

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. GOWARD, B.A., LL.M. (ASSOCIATE)~~

ROBERT JOHN McCOURT, B.A., LL.B.  
SYDNEY: (ASSOCIATE)

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.  
OUR REF. RM.10040

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

16th June, 1977.

*20/6.*

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

Dear Sir,

Re: SALE TO BLOMFIELD PROPERTIES PTY. LIMITED  
- UNIT 51

We advise that unconditional contracts for sale were exchanged in this matter on Teusday, 14th June 1977, and that the balance of the 10% deposit, \$3,600.00 has been placed in our trust account.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

*RF Moloney*

89 Burnie Court,  
LYONS. A.C.T. 2606.

29 June 1977

30/6.

Mr C. Lang,  
The Secretary,  
Urambi Co-operative Community Advancement  
Society Limited,  
P.O. Box 666,  
Civic Square. A.C.T. 2608.

Dear Mr Lang,

Our company is purchasing House No.51, Urambi  
Village, which is a U.2.

We should like to add a sky-light to the study and  
should be grateful if you could arrange to have this done  
while the house is being built.

If this addition is possible at this stage, we  
should like a quotation on its cost before any work on it is  
carried out. Building has already started on the house.

Yours sincerely,

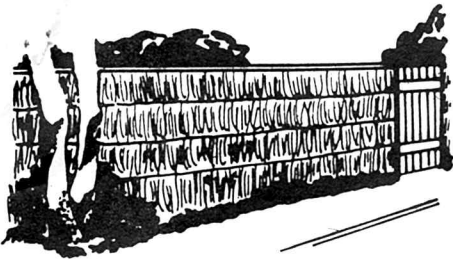
*Sylvia Blomfield*

Sylvia Blomfield  
Director  
Blomfield Properties Pty.Ltd.

Done | I suggest we forward a photocopy of this to EMJ with a request on it for  
him to advise promptly. Yes. All.

L 30/6.

See letter 31  
of my book  
CMT 30/6.



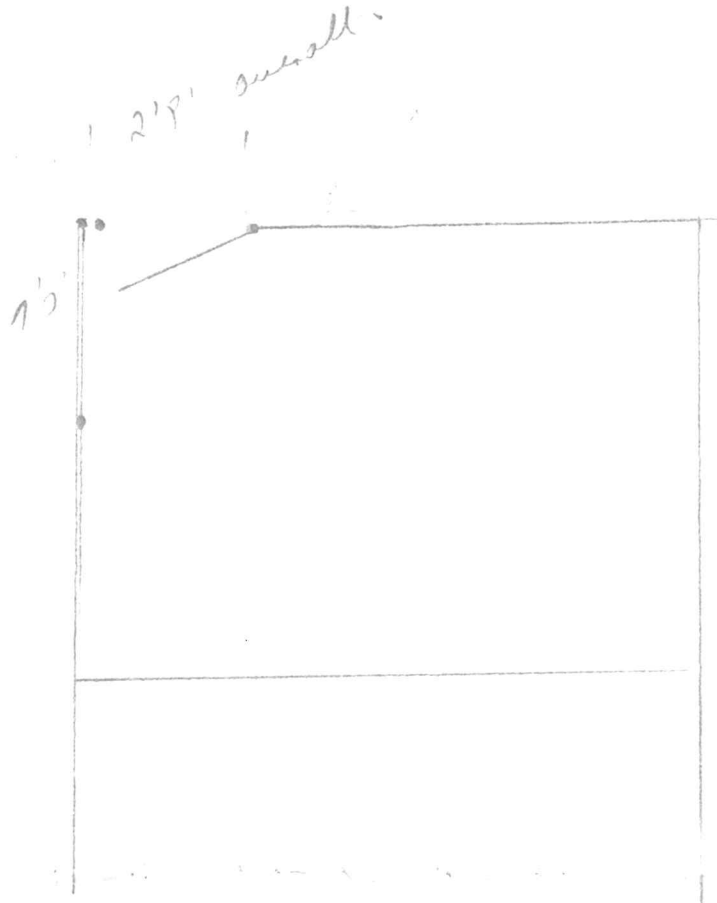
# ADELAIDE BRUSH FENCING

P.O. Box 151,  
JAMISON, A.C.T.  
Telephone 58 6333

## WORK ORDER and AGREEMENT

22/9/79.

