

COPY.

THE PROPRIETORS - UNITS PLAN NO. 119  
CERTIFICATE OF MEMBER'S LIABILITY

UNIT NO. 56

The above Corporation hereby certifies pursuant to the  
Unit Titles Ordinance Section 39 (2) as follows:

1. An amount is payable under Section 38 by way of contribution in respect of the above unit and is unpaid. The amounts are as follows:

Supplement 1	due	1/ 7/77	\$56.11	1977/78	Financial Year
Supplement 2	due	20/10/77	\$29.70	1977/78	Financial Year
Supplement 3	due	1/ 2/78	\$59.41	1977/78	Financial Year
Supplement 4	due	13/ 4/78	\$80.03	1977/78	Financial Year
Insurance Supplement	due	1/11/77	\$49.20		
Supplement 1	due	1/ 8/78	\$49.50	1978/79	Financial Year for June - Sept Quarter

2. The fee fixed by the Corporation for this Certificate is \$2.00 per Certificate.

DATED AT QUEANBEYAN THIS NINTH DAY OF AUGUST, 1978.

The Common Seal of the Proprietors of  
Units Plan No. 119 was hereto affixed  
with the authority of the Body Corporate  
by its Representative and Agents:  
Allen Curtis & Partners (Qbn) Pty Ltd.

---

L. L. Bradford  
Secretary

*Owner/occupants*

NOTICE OF CHANGE OF PROPRIETOR

TO: The Proprietors - Units Plan No. 119

RE: Unit 56 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: 25 August 1978

Previous Proprietor: Urambi Co-operative Community Advancement Society Limited

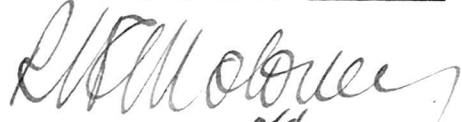
New Proprietor: Josephine Anne Armstrong, Adrian Munro Smith and Anthony David Elias

Address for service, etc. Unit 56 Urambi Village, Crozier Circuit, Kambah, A.C.T. 2902

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



Solicitors for the <sup>old</sup>~~new~~ proprietor

Date: 28 August 1978

Mrs. Bradford - We enclose a bank cheque for the outstanding levies on this unit, \$323.95.

# SMITH'S BOOKSHOP

(The Alternative Bookshop)

46 Northbourne Avenue Canberra City 2601 Australia

(062) 474459

~~Approval~~

14-2-83

Annie Lang.

Orambi Village

Structures Committee

Dear Annie,

I seek approval from the Structures Committee for our fireplace which has been installed in full accordance with the guidelines of the Dept. of Capital Territory.

Could I please have this approval in writing.

Thanks,

(See over

Adrian Smith

Plan of fireplace given to me  
by Adrian Smith, House 56, 7/3/83.

Mr Smith advised that DCT approval  
is conditional upon BCC approval  
& further, that installer is certified  
as competent by D.C.T.

In view of the above, I recommend  
that approval be granted.

Ann Shaug

It appears that the Structures (see  
above - and the attached  
letter of 6/3, was never sent. In 7/3/83  
view of this, I have replied by letter on 9/1 left to  
Allen Curtis & Partners

Urambi 39

March 6, 1983

Dear Adrian,

In regards to our discussions about your fireplace over the past few days I thought it worthwhile writing to you about the legal requirements for Body Corporate Approval:

Sub. Section a) of the Structures Guidelines states that a structure must have B.C.C. approval prior to its construction and that part of the guidelines dealing with fireplaces reads:

"B.C. approval necessary because D.C.T. approval is now required for the installation of a fireplace."

I hope this is of assistance.

Yours sincerely,  
Annie Lang.

# PHILLIPS & CO. SOLICITORS

J. W. SNELL LL.B  
J. S. SNELL B Ec., LL.B  
Associate  
A. J. DAVIS B.A., LL.B

DX 5626 CANBERRA

PLEASE REPLY TO . . . . CANBERRA . . . . . OFFICE

Our Ref: 4 13 9122

Your Ref:

21 July 1983

*Rec 22/7/83*

Allen Curtis & Partners  
GPO Box 1933  
CANBERRA CITY ACT 2601

Dear Sir,

re UNIT 56 UNITS PLAN 119

We act for the registered proprietor of the above unit and we should be pleased if you would provide us with a Certificate under Section 39(2) of the Unit Titles Ordinance 1970. Please also advise details of the insurer for the Body Corporate and current insurance policies held.

