

RM.11180

17th April 1979

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

Dear Sir,

re: URAMBI to WENDLANDT - UNIT 70

We advise that this matter was settled at long last on Wednesday the 11th of this month. A settlement statement setting out the financial side of the transaction is enclosed, and as you will see Mr. Wendlandt paid the interest provided for by the Agreement for Sale from fourteen days after actual approval of his loan on settlement.

We remind you that of the amount paid to Civic Co-operative Permanent Building Society Ltd, \$20 was used in payment of their fee for discharging the mortgage.

We have notified the Department of the Capital Territory and the Body Corporate of the change of ownership of the unit. This finalises the matter and a memorandum of our costs and disbursements reflecting a "Nil" balance is enclosed.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: 

c.c. Urambi

URAMBI to WENDLANDT - UNIT 70

As at Wednesday 11 April 1979

SETTLEMENT STATEMENT

Price	39,950.00
Less Deposit	<u>2,262.00</u>
	37,688.00

Rates 1978/79
General 38.01
Sewerage 71.00
Water 61.00
\$170.01

Paid to 30.7.79	
Buyer allows 80/365 days	37.26

Levies 1.4.79 to 30.6.79	
(say) \$47.52 - unpaid	
Seller allows 11/92 days	\$ 5.68

Insurance Levy	
1.11.78 to 1.11.79	
\$37.86 - paid	
Buyer allows 233/365 days	24.17

Interest 14% p.a.	
On \$37,688 from 9.3.79	
\$14.46 per day	477.18
Buyer allows 33 days	

5.68	38,226.61
	- 5.68
	<u>38,220.93</u>

Cheques -

1. Registrar of Titles	42.00
2. Receiver of Public Monies (Rates)	392.28
3. The Proprietors-Units Plan No.119	393.72
4. Abbott Tout Creer & Wilkinson	200.00
5. Civic Co-operative Permanent Building Society Ltd	29,754.34
6. Bank of New South Wales	<u>7,438.59</u>
	<u>\$38,220.93</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: RM.11180

DATE	SUBJECT MATTER			
	re: <u>URAMBI to WENDLANDT - UNIT 70</u>			
	TO our costs of and incidental to acting for you on the sale of the above unit		198	0
	<u>Disbursements</u>			
	Section 39(2) Certificate		2	0
			<u>\$ 200</u>	<u>0</u>
	<u>STATEMENT</u>			
	To our costs as above		198	0
	To disbursements as above		2	0
			<u>\$ 200</u>	<u>0</u>
	By amount received on account of costs		200	0
	Balance		\$	Nil

Amz

ABBOTT TOUT CREER & WILKINSON



Allan Sharp
Secretary
Urambi Body Corporate Committee

RE: UNIT 70 COLOUR SCHEME

Dear Allan,

I would like to respond to your letter from 19th November 2002 in reference to my house colours.

When I moved into Urambi Village four years ago and decided to paint my house, I couldn't have silver greys, dark greens or burgundy colours. The only colours available to me were Mission brown, Pink Kangaroo (sample on our Community Centre) or shades of brown. No pallet or range of these shades of brown was available either.

I have engaged an interior designer to help me with internal and external colours.

We have picked my present colours and a colour chard was presented to my immediate neighbours who approved it as shades of brown.

These samples were presented to John Collins for BCC approval, which he returned weeks later approved.

I do not believe that I have parted from acceptable colour range as these are well within the guidelines given to me.

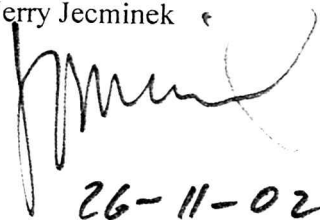
I have been lobbying for more standard external colours and permanent colour boards for all of us but unfortunately none of the light browns were included in the final selection in our colour scheme in our consultative committee of which I was a member recently.

I have based my total interior concept colour scheme on these colours. My present exterior colours blend well with the colour of my house bricks they are not bright and obtrusive and they are shades of brown.

Hope this further explains the reason of my colour scheme to the BCC.

Regards

Jerry Jecminek



26-11-02

69 Urambi Village,
Crozier Cct.,
Urambi, 2902.
22nd February, '05

Dear Body Corporate,

I am very appreciative of the work being done in the courtyard at the back and side of No's 69, 70, 71, 15, 16, 17. **today**. I am particularly so, as it has been some years since Douglas did it last...perhaps five years!.

I was also very appreciative of Mike's note letting the village know of what was planned in terms of the use and progress of the gardener. I am aware that some did not seem to see that note, so ongoing updates might be useful for a while, as the village gets tidied up, particularly when this clearing can at times be in 'less seen' areas.

I am very pleased that this cleaning up is going ahead though.. Recently, due to the wandering around the village that my rehabilitation requires me to do, I am aware of the many piles of rubbish spread out throughout the village and its overall dishevelment .

