

A 17/1 *Legal*

**ABBOTT TOUT CREER & WILKINSON
SOLICITORS**

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

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

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

**92-96 NORTHBOURNE AVENUE
CANBERRA CITY**

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788
CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.
OUR REF. **RM.9392**

13th January 1977

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

Dear Sir,

re: URAMBI to GOGGIN - UNIT 54

We confirm our ^{*oral*}~~old~~ advice that, acting on your instructions, we wrote to Mr. Goggin on the 30th December 1976 advising him that you had agreed to grant him an extension of time to exchange contracts until 25th January 1977.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. P. Meloney

Legal file

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OUR REF. **RM.9392**

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P.O. BOX 828
CANBERRA CITY, A.C.T. 2601

30th March 1977

6/15/77

[Handwritten mark]

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

Dear Sir,

re: SALE TO GOGGIN - UNIT 54

We advise that an unconditional Contract for the sale of this unit for a fixed priced of \$35,614.00 was exchanged on the 29th March 1977. This was in accordance with instructions received from you by telephone on that day.

We note that the purchaser's cheque for the balance of the \$4,000.00 deposit payable on exchange, \$3,600.00, was handed to you late in the evening of that day.

Mr. Goggin's solicitors have requested that work now proceed at full pace on this unit, in view of the exchange of an unconditional contract. We trust you will arrange for this.

Done

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

[Handwritten signature: R. J. Moloney]

Members file

C/- Department of Foreign Affairs,
CANBERRA. A.C.T. 2600.

12 May 77

18/5

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Dear Sir,

As you are aware I am purchasing House No. 54, Urambi Village. The scheduled completion date is mid-June - although that might slip to July.

I have received a posting overseas (to Western Samoa) and will depart Canberra on 20 May.


For purposes of the completion of the house, taking possession and making final payments, etc, I have given power of attorney to Mr J. D. Power of Crossin & Co, Solicitors, P.O. Box 819, Canberra City, ACT 2601 (tel.486811).

When the details have been finalised, Mr Crossin will then place the house with Bette Albrecht, Property Management P.O. Box 450, Manuka, ACT 2603 (attention either Mrs P. Davey or Mrs H. Schmitzer). The agent will then supervise the installation of carpets and curtains etc., and attempt to find a tenant.

I would be grateful if you could direct all enquiries, etc., in relation to my membership of the Society and the Body Corporate to Mr Power.

I have forwarded a copy of this letter to Mr Power and to Bette Albrecht.

Yours faithfully,


(T. J. Goggin)

The Secretary,
Urambi Co-operative Advancement Society Ltd.,
P.O. Box 666,
Civic Square,
CANBERRA. A.C.T. 2608.

Legal

**ABBOTT TOUT CREER & WILKINSON
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**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

AUSTRALIAN DOCUMENT EXCHANGE
DX 5622

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

YOUR REF.
OUR REF. **RM.9392**

1st July 1977

S/A L

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

Dear Sir,

re: URAMBI TO GOGGIN - UNIT 54

We refer to the letter of the 14th June 1977 from Messrs. Crossin & Co., about this matter, copies of which were given to you and to Stocks & Holdings on the 16th of that month.

Mr. Goggin has managed to obtain a final extension on the time for taking up his finance, and we request that you ensure that the property is finished by Friday, the 15th July 1977, so that settlement can take place before this extension expires.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. J. Moloney

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

→ Alastair: could you please advise following discussion with M Johnson.

L S/7

Legal.

ABBOTT TOUT CREER & WILKINSON

SOLICITORS

N.R.M.A. HOUSE

92-96 NORTHBOURNE AVENUE

CANBERRA CITY

AND AT 60 MARTIN PLACE SYDNEY

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1st July 1977

5/7
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MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN

YOUR REF.
OUR REF. **RM.7837**

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

Dear Sir,

re: URAMBI & BINNIE & MUNRO - UNIT 30

We advise that the cancellation of the contract between the Society and Ms. Binnie and Mr. Munro has now been completed, and that we have the sum to be paid by Ms. Binnie and Mr. Munro for release from that contract in our trust account.

