

MINTER, SIMPSON & Co.

SOLICITORS & NOTARIES

PARTNERS

JOHN ALEXANDER MINTER
ROBERT HUGH MINTER
EDWARD PHILIP TELFORD SIMPSON
DAVID ARNOLD KEITH FERGUSON
JOHN ROSSLYN FRIDAY
JAMES ROGER GIBB
DAVID JOHN HILL
PETER HERMAN NOBLE
TERENCE JAMES BRIGGS
ARCHIBALD ADRIAN HOWIE
ALAN LAWRENCE LIMBURY
ASSOCIATE
EDNA JUNE LASZLO

CANBERRA
TEL. 48 7533

SYDNEY
TEL. 232 8644

CITY MUTUAL BUILDING
8-10 HOBART PLACE
BOX 133 P.O. CANBERRA CITY, A.C.T. 2601

A.N.Z. BANK BUILDING
68 PITT STREET
BOX 521 G.P.O. SYDNEY, 2001

CABLES: "SANGUACCIO"

Reply CANBERRA Office
Our Ref C:2216 Your Ref
Mrs. Laszlo

26th July, 19 78

The Manager,
Allan Curtis & Partners Pty. Ltd.
P.O. Box 175,
QUEANBEYAN N.S.W. 2620

Dear Sir,

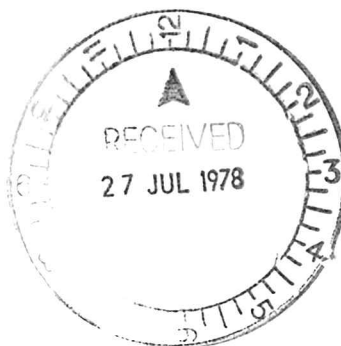
Re: UNIT 62, UNITS PLAN NO. 119, URAMBI VILLAGE

We should be glad if you would furnish us with a Certificate under Section 39(2) in respect of the above unit. Our cheque for \$2.00 being your fee is enclosed.

Yours faithfully,

Minter Simpson Co.

*May and please prepare section 39(2)
for above unit.*



U/P 119.

owner/occupation

NOTICE OF CHANGE OF PROPRIETOR

TO: The Proprietors - Units Plan No. 119

RE: Unit 62 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: BOWLER ENTERPRISES PTY LIMITED

Address for service, etc. c/- Unit 62 Urambi Village,
Crozier Circuit, Kambah, A.C.T. 2902

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



Solicitors for the ~~new~~ proprietor

Date: 29 August 1978

Mrs. Bradford - We enclose a bank cheque for the outstanding levies on this unit - \$261.94.

COPY.

THE PROPRIETORS - UNITS PLAN NO. 119

CERTIFICATE OF MEMBER'S LIABILITY

UNIT NO. 62

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	\$44.88	1977/78	Financial Year
Supplement 2 due	20/10/77	\$23.76	1977/78	Financial Year
Supplement 3 due	1/ 2/78	\$47.52	1977/78	Financial Year
Supplement 4 due	13/ 4/78	\$64.03	1977/78	Financial Year
Insurance Supplement due	1/11/77	\$42.15		
Supplement 1 due	1/ 8/78	\$39.60	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 Agent:
Allen Curtis & Partners (Qbn) Pty Ltd.

L. L. Bradford
Secretary

THE PROPRIETORS - UNITS PLAN NO. 119

CERTIFICATE OF MEMBERS' LIABILITY

UNIT NO. 62

The above corporation hereby certifies pursuant of 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 amount is \$261.94 per annum, payable quarterly in advance, and the date the amounts become due and payable are as follows:

Supplement 1 due 1/ 7/77 \$44.88 1977/78 Financial Year

Supplement 2 due 20/10/77 \$23.76

Supplement 3 due 1/ 2/78 \$47.52

Supplement 4 due 13/ 4/78 \$64.03

Insurance Supplement due 1/11/77 \$42.15

Supplement 1 due 1/ 8/78 \$39.60 1978/79 Financial Year

Dated at Queanbeyan this 2nd 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 Agent:
Allen Curtis & Partners (Qbn) Pty Ltd.

L.L. Bradford
Secretary

30 Uramli Village
20th Sep '80

Dear Steve,

The new residents of House N°62 have erected a lime green rotary clothes hoist. It is clearly visible from the spine path, our lounge room and we imagine, from other houses.

The structure would seem to contravene several policies relating to structures:

- affected residents should be consulted (we were not.)
- colours should tone in with surroundings (they do not.)
- rotary clothes hoists are not to be installed

We would appreciate it if this matter could be considered by the Body Corporate Committee. For the record we find the structure unacceptable.

Maurice & Bill Mutton

Discussed BCC meeting 1/10/80

- options
- ① remove ea time
 - paint
 - sink into the ground.
- ② take down & replace

paint + remove ea sockets
planned down for 10/10/80
meeting advertised in Uramli News this Sunday.

people
last 10/10/80

MERITY COLQUHOUN & CONSTANCE
Barristers & Solicitors

James R. Colquhoun. LL.B.
James W. Constance. B.A. LL.B.
David J. Hand. LL.B.

