

ABBOTT TOUT CREER & WILKINSON

SOLICITORS

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

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

March 1979

Our Reference: RM.11970

DATE	SUBJECT MATTER				
	<p>re: <u>URAMBI to McINTYRE & CHRISTENSEN - UNIT 57</u></p> <p>TO our costs of and incidental to acting for you on the sale of Unit 57</p> <p><u>Disbursements</u> <u>Photocopying</u></p>			199	28
					72
				\$ 200	00
	<p><u>STATEMENT</u> To our costs as above To disbursements as above</p>			199	28
					72
				\$ 200	00
	By amount received			200	00
	Balance			\$	Nil

DM2

ABBOTT TOUT CREER & WILKINSON



RM.11970

29th March 1979

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

Dear Sirs,

re: URAMBI to McINTYRE & CHRISTENSEN - UNIT 57

We confirm that this matter was settled on Wednesday the 28th March 1979 and enclose a settlement statement giving details of the financial side of the transaction.

We have notified the Department of the Capital Territory and the Body Corporate of the change of ownership of the property and attended to payment of outstanding rates, levies and insurance levies. As usual our costs and disbursements have been met from the proceeds of sale and a memorandum of these reflecting a "Nil" balance is enclosed.

This finalises the matter and we are closing our file. Thank you for your instructions.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: 

P.S. We enclose an order on the agent

c.c. Urambi

SETTLEMENT STATEMENT

URAMBI to McINTYRE & CHRISTENSEN

As at 28 March 1979

Price	<u>UNIT 57</u>	46,000.00
Less Deposit		<u>4,600.00</u>
		\$41,400.00

Rates 1978/79

General	47.52
Sewerage	71.00
Water	<u>61.00</u>
	\$179.52

Paid to 30.6.79	
Buyer allows 94/365 days	46.23

<u>Levies 1.1.79 to 31.3.79</u>	
\$59.41 - paid	
Buyer allows 3/92 days	1.94

Insurance 1978/79

\$45.33	
Paid to 30.11.79	
Buyer allows 247/365 days	30.68

Registration Fees

Seller allows	\$ 42.00	
	\$ 42.00	\$41,478.85
		<u>- 42.00</u>
		<u>\$41,436.85</u>

Cheques -

1. The Proprietors - Units Plan No.119	488.10
2. Receiver of Public Monies (Rates)	411.10
3. Abbott Tout Creer & Wilkinson	200.00
4. Bank of New South Wales	8,067.53
5. Civic Co-operative Permanent Building Society Ltd	<u>32,270.12</u>
	<u>\$41,436.85</u>

DAWSON WALDRON

SOLICITORS

R A STEPHENS
R D SOMERVILLE
D G BARR
J K ARMITAGE
A E VRISAKIS
A W D MCINTYRE
N R CARSON
J F MCDARRA
D R MAGAREY
D N SCOTT
J W HASLEM
I G BETTS
J D ODBERT
A J STAMMERS
S H M KANJI
H D H KELLER

RODON KING
C F BLAXLAND
PETER JOHNSTONE
P SIMONS
D R SOMERVILLE
A G H MORRIS
ALAN CAMERON
MICHAEL EYERS
W D M CANNON
JOHN ATANASKOVIC
MICHAEL SHARWOOD
W C CONLEY
T I CORK
K B REEDE
J G DAVIS

CONSULTANT:
ALAN RENOUP

CANBERRA:

JOHN W HASLEM

SENIOR ASSOCIATE:

JAMES R G BELL

C F BLAXLAND

Your reference

Our reference

15.C134/83

National Press Club Building,
16 National Circuit, Barton,
ACT, Australia, 2600.
Telephone (062) 73 2514
International: +61 62 73 2514
Telex: 61684
DX: 5680, Canberra

Sydney Office:
60 Martin Place, Sydney, NSW, 2000
Telephone (02) 236 5365
International: +61 2 236 5365
Facsimile (FX 4300): (02) 221 2389
Telex: 22867
Cables: Travinto
DX: 355, Sydney

18th May, 1983

Mrs. Pat Stevenson,
The Secretary,
Body Corporate Units Plan No. 119,
128 Bunda Street,
CANBERRA CITY A.C.T. 2601

Dear Mrs. Stevenson,

RE: MCINTYRE TO JACOBS
UNIT 57 IN UNITS PLAN 119, KAMBAH

We act for the above in respect of the sale of the above unit and we would very much appreciate your providing us with Section 39(2) Certificate in respect thereof.