The amount, \$1,268.46, was made up as follows:-

Additional Interest

Due for settlement by the 28th February 1977

Settlement by Mutton on 15th April 1977

Days overdue in settling ... 45

\$37,817.33 x 45/365 days x 13.5% interest = \$795.86

Advertising Costs

8 advertisements at \$27.20 = \$217.60

1 advertisement at \$15.00 15.00 232.60

Additional Legal Costs

240.00

\$1268.46

As discussed with Alastair Christie on the 30th June, we will hold the \$1028.46 in our trust account until the agreement with Stocks and Holdings (Canberra) Pty. Ltd. is unconditional.

We have also confirmed with Messrs. Higgins Faulks & Martin on your behalf that the old contract of the 1st April 1976 for Unit 60 is once again of full force and effect, and that the final price for that unit, subject to variations requested by Ms. Binnie will be \$33,952.00. Please arrange for the transfer of the deposit of \$4,076.67 from your account for Unit 30 to your account for Unit 60.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

[Handwritten signature]

Per:

Is this possible?
L 5/7

Yes - we can do this automatically
rel.

[Handwritten signature]

NOTICE TO BODY CORPORATE

STRATA TITLES ACT, 1973

SECTION 81

To The Secretary,
The Proprietors Strata Plan No. 119

Block 1 Section 149 Crozier Circuit,

KAMBAH. A.C.T.

NOTICE IS HEREBY GIVEN of the undermentioned dealing affecting Lot 54 in Strata Plan No. 119

Please record this information in the Strata Roll and acknowledge receipt of this Notice by completing and returning the perforated slip attached.

* Delete inappropriate terms.

* Nature of Dealing:

Transfer	<u>Lease</u>
Mortgage	Sub-Lease
Discharge of Mortgage	Termination of Lease
Transfer of Mortgage	Assignment of Lease
Sub-Mortgage	

Date of Delivery of Dealing: 30th August, 1977 19.....

* Disponsor's)
Mortgagor's) NAME: URAMBI CO-OPERATIVE COMMUNITY ADVANCEMENT SOCIETY
Lessor's) LIMITED

Address for Service of Notices:
c/- Abbott Tout Creer & Wilkinson N.R.M.A. House,
Northbourne Avenue, CANBERRA CITY. A.C.T.

* Disponsee's)
Mortgagee's) NAME: TERENCE JAMES GOGGIN
Lessee's)

Address for Service of Notices: C/- Department of Foreign Affairs,
CANBERRA CITY. A.C.T.

φ Delete if Notice does not refer to a lease

φ The terms and conditions of the Lease hereby notified are set out in the annexure hereto marked "A".

Delete if notice does not refer to a mortgage

Mortgages having priority over the Mortgage referred to in this Notice are:

We confirm the accuracy of the information contained in this Notice.

* Delete inappropriate terms.

* Disponsor/Mortgagor/Lessor

* Disponsee/Mortgagee/Lessee

Date of Posting 30th August 19 77

*Comptroller
Strata 13/10/77
Attorney*

NOTE: When a person becomes entitled, otherwise than as a transferee, to be registered under the Real Property Act, as the proprietor of a lot the notice to the body corporate must be in the form of a statutory declaration (Sec. 81(9)).

13 Urambi Village,
KAMBAH A.C.T. 2902

20 June, 1978

Mr T. Goggin,
c/- Australian High Commission
Apia,
Western Samoa.

Dear Mr Goggin,

I am writing to you in connection with the brushwood fence which has recently been put around your house (no. 54).

All proposed structures (including fences) must be approved by the Urambi Body Corporate Committee before they can be erected. I am sure you will appreciate that this is necessary to protect the architectural integrity of Urambi.