Please provide information as follows:

1. Who are the members of the Committee of the Body Corporate?
2. Who is the Secretary of the Body Corporate and what is the Secretary's address?
3. Has the Body Corporate or any one on its behalf received any notice or notices affecting the common property or the above unit from any public authority? If so, please provide particulars. *NO*
4. Has any resolution been passed or is there any proposal to pass a resolution pursuant to Sections 42 or 44 of the Ordinance? If so, please provide particulars. *not to our knowledge*
5. Have there been any additions or amendments of or to the by-laws in the schedule to the Ordinance or have any of the by-laws been repealed? If so, please provide particulars. *Yes enclosed copies*
6. Where may the Body Corporate documents and records be inspected?  
*All financial records & Roll D books at ACP. & other records*
7. Have Sections 36 and 106 of the Ordinance been complied with? *Yes*
8. Are any moneys owing by or recoverable from the proprietor of the above unit pursuant to Sections 38(6), 47 or 48 of the Ordinance?  
*NO*

.../2

CANBERRA: P.O. BOX 140 CANBERRA CITY 2601. 131/141 CITY WALK CANBERRA: PHONES: 49 6766; 49 6693 STD 062.

ALSO AT YASS: P.O. BOX 256 YASS N.S.W. 2582. 96 MEEHAN STREET YASS N.S.W. PHONES: 26 1471; 261677 STD 062.

BOOROWA: P.O. BOX 27 BOOROWA N.S.W. 2586. 2 MARSDEN STREET BOOROWA. PHONE: 85 3008 STD 063.

9. Has any Order been sought by any person or persons pursuant to Sections 97, 100 or 113 of the Ordinance? If so, please provide particulars.  
*Not to our know.*
10. Has the Body Corporate made any investment pursuant to Section 37 of the Ordinance? What funds are held by the Body Corporate?  
*Yes. Cash Res. \$437.*
11. Has the Body Corporate borrowed any moneys pursuant to Section 42 of the Ordinance?  
*no*
12. Is there any existing agreement with the Body Corporate for repair or maintenance of the above unit or for the provision of amenities or services to it or to the proprietor?  
*no*
13. Has any member of the Body Corporate been granted any special privileges pursuant to Section 46 of the Ordinance?  
*not to know.*
14. Has an administrator of the Body Corporate been appointed pursuant to Section 92 of the Ordinance?  
*NO.*
15. (a) Where is the Certificate of Title for the common property held?  
*A B C & W.*
- (b) Under whose authority will the Certificate of Title be transferred to the Corporation if a formal transfer is required?  
*Already held in name of U/P 119.*
- (c) Has the Corporate agreed to transfer, assign, encumber, mortgage or charge in any way the common property or the Certificate of Title in respect of the common property?  
*NO.*
16. Has the Body Corporate opened a Bank Account? If so, at which Bank and what is the current balance of the account?  
*Yes CTB C.C. \$3825.00*
17. Has the Body Corporate or the proprietor made any claim under any policy of insurance relation to the unit or have circumstances giving rise to any claim come into existence?  
*NO.*
18. Are there any proposals for subdivision of the parcel of land pursuant to Section 11 of the Ordinance?  
*NO.*
19. Has any alteration been proposed or commenced pursuant to Section 28 of the Ordinance?  
*NO*
20. Has any action been taken pursuant to Section 38 of the Ordinance to determine the proprietor's interest in the unit entitlement pursuant to the relevant Certificate of Title?  
*NO.*
21. Has the Corporation carried on business contrary to the provisions of Section 41 of the Ordinance?  
*NOT to our knowledge*
22. Has the proprietor of the unit committed any breach of an article of the Corporation which has not been remedied?  
*not to our knowledge.*
23. Has any special resolution pursuant to Section 45 of the Ordinance been passed in respect of the subject unit entitlement?  
*NO*
24. Are there liabilities due by the proprietor of the unit to the Corporation pursuant to Section 49 of the Ordinance?  
*NO*

