

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

Mrs. V

CANBERRA PARTNER:
DAVID CLEMENT DAROLD HARPER, B.A., LL.B.

N.R.M.A. HOUSE
92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

ASSOCIATES:
ROBERT JOHN MCCOURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY PROBERT, B.Ec., LL.B.

TELEPHONE: 49-7788
DX 5622 CANBERRA

AND AT 60 MARTIN PLACE SYDNEY

SYDNEY PARTNERS:
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
PAUL JOHN GREGORY, LL.M.
ROBERT JOHN GEORGE MILES, LL.B.
JOHN KERIN MORGAN, B.A., LL.M.

YOUR REF.
OUR REF: RM.10419/10372

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

5th October 1977

The Property Manager,
Allen Curtis & Partners Pty Ltd.,
24 Morrisett Street,
QUEANBEYAN N.S.W. 2620

Dear Sir,

re: UNITS 46 and 68 - UNITS PLAN NO.119

Could you please provide us with Section 39(2) Certificates for each of the above units, giving full details of the contributions levied by the Body Corporate in respect of each of them.

Could you also confirm that all contributions have been calculated on the basis of unit entitlement, and advise us of the total amount owing to the Body Corporate in respect of unpaid contributions for all units.

We look forward to hearing from you in the very near future.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *R.M. Moloney*

8
6
#23-76
#17-82



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TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788

DX 5622 CANBERRA

YOUR REF.
OUR REF. RM.9261 (GP)

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

14th June 1978

The Manager,
Allen Curtis & Partners Pty Ltd,
24 Morrissett Street,
QUEANBEYAN N.S.W. 2620

Attention Ms. L. L. Bradford

Dear Sir,

re: URAMBI VILLAGE - UNITS PLAN NO.119

We thank you for your letter of the 1st June 1978.

Unit 45 has not yet been sold. An intending purchaser moved into the unit for some time, but the sale fell through and a new sale is presently underway. ✓

Unit 46 was sold on the 17th October 1977 to Mr. Peter Kent. Settlement was effected on the basis that Mr. Kent would be liable for the levies for the July and October quarters of 1977. ✓

Unit 51 was sold to Blomfield Properties Pty Ltd on the 14th November 1977. Again, settlement was effected on the basis that the company would be liable for the levies for the July and October quarters of last year. ✓

Unit 68 was sold to Mr. J. A. & Ms. C. M. Batty on the 21st October last year. Once again, the payment of levies for the July and October quarters last year was the buyers' responsibility. ✓

We trust this information will bring you up to date. We shall endeavour to ensure that in future when sales are settled you are notified promptly.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:

[Handwritten signature]
①
U/P 119

*Blaine
Please review*

NOTICE TO BODY CORPORATE
UNIT TITLES ACT 1970 AS AMENDED

*Done 9/5
26/6*

SECTION 78 ARTICLE 5

To The Proprietors - Units Plan No. 119

c/- ACT Strata Management Services
PO Box 3208 WESTON ACT 2611

NOTICE IS HEREBY GIVEN on behalf of the Proprietor of Unit 68 in Units Plan No. that on 11/6 /199¹ the Proprietor lodged with the Registrar for registration the Instrument under which he became the Proprietor of the Unit.

| | |
|--------------------------------|---------------------|
| Name of previous Proprietor | WHITE DANNY PETER |
| Name of new Proprietor | PICHLER FRANZ JOSEF |
| Address for service of notices | 10 URAMBI VILLAGE |
| | KAMBAH ACT 2902 |

We confirm the accuracy of the information contained in this Notice.

.....
Previous Proprietor

[Signature]
.....
New Proprietor by ~~their~~ solicitor Irena Jordan
his

.....
14 June 1991
Date of Notice

*Copy for Secretary
26/7/91*

Article 5 of the Unit Titles Act requires a person who becomes the Proprietor of a Unit within seven (7) days after lodging with the Registrar for Registration the Instrument under which he becomes the Proprietor of the Unit to give to the Body Corporate notice that he has become the Proprietor of the Unit.

24 JUL 1991

Dear friends

I am writing this letter because I have concerns about the construction of 2 car parking spaces adjacent to my home.

This would be a formalisation of a defacto arrangement which has existed for many years. It is an arrangement which has existed because I have chosen to live in harmony with my neighbours rather than experience the stresses associated with policing a no parking zone.

However I do not believe that this lack of complaint on my behalf should be seen as an invitation to the further erosion of my peace and privacy and consequent devaluation of my property.

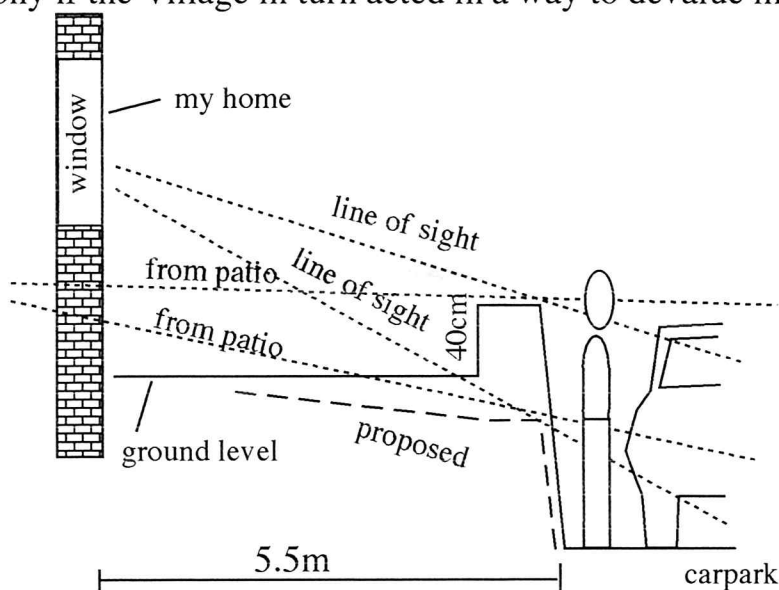
I understand the pressure the Village is under to provide parking and do not wish to be an obstacle to progress. I simply ask that any construction that is done is done to our mutual benefit.

The ACT Government when it places a road close to residences builds an intervening levee as a barrier to sight and sound. I believe the same principle should apply here in the Village. I believe that any wall that is constructed should not only act to define the car spaces involved but should also act as a barrier to sight and sound between my home and the road.

I would like to propose that the wall is built 40 cm above the ground level of the ground directly adjacent to my home and to carry on around to the path that leads to my front door.

I would like you to keep in mind that any money the Body Corporate saves by building a lower wall will in all likelihood result in a consequent drop in the valuation of my property. That is you may as well take any savings straight out of my bank account. More indeed.

Also, though I do not wish to labour the point, I am aware that estate agents use my name when selling properties in the Village. It would be a sad irony if the Village in turn acted in a way to devalue my property.



Yours truly


Ian Sharpe