The fence appears to have been erected outside your unit entitlement, enclosing part of the Urambi common land. In principle, the Committee is prepared to consider granting to residents the exclusive use of small areas of common land. Each case is considered on its merits, in consultation with the neighbouring residents. The Committee would, of course, have to reconsider its decision in connection with any possible future sale of your house.

I should be grateful if you would submit an application for your fence to me as soon as possible. It should show a ground plan, the height of the fence and indicate that it is made of brushwood.

Yours faithfully,



M. Powell
Secretary
Urambi Body Corporate Committee

c/- Betty Albrecht
Property Management
PO Box 450
Mauka.

BETTE ALBRECHT - PROPERTY MANAGEMENT

Licensed Agent (Management Division of Investors Real Estate Pty. Ltd.)

24 BOUGAINVILLE STREET
MANUKA, A.C.T.
P.O. BOX 450
MANUKA, A.C.T. 2603
TELEPHONES 95 6419, 95 1136

SC.MH

26th June, 1978

Mrs M. Powall,
Secretary,
Urambi Body Corporate,
13 Urambi Village,
KAMBAH. A.C.T. 2902

Dear Mrs Powall,

We act as managing agents for Mr Goggin and thank you for your letter of June, 10th, 1978.

We were under the impression that the Body Corporate had laid down the type of fencing to be erected namely Adelaide Brush Fencing and given overall approval. Mr Goggin's unit was the only tri level in that row that was not fenced. The fence erected is matching the others.

We do not have a ground plan of the unit, but it is made of brushwood and is the same height as the others and was erected by the same contractor.

Please contact us if there are any further problems.

Kind regards,

Yours sincerely,



S. CORMACK.
for BETTE ALBRECHT PROPERTY MANAGEMENT.

SC.MH

26th June, 1978

Mr M. Powall,
Secretary,
Urambi Body Corporate,
13 Urambi Village,
KAMBANI. A.C.T. 2902

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Please contact us if there are any further problems.

Kind regards,

Yours sincerely,

S. CORMACK.
for BETTE ALBRECHT PROPERTY MANAGEMENT.



Telegrams: Malo, Apia
Telephone: 21 500
Telex: 21 Malo Sx
Postal: P.O. Box 193

Prime Minister's Department
Apia, Western Samoa

30 June 1978

Ms. M. Powell,
Secretary,
Urambi Body Corporate Committee,
13 Urambi Village,
Kambah A.C.T. 2902,
AUSTRALIA.

Dear Miss Powell,

I refer to your letter of 20 June regarding the brushwood fence which has recently been put up around my house, which is No. 54, Urambi village.

I am at a disadvantage in that I have never seen the complete house. I did ask my Agent, Bette Albrecht Property Management of Manuka (Mrs Davey) to have a fence erected. I understand that the fence was to be erected in line with, or similar to other fences in the village.

I have sent a copy of your letter to my Agent with the request that she contact you further.

Yours faithfully,


(T.J. Goggin)

ACTING SECRETARY TO GOVERNMENT

Structures
c/- Dept. of Foreign
Affairs
Canberra ACT 2600

8 July 78.

The Secretary
Body Corporate Committee
Urambi Village
Kambah A.C.T.