- 25. Has the proprietor or the Committee purported to perform any duty or function imposed on the Committee or exercised any power conferred on the Corporation contrary to the provisions of Section 50 of the Ordinance?  
*no*
- 26. Has any application been made or has any Order been made pursuant to Part 8 of the Ordinance?  
*no*
- 27. Has any application, action or suit been made or commenced pursuant to Section 109 of the Ordinance?  
*no*

We also enclose herewith requisitions from the solicitors for the purchaser herein. Would you answer these where not compatible with our own questions and return to us. In addition to answers to the enclosed questions and a certificate under Section 39 (2), would you please advise your requirements for transfer of rights in relation to the swimming pool on the body corporate property, in which our client holds one share.

We have forwarded a copy of this letter to Mr G McAlpine, the Convenor of the Body Corporate Committee.

Yours faithfully,  
PHILLIP & CO

Per: *[Signature]*

D J SNELL



*Autonomous  
Ownership of pool goes with unit  
& pay levies  
instantaneous of rules  
of pool.*



force on both sides  
outside prop line  
as long as we are  
~~Attract~~ object, it can  
remain in air.

**PHILLIPS & CO. SOLICITORS**

J. W. SNELL LL.B  
J. S. SNELL B Ec., LL.B  
Associate  
A. J. DAVIS B.A., LL.B

DX 5626 CANBERRA

PLEASE REPLY TO . . . . CANBERRA . . . . . OFFICE

Our Ref: 4 13 9122

Your Ref:

29 July 1983

Allen Curtis & Partners Pty Limited  
GPO Box 1933  
CANBERRA CITY ACT 2601

Dear Sirs

RE: SMITH & ORS SALE TO BARKER & COWDEN  
UNIT 56 PLAN 119

Thank you for your letter of 26 July 1983 providing particulars for settlement. Pursuant to article 3 (c) of the Unit Titles Ordinance we confirm our client's sale to the abovenamed.

We hereby notify the Body Corporate that our client has undertaken to obtain approvals of a free standing fire place in the living room of the subject premises, and removal of a stud wall. We understand that the committee were aware of these matters, and we would be grateful for your confirmation to the buyer in due course that article 4 (e) has been complied with.

Yours faithfully  
PHILLIPS & CO



D J SNELL

*Could Annie Lang recall what approvals  
were given for these matters?  
(then I can talk to  
Barker & Cowden)  
Carol Medley*

15 August, 1983.

The Committee of Unit Plan 119,  
C/- M. Burton,  
Unit 62 Urambi Village,  
Crozier Circuit,  
KAMBAH. A.C.T. 2902.

Dear Sirs,

Re: Unit 56 - Unit Plan 119.

We enclose copy of letter received from Phillips & Co. and as we have no knowledge of this matter would appreciate your early reply direct to the Solicitor.

Yours faithfully,



P.T. STEVENSON (MRS.)  
BODY CORPORATE MANAGER.

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

9 September 1983


Mrs P.T. Stevenson,  
Body Corporate Manager,  
Allen Curtis & Partners Pty. Ltd.,  
Real Estate Consultants,  
P.O. Box 1324,  
CANBERRA CITY A.C.T. 2601

Dear Mrs Stevenson,

I refer to your letter of 15 August 1983 in which you enclosed a letter dated 29 July 1983 from Phillips & Co., Solicitors, concerning alterations to Unit No. 56.

I wish to advise that the Urambi Village Body Corporate Committee has no objections to the inclusion of a fireplace and the removal of a stud wall as outlined in the letter of 29 July. This, however, is subject to the installation and alterations complying with all Department of Capital Territory requirements. The external flue of the fireplace should also be painted to match existing Urambi Village chimneys. The recommended paint is "Solaguard" and the colour is "Mission Brown".

