

Uk Design - L55 - 146 genuine sqm

Tri-level house

front front and back.

L-55 faces NORTH - living, kitchen

BR 2 & 3

facing SOUTH - Master BR, Study.

Construction - brick veneer - white plastic board.

front driveway provided by land-scaping

Kitchen - price includes \$250 stove,

plumbing for ~~stove~~ dish-washer
selection of options to be
helped by display 3-6th May.

No separate dining room.

Probably could be
put in at lower level →

No closure between top and bottom levels

Hopefully efficient space usage - ^{1 square} saving (!)

No laundry; provision for washing m/c
in downstairs bathroom, but

no provision for drier.

Storage - ^{narrow} room access downstairs BR

- possibly door to area
under entrance level
- study/storage adjoining living.

- lock up garage.

- possibly door from loft area
to area under ref

- walk-in cupboard for
one bedroom.

Member file

9 November 1976

Mr and Mrs Macintosh,
Department of EHCD,
CANBERRA CITY

Dear Mr and Mrs Macintosh,

Re: House No. 55 - Extra Items

Further to our letter of 18th October 1976, we can now advise of the costs of providing fans which are in addition to the plans and specifications for house no. 55.

Extractor fan - kitchen	\$65.00
Extractor fan - main bathroom	\$65.00
	<hr/>
	\$130.00

These items are additional to the contract price of \$48,310.00, and are in accordance with Clause 2(b) of the contract; these items are not subject to the rise and fall clause.

If you are agreeable, please return a signed copy of this letter to the undersigned prior to the time of contract exchange, which is due to take place by 12th November.

On behalf of the Society,



D.J. Watson
(Director)

Seen, file Mr. Watson - for action
pls. Mr. Christie

"legal" Rec'd 13.12.76.

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)~~

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788

CANBERRA DOCUMENT EXCHANGE 22

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

YOUR REF.

OUR REF. **RM.9329**

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

3 December 1976

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

Dear Sirs,

re: SALE TO MACINTOSH - UNIT 55

We enclose herewith the following items:

1. A photocopy of our letter to Mr. & Mrs. Macintosh of today's date for your records.
2. The original letter to Mr. & Mrs. Macintosh, together with the Contract submitted by them, for passing on to them by you.

We trust you will pass the letter and the Contract on to them in the very near future, and we look forward to hearing from either them or yourself as regards an exchange of Contracts.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



RM.9329

3rd December 1976

Mr. & Mrs. A. Macintosh,
c/- Department of E.H.C.D
CANBERRA CITY A.C.T

Dear Sir and Madam,

re: YOUR PURCHASE FROM URAMBI UNIT 55

We now have the Contract submitted by you to Urambi, which we note does not include the items mentioned in our letter of the 19th November 1976.

Accordingly, we are returning the Contract submitted by you so that you may check and initial these alterations, and also consider and we hope agree to a number of other alterations which we have made to the Contract. These are as follows:-

1. We have altered your address to Colbeck rather than Culbeck Street, Mawson.
2. We have deleted Clause 1 and substituted a new Clause 1, and deleted Clause 5, because the Units Plan creating individual units on Block 1 Section 149 Kambah has now been registered. The substituted Clause 1 gives correct and up-to-date details of your unit.
3. We have adjusted the price in the Contract, because our discussions with the Society reveal that it is \$230.00 too high. We refer you to Special Condition "B", which clarifies the fact that the stove is included in the price of \$48,080.00.
4. We have included a Special Condition "B" covering the two exhaust fans which you requested, so that the necessity for you to return the letter from the Society to you of the 16th November 1976 is avoided.

contd/.....

5. We have inserted the date mentioned in our last letter to you in Clause 8 of the Contract.
6. We have inserted the Units Plan number in Clause 9.
7. We have deleted Clause 17(d) as mentioned in our last letter to you.

Could you please initial each of these alterations where indicated by a pencilled cross in the margin, and return the Contract either to this firm direct or to the Society so that it may be passed on to us in the near future.

We apologise for the necessity for changes, but your Contract was issued just at the time when the Units Plan was being registered, and there was no way of avoiding the problem.

We look forward to hearing from you.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

c.c. Urambi Co-operative

HOUSE NO: 55
HOUSE TYPE: U4
MEMBER: WATSON

Kitchen cupboards shall be as Clause F30 but with Island bench 750 wide (in lieu of 600) and with extra overhang formed on Family Room side. Teak fronts and buckskin tops.

Wall tiles shall be as Clause L2, Camel in ensuite bathroom, Tan in main bedroom.

Floor tiles shall be as Clause L4 but 25 square in ensuite bathroom.

Add built in wardrobes to Bedrooms 2 & 3.

Provide Simpson Katani oven and grill with 4 plate hotplate in black glass.