On our website there is a protest about what disruption/ 'messiness' the golfcourse may be planning over their aged care development... 'messiness' that will be within our eyesight! Yet what about **our messiness** from theirs?

From the golfcourse can be seen backyards with scattered rubbish piles that have been there for quite a while... ..torn down canvas from balconies....Sky TV aerials quite differently placed to the guidelines.....the 'things' that residents have tucked away out of **THEIR** immediate eyeline/boundary BUT quite starkly visible from the golfcourse?????

Have we looked back upon ourselves lately and have we the energy to care about the village as a whole again? Whose role is this? AND is it only done when someone complains? What does having complaint as the major means of interaction do to village cohesion?

I say this as I still believe working bees had and still have a place in village process, particularly as a means of saying the village environment continues beyond our individual boundaries! We are NOT just a group of individual units lumped together, fighting for BCC resources! Or are we?

Within my own immediate neighbourhood I am having a dilemma. I have looked up structures guidelines and have spoken with Libby in her role about my concerns as to what is happening in No70.

These are as follows....

- I would like to see Jerry complete putting on the gate to his front courtyard. Now that he has a second dog, whose barking I have spoken to him about, I feel it

important that this is done . The dogs wander, bark at passers- by and sometimes those who enter my front door. At the moment Jerry is attempting to contain the barking(which can go on for quite a while, particularly when no-one is at home) but I would like my concern as to the barking noted by the BCC.

(When I came here dogs were not allowed. Now I am saddened, for while people may feel the confined space is OK for small dogs, their propensity for yapping is disturbing to what has been a quiet environment.)

- I would like concealed the metal fence at the back of NO.40.(that seems to me out of keeping to Urambi,), the clothesline and a proposed shed that are very visible from my back verandah. I have spoken to Jerry about concealment and Libby is to talk with both of us around this.
- Whose role is it to see when structures have just been erected without formal requesting? Are sheds/clotheslines and backfences part of this? While the structures guidelines talk of concealment of a metal wire fence from the outside, in my case it is from the **inside** that I see the structures, from my back verandah. There seems to be no room on the inside for plants as concealment, for Jerry has placed his paving right up to the fence... paving that is quite a different texture/colour to that around in Urambi, as is his house colouring.
- I would like to see moved within the near future the piles of rubbish that have accumulated and have now been there for quite a while. I appreciate that construction has, and is still going on , (now for nigh on 6 months with all its encumbent noise, complicated because it has been from two units- jackhammering, paving grinding etc). However I would now appreciate a **time frame** for the completion and clearing up processes.
- I am happy to sit with Jerry and Libby and another perhaps from the BCC and talk about these differences.

Thanking you for you consideration,



Beth Basnett

P.S.
I thank Libby & Brian for keeping their alterations so what I conceive as the spirit of Urambi design.
I am saddened to just now go out to the little area which No 16,17 & 70, 71 surround & look at what has become a neglected space because of the individual wait for Jerry to complete his projects & other individual actions that have affected - compost bin - rubbish, overgrown gardens etc. that once had a life!

Jerry Jecminek
House 70

Dear Jerry

Thanks for working through with Libby Amiel the need to remove the large Melaleuca on the common land behind your house. As soon as I've sorted out who will remove it, I'll let you when it is likely to happen, and whether the removal plan will including any other plants that are a significant risk to blocking the sewer.

As I'll also need to let Beth Basnett, Libby, and other neighbours know, I suggest that we use the opportunity to discuss refurbishing the landscaping behind #s 69.70 & 71.

I understand that you mentioned to Libby Amiel that you were planning to get a skip to remove the waste left from you courtyard refurbishment. Can you please let me know by when you hope this removal of waste from the common land will occur. Should you wish to advertise the bricks for sale to other Urambi residents please advise Noel Pratt (Urambi News) and David Keightley (Urambi Web site).

As you are aware Beth Basnett, at House 69, has concerns about your proposal to erect a shed and clothes line. She is concerned that the shed will be

- clearly visible and intrusive from her balcony
- higher than the wall and visible from her courtyard
- a colour or finish that is very obvious or reflects light causing her a glare problem.

I therefore draw to your attention to the requirement that you seek the approval of your neighbours and the Body Corporate Executive Committee before erecting the shed (I've appended the most relevant sections of the Structures Guidelines).

You will need to present the Executive Committee with a proposal for a shed, that does not protrude above the wall and is in a neutral brown colour to blend with the wall and that will not be intrusive to you neighbours, before commencing construction. It is also preferable that the shed is located close to your house so that it does not extent into any area of common land which you have paved.

Yours sincerely

Michael Robbins
Convenor, Urambi Village Executive Committee
1 March 2005

Objections

If an objection to any proposed structure or renovation is recorded and cannot be otherwise resolved, 'the Committee of the Body Corporate (the EC) shall call a meeting of all members of the corporation at which meeting a vote shall be taken; a two-thirds majority of the members present and voting shall be required for the proposal to be permitted to proceed'. (Urambi Village's Articles) This meeting will be set to coincide with a EC meeting

The EC is prepared to help mediate in any cases where disputes arise between residents.