Yours sincerely,

  
T.J. Goggin  
Structures Sub-Committee  
Body Corporate Committee

THE PROPRIETORS — UNITS PLAN NO. 119  
CERTIFICATE OF MEMBER'S LIABILITY  
UNIT NO. 56

THE ABOVE CORPORATION HEREBY CERTIFIES PURSUANT TO THE UNITS TITLE ORDINANCE SECTION 39(2) AS FOLLOWS:

AN AMOUNT IS PAYABLE UNDER SECTION 38 BY WAY OF CONTRIBUTION IN RESPECT OF

THE ABOVE UNIT AND IS UNPAID. THE AMOUNT IS \$ 228.24

*Administration Levy*  
AND BECAME DUE FOR PAYMENT ON 1/4/83, 1/7/83 FOR THE PERIOD

1/4/83 TO 30/9/83 for Hth. gtr. last fin yr + 1st 9th month  
fin yr of ~~\$ 777~~ \$73.68 + \$77.26 respectively  
ANNUAL ADMINISTRATION LEVY FOR ABOVE UNIT IS \$ 308.92

Plus special levy of \$27.33 for period 1/4/83 to 30/6/83.  
" Swimming Pool levy of \$50 for " " to " "

DATED AT CANBERRA THIS ..... DAY OF ..... 19.....

THE COMMON SEAL OF THE PROPRIETORS  
OF UNITS PLAN ..... WAS HERETO  
AFFIXED WITH THE AUTHORITY OF THE  
BODY CORPORATE BY ITS REPRESENTATIVE  
AND AGENTS: ALLEN CURTIS PARTNERS  
PTY LTD

.....  
For the Managing Agent

26/7/83

Phillips & Co.,  
Solicitors,  
G.P.O. Box 140,  
CANBERRA, ACT, 2601.

Dear Sirs,

Re: Unit 56 Unit Plan 119. Sale fr. Armstrong, Smith & Elias.  
Your Ref. 4 13 9122.

We refer to your letter of 21/7/83 requesting answers to requisitions on title for the above unit and list below our replies:

1. Messrs. McAlpine, Lang, Watson, Goggins, O'Reilly, Burton and Ms Vidler and Mrs. Kortlang.
2. Mr. Burton of 62 Brambi Village, Crozier Cir., Kambah, 2902.
3. and 4. Not to our knowledge.
5. Yes, copies enclosed.
6. Financial records and roll of proprietors at Allen Curtis & Partners Pty. Ltd., 128 Bunda St., Canberra.
7. Yes.
8. Only money owing by proprietors of this unit is listed in 39(2) Certificate enclosed.
9. Not to our knowledge.
10. Yes, Civic Permanent \$437.00 to date.
11. and 12. No.
13. Not to our knowledge.
14. No.
15. (a) Abbott, Tout, Creer & Wilkinson in safe custody.  
(b) Is held in safe custody for the Corporation and is under their signature.  
(c) No.
16. Yes, CTB, Canberra City in credit to \$3825.00.
- 17, 18, 19, 20. No.
21. Not to our knowledge.
22. Not to our knowledge.
- 23, 24, 25, 26, 27. No.

In reply to your question on transfer of rights in relation to the swimming pool we are advised by the secretary that the ownership of pool rights is transferred automatically to the new owner upon the purchaser undertaking to keep the rules of the pool club.

All other records of this body corporate are kept by the secretary, Mr. Burton, see (2) above.

....2/

Listed below are the replies to the requisitions on title from Macphillimy, Cummins & Gibson, which have not already been replied to in our answers to your requisitions.

5. Not to our knowledge.
6. All insurance policies with SBU Ins. Ltd. and all are current to 1/11/83.  
Bldg. cover \$4,072,318 p/n 41 1078021.  
P/lia. cover \$1,500,000 p/n 41 1071390.  
W/comp. cover Unlimited p/n 41 1074434.  
Mortgage concurrence cover \$1,306,514. 41 1075-462.
7. CTB, Canberra City, "The Proprietors of Unit Plan 119".
8. We do not know.
10. 11. No.
12. Yes see 39(2).
- 13, 14, 15, 16. No.

39(2) Certificate is enclosed together with our account for your attention.