4th FLOOR, MANCHESTER UNITY BUILDING
4 MORT STREET, CANBERRA CITY, A.C.T. 2601
P.O. BOX 472, CANBERRA CITY, A.C.T. 2601
TELEPHONE: 47-6422
AREA CODE 062
DOCUMENT EXCHANGE: DX 5609

OUR REF: DJH:LAS 80/5796

YOUR REF:

23 October 1980

The Secretary,
Units Plan No. 119,
"Urambi Village",
Crozier Circuit,
KAMBAH. A.C.T. 2902

Dear Sir,

RE: WEBSTER & DOUGLAS PURCHASE FROM BOWLER ENTERPRISES
Unit 62

We refer to the above matter and now enclose herewith cheque
in the sum of \$224.44 in payment of Body Corporate fees.

We trust this is satisfactory.

Yours faithfully,
MERITY COLQUHOUN & CONSTANCE

D.J. Hand



Urambi Village Body Corporate
Committee,

c/o 20 Urambi Village,

KAMBAH A.C.T. 2902

To: Mr R. Webster,
Unit 62,
Urambi Village.

Dear Richard,

I refer to the discussion which took place at the Body Corporate Committee meeting held 29 October 1980, concerning your demountable clothesline.

This letter is to confirm the verbal agreement reached at that meeting, setting out the conditions under which you are permitted to have this clothesline. They are:

- that the clothesline will be dismantled after each use;
- that the line will be painted brown at your earliest convenience;
- that the clothesline will be removed if the premises are let or sold to anyone.

We thank you for your co-operation in this matter.

Yours sincerely,



(Arminel Ryan)

S E C R E T A R Y

Urambi Village Body Corporate
Committee,
% 20 Urambi Village,
KAMBAH. A.C.T. 2902.

23 June 1981

Dear Richard,

I refer to our previous letter, sent to you in November last year, setting out the terms of the agreement reached between yourself & Bill Mutton at the B.C.C. meeting of 29 October, concerning your demountable rotary clothes hoist.

Thank you for adhering so meticulously to your undertaking to dismantle the clothesline after use. However, as it is now almost 8 months since that meeting, and we are anxious to settle outstanding business before handing over to the next Committee, we are obliged to ask you whether the painting of the line has presented some unforeseen difficulties?

Please let us know what the problem is, so that the second part of the agreement can be dealt with, or modified.

Yours sincerely,

Phil Ryan.

Richard Webster
Unit 62.

Richard & Karen Webster
Nº 62

Urambi Village Body Corporate
Committee,
c/o 20 Urambi Village
2...August.....1981

Dear Richard & Karen

In the undated Urambinews which appeared in mid-March, the Body Corporate Committee published its intention to survey tree plantings so that some of those which may, in time, prove costly to remove, should be identified & notified now.

The reasons for which particular trees are being recommended for removal are:

- that the tree is planted too close to a building and will damage footings, walls and facilities if allowed to mature;
- that the tree will damage drains or other facilities if allowed to mature;
- that the overcrowding of specimens will spoil the development and shape of individual trees, and that thinning is required.
- that other residents' views and amenity will be adversely affected if the tree is allowed to mature.

In your case, we suggest that only one of the eucalypts on common land behind your unit entitlement be retained.

The underlining above indicates the appropriate reason(s).

If you wish, we can arrange for this to be done with or for you by one of the resident "experts".

Please contact me if you have any problems or queries.

Yours sincerely,


SECRETARY

17th August 1983.

Mr. Ferry,
63 Urambi Village
Crozier Circuit
KAMBAH ACT 2902

Dear Mr. Ferry,

RE : UNITS PLAN 119

We refer to our telephone conversation of today with your wife concerning the Minutes of the last Annual General Meeting of Urambi Village and the information relating to rates.

To date we have not received copies of these Minutes although we understand that they will be forwarded in due course. In the meantime we suggest that if you require the information quickly you contact Mr. Burton of Unit 62 who is the Secretary of the Committee for the coming year. Mr. Burton should also be able to assist in providing copies of rates information.

We have enclosed details of our Body Corporate Management services and thank you for your kindness in thinking of us.

Assuring you of our best attention at all times.

Yours faithfully,

Loreto M. Daniel

Loreto M. Daniel (Mrs)
BODY CORPORATE MANAGEMENT

Dear Jenny,

Maureen dropped the enclosed letter in during the weekend. I've checked with Arminid to see if ~~the~~ the new owners of 62 have been given the information package (the responsibility ~~but~~ whose of the last committee - but whose specifically I'm not sure), and they haven't received it. I hope you can think of some clever way of solving this in a way that doesn't totally alienate the new owners - I've been trying, and can't. Do you think one or both of us should go along and see them before the next c'Hee meeting, to tell them there's been a complaint, and invite them to say their piece then, or at the meeting? Anyway, let me know if you want me to be involved.

Thank you for the offer to help me get some straw. My father has lots of leaf ~~with~~ mould that I can get hold of (I've already dug in about 30 bags of it!), and I think I'll use that to mulch the vegetables. But thanks anyway.

The communal vegetable garden looks great!

Steve.

P.S. Arminid has just run to say that she's delivering the package to 62 tonight - not, of course, that this makes any difference to the problem.

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 BCC 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.

- (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 N° 62

- The Dept. says that it has no copy of the plan for your fireplace.

*T. Goggin
14/6/84*