Tobler

----- Forwarded Message -----

From: Sylvia Tobler <sylvia.tobler@yahoo.com>

To: actpla_customer_services@act.gov.au

Cc: sylvia.tobler@yahoo.com

Sent: Wed, 13 July, 2011 10:49:51 AM

Subject: Single Dwelling Development Application 201120166

Dear Sir/Madam,

I have read with interest the single dwelling application 201120166 to construct a new pergola and extend the existing deck of unit 46 of 79-87 Crozier Cct, Kambah, ACT 2902.

I would like to take this opportunity to bring to your attention that the deck had already been extended in the past 2 years and that the extension had put tension onto the dividing brick wall between unit 46 and unit 47. To the point that the wall now has vertical cracks in the brick work and through some of the actual bricks of that wall. A very large crack is running vertical and also works its way lateral through the existing brick work.

I would like to see ACT Planning and Land Authority to send their specialist out to inspect the major cracks in the brick wall before this application will be taken further and into building stage as these severe cracks can turn into a safety issue and a wall could eventually come down (it is a tri level high wall!).

Therefore and until this has not been inspected I will NOT give the go ahead for this extension as planned in this application.

Further to this I have general concerns for the privacy of my property by having the deck extended even further out. As mentioned before the deck had already been extended in the past couple of years, which I thought at the time was a good idea and did not oppose to it! But and since the appearance of the large cracks in the dividing wall, and also taking my personal living space into consideration, I personally can not see the benefit of extending the deck yet again. However I will show my good will as a neighbour and am open for discussions in any of the matters arising with this single dwelling applications of 46.

I am looking forward to hearing from you soon.

Regards

Sylvia Tobler

Owner of Unit 47/78-87 Crozier Cct, Kambah ACT, 2902

From: Ellen Shipley yikido@gmail.com
Subject: Re: House 46/79-87 Crozier Cct - Single Dwelling Development Application 201120166 [SEC=UNCLASSIFIED]
Date: 25 July 2011 at 10:59 AM

ES

To: Wiseman, Trent MR Trent.WISEMAN@defence.gov.au
Cc: ACTPLA Customer Services ACTPLA_Customer_Services@act.gov.au, sylvia.tobler@yahoo.com, David Keightley david@dara.com.au, Hilary Edwards hilary-edwards@hotmail.com, John Bevan johnandcoralbevan@grapevine.com.au, Nic Brown nic.k.a.brown@home.netspeed.com.au, Noel Pratt angophera1@hotmail.com, Phil McLauchlan phillip.mclauchlan@me.com, Rob Riley smileyriley@netspeed.com.au, Steve Rabey rabeypedler@velocitynet.com.au, Menzietta menzietta@yahoo.com.au

Dear Trent,

Thanks for your email. The Executive Committee discussed this issue last week, and the feeling was that this was an approved change - I hadn't found it in our records, but hadn't looked as far back as February 2008. I now understand that no further work is proposed and that you are completing the approval process for work already done. I look forward to your email with the approval stamp; I will include it in this year's report for approved structures.

However, I have copied this email to Sylvia Tobler, who expressed concern about further work. The two of you may need to discuss her concerns about the wall shared by your two units - this is a matter for the two owners, not the body corporate, as the wall is part of your two entitlements, not on common land.

Best regards,
Ellen Shipley
Convener and Structures Officer

On Mon, Jul 25, 2011 at 10:35 AM, Wiseman, Trent MR <Trent.WISEMAN@defence.gov.au> wrote:

UNCLASSIFIED

Dear Ellen,

I would like inform you and the others you have copied into this email that the plans for our deck extension did go to the body corporate, neighbours were consulted and the body corporate signed off on them some time ago. We went through the body corporate approval process back in February 2008 and dealt with David Keightley and Norma Edwards. The plans were stamped with the body corporate approval stamp and I believe they were also discussed at a body corporate meeting.

Due to confusion between the drafts person and ourselves, the plans were not submitted to ACTPLA at the time (we each thought the other had done so) and we are in the process of trying to correct this problem. I want to make it clear that we are not proposing to double the size of the current deck.

I will email you tonight with the date of the approval stamp so you can refer to the relevant body corporate records.

Please feel free to ring me at home after business hours to discuss if you need to on 61346485.

Regards

Trent Wiseman

IMPORTANT: This email remains the property of the Department of Defence and is subject to the jurisdiction of section 70 of the Crimes Act 1914. If you have received this email in error, you are requested to contact the sender and delete the email.

From: Ellen Shipley [<mailto:yikido@gmail.com>]
Sent: Friday, 15 July 2011 13:01
To: ACTPLA Customer Services
Cc: sylvia.tobler@yahoo.com; David Keightley; Hilary Edwards; John Bevan; Nic Brown; Noel Pratt; Phil McLauchlan; Rob Riley; Steve Rabey
Subject: Fwd: House 46/79-87 Crozier Cct - Single Dwelling Development Application 201120166

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I will contact your office today. I can be reached on 6161-2126 or 0404-812-877.