### JOB SPECIFICATION:



### DETAILS

Length	Height	Cap	Gate
10'0" RMBOR	5'0" 3ppm	✓	1/5'0" LH.

I/We MRT MRS SWANTON of 51 URANIAN VILLAGE, KAMBARRA ACT.  
 Phone (Home) 310439 Phone (Bus.) ..... (hereinafter called "the clients")  
 hereby contract with Adelaide Brush Fencing (hereinafter called "the contractor") that the contractor will furnish all the materials and services set out in the contract specification above.

The clients agree to make payment therefor in accordance with the schedule of payments.

TOTAL CONTRACT PRICE ..... \$ 2

SCHEDULE OF PAYMENTS: In cash upon signing this agreement.. \$

In cash..... \$

SIGNED .....  
 BY  
 CLIENTS .....

I acknowledge receipt of \$.....  
 by the clients upon signing this Work  
 Order and Agreement

Dated .....

Signed on behalf of  
**ADELAIDE BRUSH FENCING**

- The contractor assumes no responsibility for the following :
  - The Fence being on the correct alignment unless proper survey marks are made prior to commencement.
  - For the provisions of the dividing fence act.
  - Compliance with the requirements of any local authority.
  - Compliance with the terms of any covenant on the Title of the Site
  - Damage to any plants in the vicinity of the fence or access thereto.
- In respect of 1 (b) above the accepting clients shall be solely responsible for all payments to the contractor.
- The client will provide to the contractor electricity and water free of charge.
- The Total contract price agreed upon herein does not include possible expense of damage arising from hidden or unknown contingencies found at the job site.

51 Kambai Village  
Kambah. ACT. 2902  
28th September, 1979

The Corporate Body Committee  
Kambai Village  
Kambah. ACT. 2902.

Dear Sirs,

We hereby request your permission to allow us to have constructed a bush fence and gate to enclose the south courtyard of House 51. The fence would be on the common wall of House 52 to bring the wall <sup>to</sup> an even height with the existing brick wall parallel to House 51. The bush gate would then be the same height.

The construction of this gate and wall would give us protection from the southerly winds and provide a

secure area for our cat.

Adelaide Bush Fences' specifications  
for the job are attached.

yours faithfully  
Sylvia Blomfield

*Structures*

URAMBI VILLAGE BODY CORPORATE

16 October, 1979

Ms S. Blomfield,  
House 51,  
Urambi Village.

Dear Sylvia,

The Body Corporate Committee considered your application to erect a brush fence at its last meeting and this letter is to serve as permission to construct the fence as per your letter and plan of 28 September 1979.

Yours sincerely,

(Glenda Johnson)  
Secretary

minutes  
Recommended  
by Structures  
Committee to  
Body Corporate 28/11/79

51 Wambi Village  
Kambah. A.C.T. 2902.  
24th November, 1979.

The Body Corporate Committee,  
Wambi Village.  
Kambah. A.C.T. 2902.

Dear Sirs,

We are hereby requesting your permission to erect a bird feeding table in our north courtyard near the common area. It would be a free standing structure of pine, stained Wambi brown, 5 feet high supporting a table approx 10 inches square with a surrounding perch.

We have been spreading seed for the parrots which has attracted regularly white cockatoos, galahs, Eastern

rozzellas and Cassin's rozzellas. In turn, they have attracted the nearby cats, so we plan to construct the table to give the birds some protection.

All our neighbors are enthusiastic about the birds and the idea of a table.

Yours faithfully

Sylvia Blomfield.