Yours faithfully,

P.T. STEVENSON.  
BODY CORPORATE MANAGER.

MACPHILLAMY CUMMINS & GIBSON

SOLICITORS

11th Floor, National Mutual Centre  
Darwin Place, Canberra ACT

P.O. Box 628, Canberra City, ACT 2601  
Canberra Document Exchange DX 5601

Telex: AA62613 Telephone: STD 062 488311

The Secretary  
Proprietors Units Plan No. 119

Your ref.:  
Our ref.: BARK 2175 001 N

Dear Sir,

re: UNIT NO. 56 UNITS PLAN NO. 119  
SELLER/MEMBER: ARMSTRONG, ELIAS & SMITH  
BUYER: BARKER & COWDEN

We act for the Buyer of the above unit and would appreciate your advising of the following information. We enclose a copy of this letter so that you can set out the information against each question:-

1. Please certify under Seal of the Corporation pursuant to Section 39) 2) of the Unit Titles Ordinance as to the amount of contribution payable in respect of the above unit. To assist you a form of Certificate is enclosed.
2. Please advise where and when the books of the Corporation may be inspected and also the name and telephone number of the person with whom arrangements should be made.
3. Please advise the names and addresses of the members of the committee appointed by the Corporation.

*Enclosed*

*See records & Roll of  
Shops at end &  
other records list.*

2

Partners  
Peter George Seaman  
Peter Anthony Hadden  
Robert Neville Arthur Howse  
Christopher Geoffrey Chomworm  
Sir Ian Christopher Esauage  
Peter Bill Williams  
Ross James ...

Consultants  
Neil Mowbray Macphillamy  
Maureen Prosper Cummins  
Brian John Cowie  
Solicitors  
Lynn Margaret Gibson  
Alan Robert McArthur



PROPRIETORS UNITIS PLAN NO.

4. Have there been any amendments to the Articles as set out in the First Schedule of the Unit Titles Ordinance? *Yes, see enclosed copies*
5. Are there any proposals to amend the Articles of the Corporation? *not to our knowledge*
6. Please provide details of all Insurance held by the Corporation (including names of Insurance Company, number of Policy and amount of cover) in respect of the following:
- (1) Householders Insurance *All current to 1/11/83 all SBU* 451078-0211
- (2) Public Risk *PL1071-3905*
- (3) Workers Compensation *451075-4628*
- (4) Other. *Mod. Concurrent 451075-4628.*
7. In relation to the Corporation's Bank Account established under Section 37 of the Ordinance please advise the name and branch of the Bank and the name in which the Account is held. *CTB LLC "The Proprietors of U/P 119"*
8. Where is the Certificate of Title for the Common Property?
9. Are the Certificate of Fitness for Occupancy and Use and the Certificate of Compliance for the building held with the Certificate of Title for the Common Property? *unknown*
10. Has an application been made or any Order been made to alter or cancel the Units Plan? *no*
11. Has an Administrator been appointed or any application made or proceedings commenced for the appointment of an Administrator under Section 92 of the Ordinance? *no*

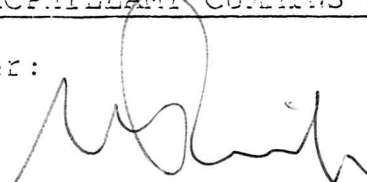
PROPRIETORS UNITS PLAN NO.

---

12. Is there any money owing by the Seller to the Corporation? *Yes see 39(2)*
13. Has the Corporation borrowed any money? If so please furnish details. *no*
14. Have there been any resolutions passed under Sections 45 or 46 of the Ordinance?  
(These Sections relate to agreements with members and special privileges relating to the Common Property). *no*
15. Is there any alteration to the unit entitlement of the individual units as set out in the Units Plan proposed or commenced under Section 23 of the Ordinance? *no*
16. Has the Corporation established a "Sinking Fund" being a fund set up apart from the administrative fund to cover long term repairs or maintenance? If so, please furnish details. *no*

Yours faithfully,  
MACPHILLAMY CUMMINS & GIBSON

Per:



encl.

STRUCTURES

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 BBC 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.  
T. L. ...

- (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.