Shower screen bronze.

Provide 1 garage a.b.s.

Provide fireplace a.b.s.

Heating to be electric as per electrical diagram.

16/8/77

Advise by 22/8/75 of any differences,
difficulties, changes

Additional Variations

1. Sky light over kitchen
2. Range hood over hot plates in kitchen, including extract fan and light as specified in electrical plan.

J. Watson
1/9/75

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA PARTNERS:
DAVID CLEMENT DAROLD HARPER, B.A., LL.B.
LAURENCE GUY PROBERT, B.EC., LL.B.

ASSOCIATE:
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.

SYDNEY PARTNERS:
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N.R.M.A. HOUSE
92-96 NORTHBOURNE AVENUE
CANBERRA CITY
AUSTRALIA

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788
DX 5622 CANBERRA

YOUR REF.

OUR REF. RM.10448

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

21st August 1979

The Manager,
Stocks & Holdings (Canberra) Pty Ltd,
131 City Walk,
CANBERRA CITY A.C.T. 2601

Dear Sir,

re: URAMBI to VICKARY - UNIT 55

We refer to the sales report of Stocks & Holdings (Real Estate) Pty Ltd of the 9th and the writer's telephone conversation with Mr. Douglas of the 20th of this month, and note that the sale of this unit to Brabazon is no longer proceeding.

We have prepared a draft Agreement for Sale in accordance with those instructions, and this is enclosed for execution by you as Guarantor. As discussed with Mr. Douglas, we have nominated Friday the 14th September 1979 as the date for approval of the Vickarys' finance.

It occurs to the writer that in both the matter of the sale of this unit to Brabazon and the matters of Urambi and Brooker and Urambi and Hughes, the agreement between Urambi and yourself limiting costs in respect of each sale to \$200 may mean that we do not get paid for any of the work we have done in those matters. Would you please let us have your thoughts about this when returning the executed Agreement for Sale.

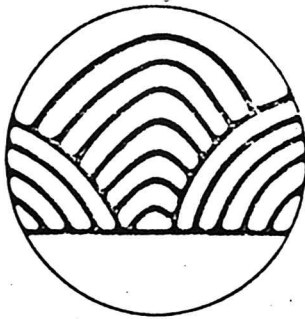
Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

Richard Moloney

c.c. Urambi



URAMBI CO-OPERATIVE
COMMUNITY ADVANCEMENT SOCIETY LIMITED
P.O. BOX 666 CIVIC SQUARE A.C.T. 2608
TEL: IAN LOWE 45 2566 A/H 86 3700
JIM BATTY 45 2554

DECLARATION OF INDIVIDUAL'S FUNDING INTENTIONS

House No: 55
House type: U4
Value: \$49 250
(inclusive of covered car space)
Expected Price: \$44 500
(inclusive of covered car space)

Funding Intention:

House 55,
Urambi Village,
KAMBAH.

Mr. Stephen Shann,
The Convenor,
Body Corporate Committee,
Urambi Village.

Dear Stephen,

We wish to seek approval from the Body Corporate Committee for a ground level timber deck which we propose to erect in our courtyard.

We have commissioned a licensed builder to do the construction which will be completely out of sight from neighbours, and once we erect a gate in our fence, from passers-by.