Alan,  
copy for your information  
ES.

51 Urambi Village

15 December 1989

Mr Nick Brown  
Structures Officer  
Body Corporate Committee

Dear Mr Brown,

I thought it would be useful for you to know the reasons my television antenna was positioned where it is, as the same problems will affect the positioning of other antennae and are relevant to your consideration of a single antenna for a block of houses.

The partner of Southern Antenna Services who installed the antenna is of the opinion that the position in which he placed it is not only the optimal but the only location suitable to provide clear reception. He tells me that the factors to consider in placing an antenna are: height, trees and wire length.

You will not be as familiar with the individual designs of the various Urambi houses as those of us who studied plans and watched our homes developing out of holes in the ground. The U2 design, of which my home is one, has its living accomodation on the bottom level, which is a major cause of my television reception problems. Placing the antenna under the eaves on the south side would raise the reception level only approximately three metres above the position of the indoor aerial. It is the opinion of the installer that placing the antenna in this position would achieve no better reception than that from the indoor aerial.

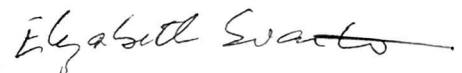
Trees were the problem in placing it under the eaves on the north side. The installer tells me that wet trees react on an antenna as if the trees were metal. This explains why my television reception has grown worse with the years and the Urambi foliage. I have happy memories of those first few summers of Urambi's life when our windows were as yet undressed and it was possible for me to work at my kitchen bench (on the south side of my house) and look across my sitting room and garden and the central spine and see Margaret Shann working at her kitchen bench in Number 40. For many years now I have not been able to see even the house. As one who has helped Urambi grow from a dusty building site, with only the trees which are older than any of us, to the place it is today, I consider reducing the

foliage to be more 'unUrambian' was it, that phrase you used, than standard television antennae on the houses which need them. For several years now - since 1982 in fact - I have accepted that each winter I have less sun than the previous year, rather than ask for trees to be pruned, even when they are trees which have not been planted but have suckered or are self sown.

The third consideration - of wire length - was not a problem in my case, as the only place for the antenna to be positioned allowed reasonably direct access for the wire. It will, however, be a consideration in the installation of other antennae, or in the feeding of wires from a single antenna. The bottom level of the tri-levels is placed almost on the ground and prevents access for the wire from the north side. There is also little room for it between the tiles and the ceiling. The most satisfactory access is from the south side where there is space underneath the houses.

I shall make a copy of this letter to Mr Sharp and Mr Bevan for their information.

Yours sincerely,



Elizabeth Swanton

Sharp  
is your information  
ES

51 Urambi Village

24 January 1990

Mr Nick Brown  
Structures Officer  
Body Corporate Committee

Dear Mr Brown,

I am writing to draw your attention to a matter which I judge to have been over-looked in our previous discussions on television antennae suitable to meet the ethos of Urambi Village.

Peter Fox, House 63, has had a standard for Canberra VHF/UHF antenna, i.e. identical to mine, erected on a long pole from his northside balcony for the past twelve months or more. It was approved by the previous Body Corporate Committee.

Mr Fox said that he installed the antenna following the discussion on suitable antennae and their location at the 1988 Body Corporate Annual General Meeting. This item was placed on the agenda of that meeting by the Committee as a result of my application to install an antenna earlier that year. The Committee refused my application at the time, but indicated that the matter would be discussed at the Annual General Meeting for the consideration of the Body Corporate itself.

Given this precedent, it is apparent that the antenna I have had installed was judged suitable to meet the ethos of Urambi Village by the previous Committee based on the opinion of the Body Corporate at its 1988 Annual General Meeting.

In part, this may explain the difference in perception of suitable antennae between yourself and me as I was an interested participant in the discussion at the 1988 Annual General Meeting.

I shall make a copy of this letter for Mr Sharp and Mr Bevan for their information.

Yours sincerely

ES

Elizabeth Swanton.