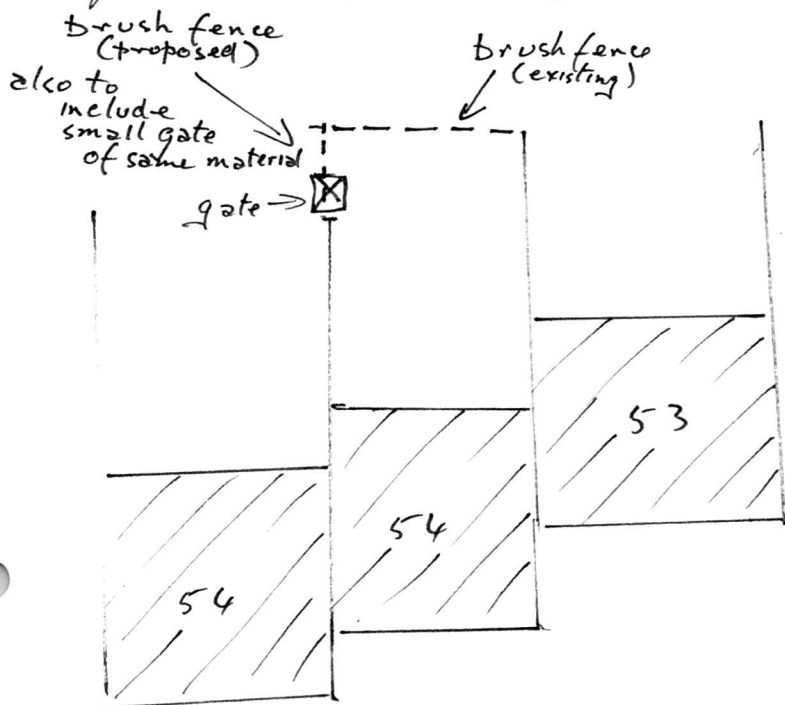
Dear Ms Powell,

I write regarding
the brush fence at Unit N^o 54
Urambi Village.

I wish to apply for
approval (retrospective) to construct
a brush fence which will
encompass a small area of
common land. In fact, part
of the fence has already been
constructed (although I was not

aware of its exact location until I inspected the site today with Marion Powell & Jan Kortlang?

What I propose can be seen from the following sketch.



In brief, a brush fence as above with a small gate constructed of the

same material.

Should this application be approved I would be grateful if you could notify Mrs. Davey of Bette Albrecht Property Management, Manuka, ACT. - with a carbon copy to me of Dept. of Foreign Affairs.

Yours faithfully

T. J. Goggin

T. J. GOGGIN.

Neighbours consulted and raised no objections

W. M. Mathias

2/9/78.

MINUTES OF THE URAMBI BODY CORPORATE COMMITTEE 7.8.1978

1. Attendance

Members present were: Geoff McAlpine, Geraldine Olsen, Donna Christie, Peter Kent, Terry Healy, Terry Moran and Keith McIntyre.

Others in attendance were: Marion Powell and Phil Spring.

2. Meetings

The Committee agreed to meet on the 1st and 3rd Mondays of each month with the next meeting to be held on Monday 21 August, 1978.

3. Treasurer

Keith McIntyre accepted nomination to the position of Treasurer.

4. Administrative Arrangements

Marion Powell explained arrangements made with Allen Curtis and the meeting agreed that a meeting between Allen Curtis and Geoff, Keith and Terry Moran be held.

5. Sub-Committee System

X (a) The Development Sub-Committee, responsible for landscaping and structures, will include Terry Healy, Bill Mutton, Malcolm Munro and Geoff McAlpine.

(b) The Maintenance Sub-Committee, responsible for lawnmowing, lights and negotiating with tradesmen, will include Peter Kent and Keith McIntyre.

(c) The Community Centre Sub-Committee will include Donna Christie and Geraldine Olsen. Donna will convene the first meeting.

The Committee agreed that:

(a) A Parking Sub-Committee is not necessary and that Terry Healy will become the Parking Officer.

(b) Communications will be handled by Donna Christie.

(c) Sub-Committees will report back to the Body Corporate Committee through one of their members who is also a member of the Committee.

(d) Sub-Committee convenors are to be selected by the Sub-Committees themselves.

(e) Residents will be invited to join Sub-Committees through Urambinews.

(f) Sub-Committee budgets are to be approved by the Committee and expenditure must be agreed to by the Treasurer before Comittments are made.

6. Minutes

The position of minutes secretary will rotate between meetings.

7. Business Arising out of the Annual General Meeting

(a) The Treasurer will prepare an analysis of defaulters and recommendations on appropriate follow up action.

(b) Geoff and Keith will call on defaulters to discuss the Committee's obligation to ensure payment.

X (c) Bill Mutton to be invited to convene a sub-committee to organise a seminar on Urambi 's development.