Thank you for your assistance in this matter.

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To: Ellen Shipley <eshipley2002@yahoo.com.au>, Keightley David <urambi@urambivillage.org.au>, Rob Riley <smilevriley@netspeed.com.au>, nkahrown@hotmail.com

From: David Keightley david@dara.com.au
Subject: Re: UNIT 46 - Proposed Additions / Alterations / Repairs
Date: 20 December 2017 at 4:56 pm
To: Jeremy606 jeremy606@mac.com



Hi Jeremy

As there have been no objections to your structures proposals for house 46, you are now free to commence the work.

I hope the renovations proceed smoothly.

All the best.

David

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

On 27 Nov 2017, at 4:39 pm, Jeremy606 <jeremy606@mac.com> wrote:

Hi David,

Please find attached the proposed additions / alterations / repairs we would like to make to our unit.
Can you please let me know if this is sufficient for approval.

Also, I plan on totally replacing our existing front door and frame as it in very poor condition.
It will be built in the exact same style and colour as the current one.
Do I also need to include that in the proposal?

Many thanks,
Jeremy

<U46 Upgrades & Repairs.pdf>

Urambi Structures Application House 46

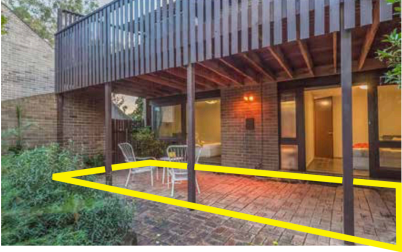


An application has been made to construct a deck at ground level at the rear of this property, repair the upper deck, replace an existing side gate, and erect a timber paling fence across the rear of the property. The fence will be within the property boundary and will match the design and colour of the side gate.

The locations of the lower deck and back fence are shown in the photographs.

Further details can be obtained from the owners of house 46 (Jeremy Limbrick), or from me.

Objections must be submitted to me by **5pm on Tuesday 19 December.**

David Keightley (Structures Coordinator)
House 55 (david@dara.com.au)
28 November 2017

<p>1. Lower Ground Deck Proposal to construct a new timber deck beneath existing 2nd level deck.</p> <p>2. 2nd Level Deck Minor repairs to 2nd level deck</p>	
<p>3. Side Gate Proposal to replace existing side gate</p> <p>Photo of proposed gate design and colour</p>	
<p>4. Back Courtyard Fence Proposal to erect a timber paling fence for privacy and better security at the edge of wing walls.</p> <p>The fence will match the design and colour of the side gate image above.</p>	

Urambi Structures Application House 46




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UNIT 46 – APPLICATION DETAILS

Project Descriptions

Multi Dwelling

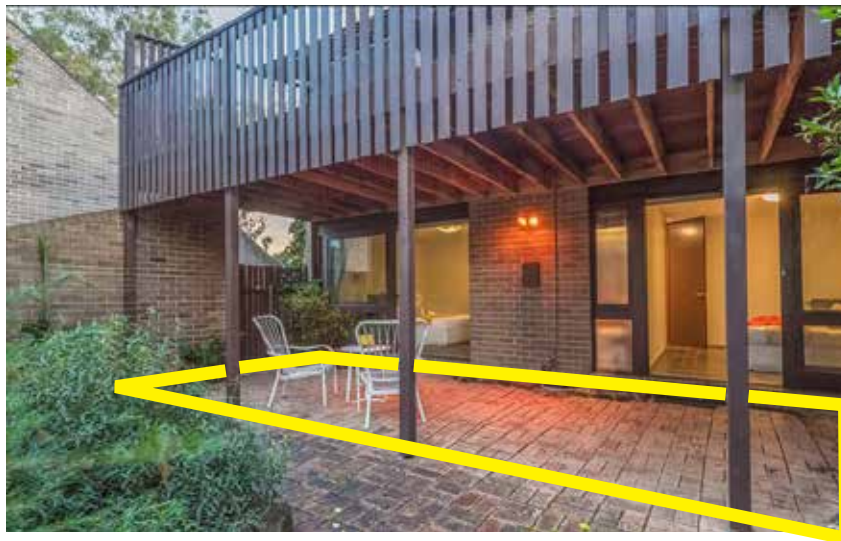
Additions / Alterations / Repairs

1. Lower Ground Deck

Proposal to construct a new timber deck beneath existing 2nd level deck.

2. 2nd Level Deck

Minor repairs to 2nd level deck



3. Side Gate

Proposal to replace existing side gate

Photo of proposed gate design and colour



4. Back Courtyard Fence

Proposal to erect a timber paling fence for privacy and better security at the edge of wing walls.

The fence will match the design and colour of the side gate image above.