We enclose our cheque for \$2.00 being fee payable with regard thereto.

Thanking you for your assistance.

Yours faithfully,



DAWSON WALDRON

encs:

PETER AHERN & ASSOCIATES

Uwe D. Boettcher, B.A., LL.B.
Ron A. Clapham, B.A., LL.B.

BARRISTERS AND SOLICITORS

TELEPHONE: (062) 51 4211

Associate:
Athol H. Morris, B.Ec., LL.B.

SUITE H, FIRST FLOOR,
BELCONNEN COMMERCIAL CHAMBERS,
CNR. LATHLAIN & COHEN STREETS,
BELCONNEN, A.C.T., 2601.

P.O. Box 151
Belconnen. 2616

DX 5647

Our Ref: GCM:KD 3228

Your Ref:

23rd May, 1983.

The Secretary,
Body Corporate,
Units Plan No. 119
P.O. Box 666
CIVIC SQUARE A.C.T. 2608

Dear Sir,

RE: JACOBS PURCHASE FROM McINTYRE
Unit 57 Block 1 Section 149 Kambah Urambi Village

We advise that we act for Mr. B.E. Jacobs who has negotiated the purchase of the above unit. We enclose herewith enquiries in respect of Units Plan No. 119 and would appreciate if you could answer same and return them as soon as possible along with a Section 39(2) Certificate.

We look forward to hearing from you.

Yours faithfully,
PETER AHERN & ASSOCIATES



Geoff Mazengarb

Encl.
1. Enquiries

THE PROPRIETORS — UNITS PLAN NO.119.....
CERTIFICATE OF MEMBER'S LIABILITY
UNIT NO.57.....

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 \$ ~~294.64~~ ~~43.66~~ 150.99*

AND BECAME DUE FOR PAYMENT ON 1/4/83 FOR THE PERIOD 1/4/83 TO 30/6/83

ANNUAL ADMINISTRATION LEVY FOR ABOVE UNIT IS \$ 294.64

DATED AT CANBERRA THIS 23rd DAY OF May 1983

THE COMMON SEAL OF THE PROPRIETORS OF UNITS PLAN 119 WAS HERETO AFFIXED WITH THE AUTHORITY OF THE BODY CORPORATE BY ITS REPRESENTATIVE AND AGENTS: ALLEN CURTIS PARTNERS PTY LTD

.....
For the Managing Agent

X BREAKUP

PERIOD 4 ADMIN LEVY	DUE	1.4.83	73.66
POOL MAINTENANCE	"	1.4.83	50.00
SPECIAL LEVY	"	1.4.83	27.33

TOTAL o/s = \$150.99

PETER AHERN & ASSOCIATES

BARRISTERS AND SOLICITORS

TELEPHONE: (062) 51 4211

SUITE H, FIRST FLOOR,
BELCONNEN COMMERCIAL CHAMBERS,
CNR. LATHLAIN & COHEN STREETS,
BELCONNEN, A.C.T., 2601.

P.O. Box 151
Belconnen, 2616

DX 5617

Our Ref: GCM:AS 3228

Your Ref:

11th July, 1983.

Mr. G. McAlpine,
Secretary of Body Corporate,
Units Plan No. 119,
Unit 17 Urambi Village,
Crozier Circuit,
KAMBAH. A.C.T. 2902

See Geoff
Copy for Allen Currie

Dear Sir,

re: PROPRIETORSHIP OF UNIT NO. 57

We are the solicitors for Mr. Barry Ernest Jacobs and we advise that he is now the proprietor of Unit No. 57 in Units Plan No. 119. His proprietorship is effective from the 7th day of July, 1983.