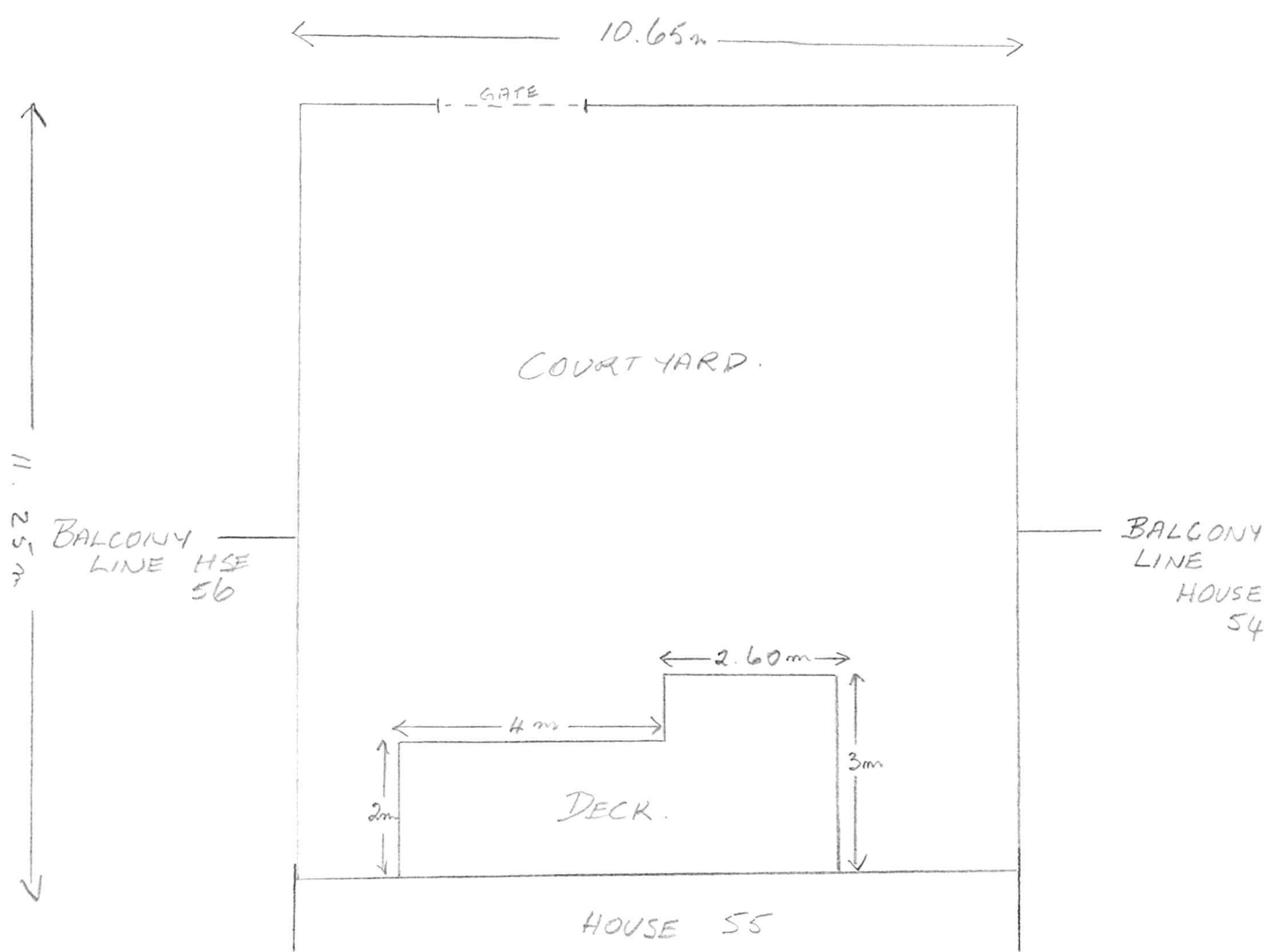
A plan of the deck is enclosed.

Yours sincerely,

John Vickary
John Vickary

approval given

COMMON AREA.



MATTER: URAMBI to VICKARY - Unit 55

PROPERTY: Block 1 Section 149 Division of KAMBAH

PRICE		47,500.00
Less DEPOSIT		5,250.00
		<u>42,250.00</u>
<u>ADJUSTMENTS</u>		
1. Rates - 19 79/19 80		
General	51.22	
Sewerage	87.00	
Water	74.00	
	<u>212.22</u>	
	\$	per year
Paid to 30/6/19 79		
Seller)		
Buyer) allows	90 /365 days	\$ 52.33
2. Rates		
Seller allows		
2. Levies - 3 months to 30.9.79		
\$59.41 - Paid to 30.9.79		
Buyer allows 2/91 days		\$ 1.3
3. Insurance Levy - 12 months to 30.11.79		
\$49.20 - Paid to 30.9.79		
Buyer allows 63/365 days		\$ 8.4
	\$ 52.33	\$ 42,759.80
		\$ 52.33
BALANCE DUE ON SETTLEMENT		<u>\$ 42,207.47</u>
<u>TO</u>		
1. Receiver of Public Monies (Rates)		411.00
2. Receiver of Public Monies (S.28DA)		1,693.70
3. The Proprietors - Units Plan No. 119		606.92
4. Abbott Tout Creer & Wilkinson		200.00
5. Registrar of Titles		42.00
6. Stocks & Holdings (Canberra) Pty Ltd		39,253.75
7.		
8.		
<u>FROM</u>		
1. Buyer's funds	42,207.47	
2.		
3.		
4.		
	\$ 42,207.47	\$ 42,207.47

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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DX 5622 CANBERRA

YOUR REF.

OUR REF. RM.10448

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

2nd October 1979

The Manager,
Stocks & Holdings (Canberra) Pty Ltd,
131 City Walk,
CANBERRA CITY A.C.T. 2601

Dear Sir,

re: URAMBI to VICKARY - UNIT 55

We advise that this matter was settled on Friday the 28th September 1979 as scheduled, and we enclose a settlement statement setting out the financial side of the transaction.