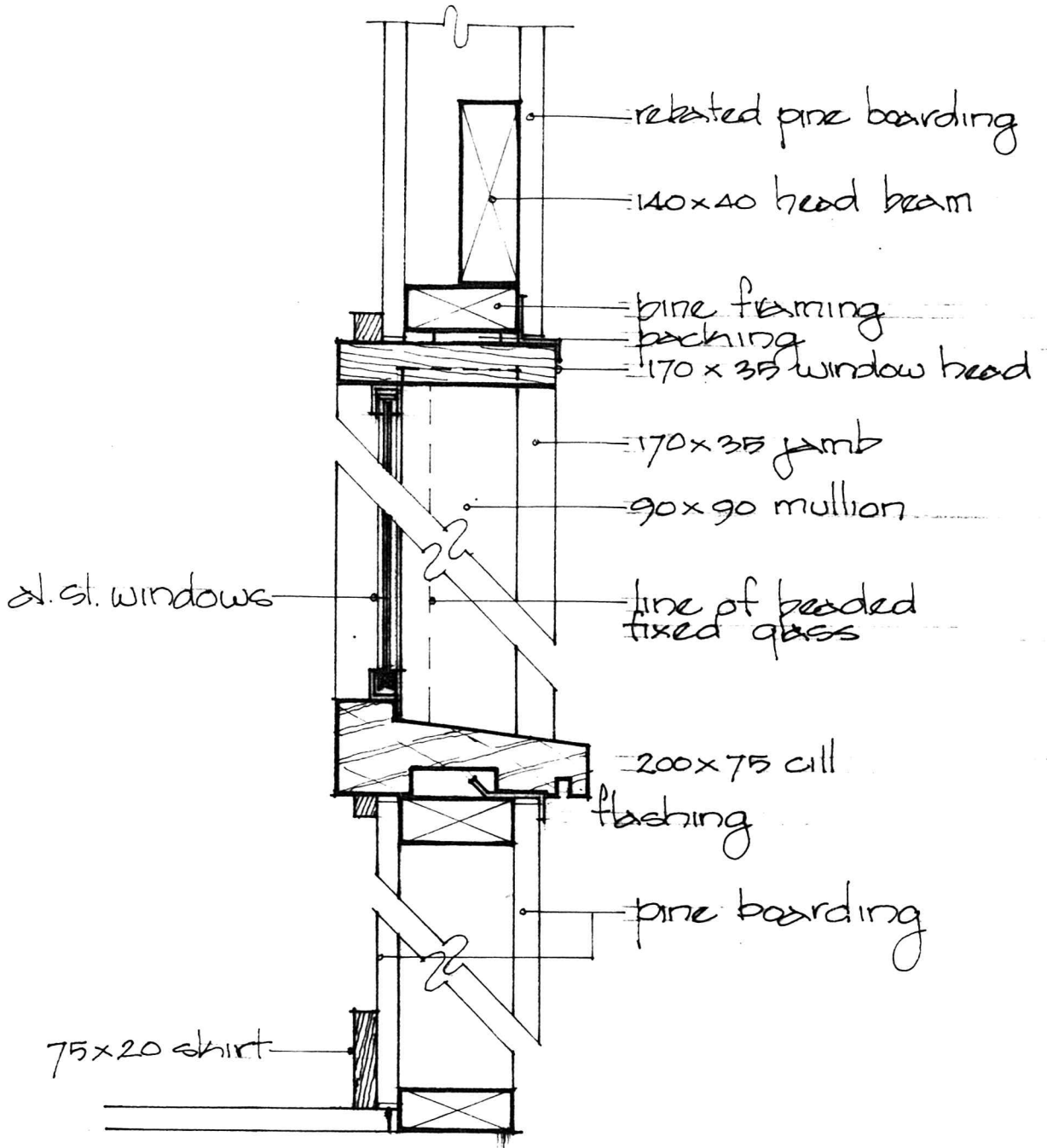
If there are any queries please contact Terry Goggin, House 13, Tel. 31.9537.