Yours faithfully,
PETER AHERN & ASSOCIATES

GC Mazengarb
Geoff Mazengarb

*S/C } 10/10/83
S/R } am.*

To: The Secretary,
The Body Corporate,
The Proprietors - Units Plan No. 119

UNIT TITLES ORDINANCE 1970 AS AMENDED

Enquiry in respect of Units Plan No.119

Premises: Unit No. 57

Client/Lessee: JACOBS/McINTYRE

1. Please furnish details of any Fire, Public Risk, Workers Compensation or other policies of insurance held by the Body Corporate in respect of this Units Plan:

	<u>Insurer</u>	<u>Policy No.</u>	<u>Amount of Cover</u>
Fire:	SBU	HS1078-0211	3,847,129
Public Risk:	SBU	PL1071-3905	1,500,000
Workers Compensation:	SBU	H51075-4628	Unlimited
Other: Mortgagees Concurrence	SBU	H51075-4628	

2. Please provide the full names of the present committee of the body corporate:

D Gascoigne	A & C Lang
R Goldstein	T Healy
E Sharp	C Burton
B Clarke	
L Mills	
A Glennie	

Answer

3. Are any fixtures, fittings or appurtenances on the Contact common property the subject of any hire purchase lease R Goldstein, agreement or encumbered in any way? unit 65
4. Has the body corporate or its agent or delegate Contact received (from any public authority) any notice or R Goldstein, notices affecting the common property in regard to any unit 65 of the following:
- (a) resumption of intended resumption?
 - (b) prohibiting, restricting or affecting user or enjoyment?
 - (c) requiring the carrying out of any work alterations or repairs?
 - (d) intention to carry out any work upon the property or upon the streets or paths adjoining the same?

- (e) realignment or intended realignment or closure of any streets adjoining the property?
5. Has any resolution been passed or are you aware of any proposal to pass a resolution pursuant to Sections 42 or 44 of the said Ordinance? If so, please furnish particulars thereof. Not to our knowledge
6. Have there been any additions to, amendments, or repeal of the by-laws in the schedule to the said Ordinance? If so, please furnish particulars thereof. Are you aware of any proposed alterations? No.
See enclosed.
7. What is the name and address of the secretary of the body corporate and where may the books of the body corporate be inspected? Ralf Goldstein,
unit 65, Urambi
Financial books - 128
Bunda St, City.
8. Have Sections 36 and 106 of the said Ordinance been complied with? Yes.
9. Are any moneys owing by or recoverable from the above lessee pursuant to Sections 38(6), 47 or 48 of the said Ordinance? See 39(2) Certificate.
10. Has any order been sought by any person or persons pursuant to Sections 97, 100 or 113 of the said Ordinance or is the body corporate aware of any proposal to seek any such order? No.
11. (a) Has the body corporate made any investment, pursuant to Section 37 of the Ordinance? Civic Permanent account \$437.
(b) What funds are held by the body corporate? CTB account - \$4,000.04
Civic Perm - \$437.
(c) Has the body corporate borrowed any moneys pursuant to Section 42 of the said Ordinance? Not to our knowledge.
12. Has any agreement been made with the body corporate for the repair or maintenance of the subject unit or for the provision of amenities or services to it? Not to our knowledge.
13. Has any member of the body corporate been granted any special privileges pursuant to Section 46 of the Ordinance? Not to our knowledge.
14. Has an administrator of the body corporate been appointed pursuant to Section 92 of the Ordinance? No.
15. In whose possession is the title deed for the common property of this units plan? Abbott, Tout, Creer & Wilkinson.

From: PETER AHERN & ASSOCIATES
Suite H, First Floor,
Belconnen Commercial Chambers,
Cnr. Lathlain & Cohen Street,
BELCONNEN A.C.T. 2601

The secretary
ACTPLA

Dear secretary

I write as the secretary (and previous structures officer) to the Executive Committee for Urambi Village (Owners Units Plan 119, abn 99 997 995 578).

This letter is to confirm that Rob and Cate Riley of house 57 Urambi Village have had formal approval from the Urambi Village Executive Committee to proceed with their planned extensions.

They underwent our normal approval process in which all owners were notified of the details of the proposed extensions, and had an opportunity to comment on them or object to them. The approval was formally granted at our Annual General Meeting in August 2009. The minutes of this meeting are available should you wish to see them.

The planned work is as follows.

- Extend the upstairs family/meals area out by approximately 1.5m to the edge of the current balcony.
- Extend the bedroom below the family/meals area out by the same distance.
- Extend the rest of the current balcony out to a final width of 3m.
- Add an external spiral staircase to the corner of the balcony extension.

We welcome these improvements to house 57.

David Keightley
Secretary to the Executive Committee

31 August 2009