As you had fully discharged Urambi's liability to Civic Co-operative Permanent Building Society and the Bank of New South Wales, its first and second Mortgagees, the whole of the funds received on settlement came to you apart from the usual deductions for the Section 28DA liability, outstanding rates and levies, our costs and registration fees. The discharge of the Section 28DA liability proved a difficulty, in that the relevant Section of the Department of the Capital Territory denied all knowledge of the letter we received from the Department setting out the current discharge figure, and it was only with some difficulty that we persuaded the officer in charge to accept the figure contained in the letter we had received. If that figure turns out to be incorrect, which we very much doubt, we shall let you know and arrange for an appropriate adjustment to be made.

We note that we handed cheques totalling \$39,253.73 to you following the settlement. We now enclose an order on the agent authorising the release of the deposit which you hold. The appropriate branches of the Department of the Capital Territory have been notified of the change of ownership of the unit, and we thus thank you for your instructions and enclose a memorandum of our costs and disbursements, reflecting a "Nil" balance.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

R. C. Moloney

c.c. Urambi

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

P.O. Box 828
92-96 NORTHBOURNE AVENUE
CANBERRA CITY. 2601

The Manager,
Stocks & Holdings (Canberra) Pty Ltd,
131 City Walk,
CANBERRA CITY A.C.T. 2601

October 1979

Our Reference: RM.10448

DATE	SUBJECT MATTER				
	re: <u>URAMBI to VICKARY - UNIT 55</u>				
	TO our costs of and incidental to acting for you on the sale of Unit 55 in Units Plan No. 119 to Vickary, exceeding but say			195	12
	<u>Disbursements</u>				
	Certificate from Allen Curtis & Partners	2	00		
	Photocopying	2	88	4	88
				\$ 200	00
	<u>STATEMENT</u>				
	By amount received on account of costs			200	00
	To our costs as above	195	12		
	To disbursements as above	4	88	200	00
	Balance			\$ Nil	

NOTICE OF CHANGE OF PROPRIETOR

TO: The Proprietors - Units Plan No. 119

RE: Unit 5 Units Plan No. 119

Notice is hereby given that the above unit changed hands recently. Full details are set out below.

Date of Change of Ownership: 28 September 1979

Previous Proprietor: Urambi Co-operative Community
Advancement Society Ltd

New Proprietor: John Robert & Maree Alison VICKARY

Address for service, etc. Unit 55 "Urambi Village"
Crozier Circuit, Kambah, A.C.T. 2902

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



Solicitors for the seller

Date: 2 October 1979

Mrs. Brown - Attached is a bank cheque for \$606.92 representing outstanding levies on this unit up to and including the 30th September 1979.

18.6.81


- ① Dear Phil & Lesley,
- ② Dear John & Maree,

The Body Corporate Committee has asked me to write to you concerning the question of maintenance of the Common Property in the vicinity of your house.

② Springs
① Vicarries We understand that you, with the help of the lawns, trimming of edges, & weeding of certain planted areas. You have discussed ~~this~~ with Keith McIntyre, the extent of the area for which you wish ~~you~~ to assume responsibility, and explained your wish to avoid using the services of our horticultural contractor, Mr P. Maleganeas.

This arrangement seems quite satisfactory to everyone, provided that the work is carried out regularly. However, we feel ~~that~~ we should make it quite clear that if the grass badly needs mowing, Mr Maleganeas will cut it, and that if edges have become substantially overgrown, or if weeds are rampant, he will spray them. As it is Mr Maleganeas' job to maintain the Common Property, exceptions will only be made on the basis of a demonstrated and actual lack of need.

I am sure you will appreciate this point.

Yours sincerely,

Secretary B.C.C.

25 Ingamells St
Garran 2605.
14th July 98

Dear Jennifer and David,
my wife Anita and I own
No 8 Urambi Village and
you have our permission / blessing
to carry out your alterations
and extensions.

We are sure that the
improvements will benefit
us all.

Good luck

John Roberts
Arolund

Structures proposal from house 55

Installation of photovoltaic solar panels on the roof

Jennifer Norberry and David Keightley (house 55) wish to install solar panels on the north-facing roof of their house. These panels are designed to generate electricity that can be used to supply house 55, or be fed back into the power grid.

The company that will do the installation is Nu Energy. The nature of the solar panels (and the deal they are offering) can be checked out at www.nuenergy.com.au.

It may take some months before the panels finally are installed.

The panels will be visible from the spine path, but only in winter when there are no leaves on the trees. They may be visible also to people standing in the end of the back yards of houses 54 and 56.

The houses immediately affected are the two neighbouring houses (54 and 56), and those houses across the spine path from house 55 (36, 37 and 38). These properties support this proposal, which meets the Structures Guidelines of Urambi Village.

Objections to this proposal must be submitted in writing or by email to an EC member before 5pm on 3 June 2009.