

Copy Letter from Abbott Tout Creer & Wilkinson

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RM.10446

24th April 1979

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

Dear Sir,

re: URAMBI to FERRY & CLARKE - UNIT 58

We confirm that this matter was settled on Friday the 20th April 1979, and note that following settlement we handed to you a settlement statement giving financial details of the transaction and an authority authorising the release of the deposit held by you.

We note that although settlement was effected outside the fourteen day period specified in the Agreement for Sale, you agreed to waive interest on the balance due on settlement in this case.

We have notified the various branches of the Department of the Capital Territory and the Body Corporate of the change of ownership of the property, and this concludes the matter. Accordingly, a memorandum of our costs and disbursements reflecting a "Nil" balance is enclosed.

We thank you for your instructions.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



c.c. Urambi

URAMBI to FERRY & CLARKE

Friday 20 April 1979

Price	33,500.00
Deposit	<u>1,700.00</u>
	31,800.00

Rates 1978/79

General	28,51
Sewerage	71.00
Water	<u>61.00</u>

\$160.51

Paid to 30.6.79	
Buyer allows 82/365 days	36.06

Levies - Second quarter

(say) \$35.64

Unpaid

Seller allows 9/92 days	3.49
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Insurance Levy

\$29.36 p.a.

Paid to 30.11.79

Buyer allows 235/365 days	18.90
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Occupation Fee

1 week 5 days at \$40 per week

Buyer allows	68.55
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3.49	31,923.51
	<u>- 3.49</u>

31,920.02

1. Receiver of Public Monies (Rates)	373.68
2. The Proprietors - Units Plan No.119	296.63
3. Registrar of Titles	42.00
4. Abbott Tout Creer & Wilkinson	200.00
5. Civic Co-operative Permanent Building Society Ltd	24,806.17
6. Bank of New South Wales	<u>6,201.54</u>
	<u>\$31,920.02</u>

**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

April 1979

Our Reference:

DATE	SUBJECT MATTER				
	<p>re: <u>URAMBI to FERRY &amp; CLARKE - UNIT 58</u></p> <p>TO our costs of and incidental to acting                      for you on the sale of Unit 58</p>			\$ 200	00
	<p><u>STATEMENT</u>                      To our costs as above</p>			200	00
	<p>By amount received on account of costs</p>			200	00
	<p>Balance</p>			\$ Nil	

*MS*

ABBOTT TOUT CREER & WILKINSON  


20 Urambi Village  
KAMBAH A.C.T. 2902

8th June 1981

Dear Serge,

The Body Corporate Committee has asked me to write to about our forthcoming tree-pruning program.

We have been advised that the large eucalypt on common property immediately behind your house should be taken out. It is with regret that we authorise the cutting of the site's original trees, for of course it will be some years yet before our own plantings assume the stately proportions of our best mature specimens. However, in the case of senescent eucalypts which fail to respond to tree surgery, & which are now suspected of harbouring termites, there is no alternative.

We have therefore accepted the tree surgeon's advice, & it is to be felled. Its wood will be offered for sale in tonne lots, as firewood. Knowing your fondness for it, we wished you to be told in advance that this was to happen.

Yours sincerely,

Paul Ryan.

Secretary

Urambi Village Body Corporate C'tee,  
% 20 Urambi Village.  
4 August 1981

Dear Serge,

I refer to our conversations at this address on the nights of 10 July, 16 July & 20 July 1981, & to my letter to you of 8 June 1981, concerning the large eucalypt behind your house.

Until 10 July, the Committee had not been made aware that you considered that tree to be on your own unit entitlement, rather than on common property, as we had stated in our letter of 8 June. It was most unfortunate that you did not bring this claim to our attention until the tree had been partly cut down, as a great deal of unpleasantness & worry could have been avoided all round.

The situation is that the original site plans, which show both unit entitlement & the location of trees, locate that particular tree on common property. The enquiries we have made since confirm the accuracy of the site plans in that regard: the tree was on common land.

Yours sincerely,

Paul Ryan.

Secretary.



18 October 2004

Libby Amiel  
Body Corporate Committee  
15 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

**RE: 58 Urambi Village  
Crozier Circuit, Kambah**

Dear Libby,

This letter is a request for permission from the Committee. The owner would like to install lazer light sheeting above the rear top verandah at the above address.

If you have any further questions relating to this matter do not hesitate to contact our office.

Yours sincerely,



Margaret Wilson  
**PROPERTY MANAGER**

0407 930 583

Remove rotting slats and replace with  
laser light to create water tight outside seating area.

18 October 2004

COPY

Libby Amiel  
Body Corporate Committee  
15 Urambi Village  
Crozier Circuit  
KAMBAH ACT 2902

**RE: 58 Urambi Village  
Crozier Circuit, Kambah**

Dear Libby,

This letter is a request for permission from the Committee. The owner would like to install lazer light sheeting above the rear top verandah at the above address.

If you have any further questions relating to this matter do not hesitate to contact our office.

Yours sincerely,

COPY

Margaret Wilson  
**PROPERTY MANAGER**

Unit 15 Urambi Village  
79-83 Crozier Circuit  
KAMBAH ACT 2902

9 November 2004

Margaret Wilson  
Property Manager  
Cameron Real Estate  
PO Box 34  
HUGHES ACT 2605

Dear Margaret

**Unit 58 Urambi Village**

Thank you for your letter of 18 October requesting the Body Corporate Executive Committee's permission to remove rotting battens on the balcony pergola and install a lazer light roof instead.

The Body Corporate Executive Committee considered your request out of session and approves it.

The Body Corporate Executive Committee suggests that you consider using a tinted lazer light that will tone in with the new paint scheme.

Please give me a call when you have finished with the colour schemes and we can organise for you to deliver or me to collect. My numbers are 6296 6596 at home, 6215 3420 at work or 0429 496 208 mobile.

Yours sincerely

A handwritten signature in cursive script that reads "Libby Amiel". The signature is written in black ink and is positioned above the printed name.

Libby Amiel