*House NO 56*

*A permit was issued by the Dept. on 25/1/84 for a fire-place - but there has been no form "Application for Certificate of Occupancy or Use" so that an inspection can be carried out.*

*Terry Goggin*

*14/6/84*

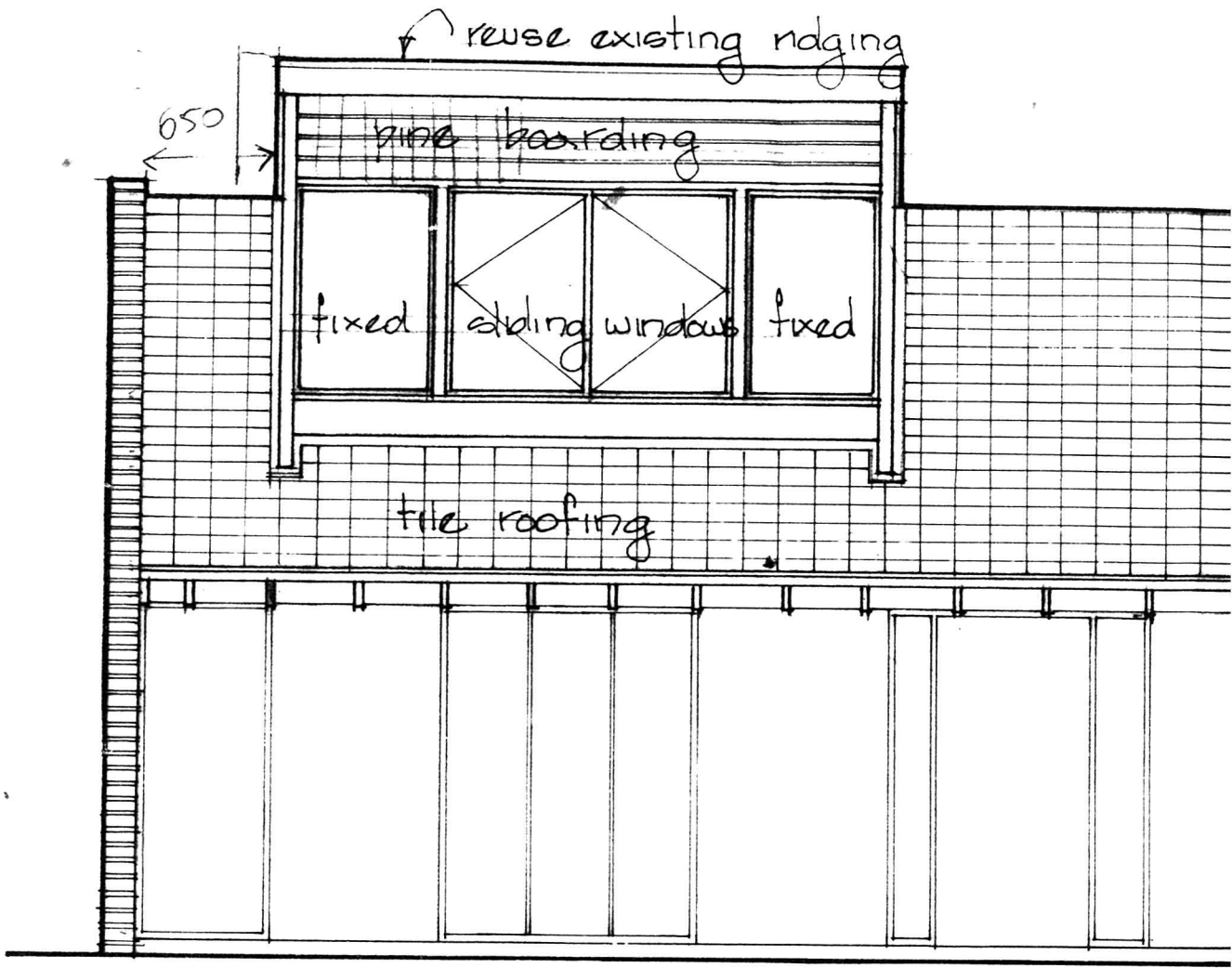


# WINDOW DETAIL

185

2





**ELEVATION**

scale 1:50