8. Working Bees

The next working bee will be held on August 27 with Tony Pratt as overseer, if he is available. Work to include:

lateral paths
parking space marking
additional parking spaces
weeding of spine path
collection of rubbish

9. Correspondence

- (a) Demand for payment from Bowral Bricks. Payment may already have been made.
- X (b) T. Groggin re brush fence to be referred to Bill Mutton for consultation with residents nearby..
- SJ (c) P. Spring re structures matters referred to Geoff.
- (d) E. Sharp re sliding doors which stick referred to Structures Committee and David Watson.
- (e) J. Goldring's parking space. Terry Healy to discuss with Allen Curtis.

10. Duration of Meetings

Meetings are to convene at 8.15 p.m. and last for 2 hours with provision for extensions in unusual circumstances.

11. Horses

Owners of horses to be informed by letter of restrictions on horses at Urambi.

UNIT 44

URAMBIA VILLAGE

CROZIER CIRCUIT

KAMBRAH, ACT, 2902.

7. 10. 80

Dear Sir,

Insurance Levy Unit Plan 119, Unit 44

I should like to query your premium of \$59.72 for an insured sum of \$50,400. Last year's premium was \$47.55 for an insured sum of \$48,000. The increase in the sum insured is 5%, while the premium has escalated by 25.6%, which just does not make sense.

Can you please explain why this is so.

Yours faithfully,

HP Deans

Allen Curtis + Partners Pty Ltd

PO Box 1324

Canberra City.

2601.

Copy. Secretary
Urumbia Corporate Body.



Bank of New South Wales

Cnr. Alinga & Petrie Streets, Canberra
Telephone: 48 8488
Postal Address:
P.O. Box 142, Canberra City, A.C.T. 2601

The liability of the members is limited.
Canberra

Our ref. L1/TJP
Your ref.

14th November 1980

The Proprietors,
Unit Plan No. 119,
Urambi Village,
Crozier Circuit,
KAMBAH A.C.T. 2902

Pursuant to Section 82 (1)
of Unit Titles Ordinance 1970

The Bank has an interest in your Units plan by way of Mortgage over Unit Number 54.

A requirement under the abovementioned ordinance and our mortgage is that the Building is insured at all times.

We would appreciate it if you would confirm on the duplicate of this letter that the Building Insurance as listed herewith is current for the ensuing 12 months.

Name of Company:	South British Insurance Group
Amount:	\$2,837,600
Due Date:	1st November
Policy No:	1078-0211

In the event that the abovementioned policy has not been renewed please advise details of the alternative insurance cover taken out by yourselves.

Yours faithfully,

T.J. PARKER
for THE MANAGER

Conferred by K.M. Payne 28/11/80

CROSSIN & CO.

SOLICITORS

D.J. CROSSIN O.B.E. LL.B.
G.F. McNAMARA LL.B.
C.J. MACLACHLAN LL.B.

CITY MUTUAL BUILDING
HOBART PLACE
CANBERRA CITY, A.C.T. 2601
TELEPHONE 486811

P.O. Box 819
CANBERRA CITY 2601

CABLE & TELEGRAPHIC:
"MOCOB"

TELEX 62675
DX 5614

Your Ref.

Our Ref. JLK 6 13 0103

22nd March 1983

The Secretary,
Body Corporate Management,
Allen Curtis & Partners Pty Ltd,
P.O. Box 1933,
CANBERRA. A.C.T. 2600

Dear Sir,

RE: T.J. GOGGIN TO A. PAZOLLI -
UNIT 54, UNIT PLAN 119, KAMBAH

We advise that Mr T.J. Goggin has sold the above unit to
Athina Pazolli of 1 Carrodus Street, Fraser.

Settlement of the matter was effected on the 18th instant
and we shall be pleased if you will note your records
accordingly.

Yours faithfully
CROSSIN & CO.



J.L. Keeffe

stc }
s/r } 25/3/83