Unauthorised structures

Residents are reminded that should a structure be erected without prior approval by the Corporation, then under the Schedule of Articles the EC can authorise its removal and recover the cost of removal from the unit owner(s).

The owners corporation may, if authorised by an unopposed resolution grant a special privilege (other than a sublease) for the enjoyment of the common property (or any part of the common property) to a unit owner, part owner, or someone else with an interest in a unit. Therefore, while the EC cannot approve a structure on common land, it has been the practice to notify applicants that no objection has been raised, providing the procedures and guidelines applying to structures on unit entitlements have been met. An applicant wishing more certainty about their right to use common land would need to put their request to a general meeting.

copy for Structures file

Jerry Jecminek
House 70

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Yours sincerely

Michael Robbins
Convenor, Urambi Village Executive Committee
4 March 2005

P.S. The next EC meeting is Tues 15th March 2005

The Executive Committee, known as the Body Corporate Committee under the previous legislation, (EC) is constituted under the *Units Title Act and Regulations 2001*. The EC has all the functions of the owners corporation and must exercise these as the corporation directs by resolution at a general meeting, or in the absence of any such resolution as the committee considers appropriate. These functions are set out in the Act and Urambi Village Articles (*Unit Titles Ordinance 1970–1975. Proprietors of Units Plan No 119. The Schedule of Articles as Amended October 1976*. See also *Unit Titles Regulations 2001 Number 16*). The Articles are binding on all unit owners, unit occupiers and hence the EC.

The overriding principle, contained in Article 4(e), is that if there is no significant objection to a proposal to erect or alter a structure in or on a person's unit then the proposal will be given permission to proceed. This permission must be obtained before any building work is undertaken

In general, The following structures must have Corporation approval before work begins:

- new structures, additions and alterations requiring ACTPLA development approvals
- pergolas
- fences
- garden sheds
- awnings

Procedures to add or change a structure

Urambi owners should adopt the following procedures when planning a new structure.

- Consult the Guidelines on the kinds of structures permissible and the suggested design and materials.
- Consult with the EC about your proposal.
- Draw up a plan of the structure including location, dimensions, materials to be used, any wirings and cabling, and any implications for existing structures. If the structure is of significant value or represents a significant change, then formal plans must be drawn up by an architect, with the architect indicating how the proposed structure is in sympathy with Urambi Village architectural styles and principles.
- Provide the EC with brief details of the proposed structure or alteration for inclusion in the following month's Urambi News
- Consult with all neighbours and residents who may be affected by the structure (this includes anyone who will see the structure from their unit entitlement or who passes by on a regular basis) and ask them to sign the plan, stating their objection or consent to it.
- Submit two copies of the plan (with signed approval from neighbours and affected people) to the EC's Structures person.
- If no objection is recorded within 21 days of the details being published in Urambi News, all affected neighbours and residents have been consulted, and the structure is in accord with the architectural guidelines, approval will be given at the next EC meeting and the first copy returned, stamped with the seal of the Owners Corporation, to the applicant.

RF: SHED & CLOTHESLINE

18th March '05.

Dear Jerry,

You have put a lot of time, money & effort into renovating your unit. I can recognize that present objections must be annoying.

However the outcome for me of the placement of your clothesline & proposed shed has been one which I believe has downgraded the very aspect I value most about my unit - its outlook.

You write of trying to 'minimize' their effect from my balcony, but in fact, by actually planning & constructing your backyard as you have, you have 'maximized' their effect. If I recall a conversation between us correctly, the very structures you did not wish to view from your bedroom, are now down in the very corner I overlook.

The Structures Guidelines write of clotheslines as needing to be 'discreetly placed'. I believe your clothesline is NOT - but could be placed elsewhere so I cannot see it.

Your shed proposal I cannot endorse for similar reasons.

Sorry, you have built this most beautiful decking. Please consider again & carry that standard of design & care in the placement of your shed & clothesline. (I get to be cleared space on the other side of fence.)

I am asking for a meeting in your backyard to discuss alternatives with all others concerned - perhaps to visit other sites within the village with approved sheds - & so to this end I am giving a copy of this letter to Libby.

Yours in consideration

Beth Bassett

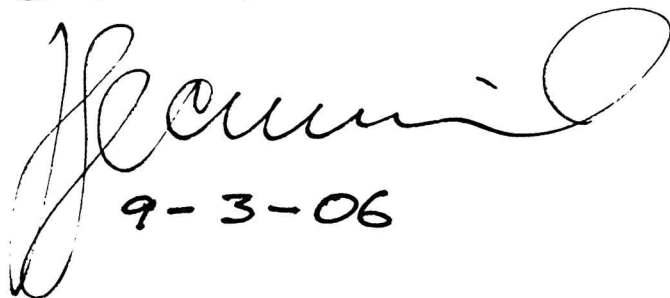
JERRY JECMINEK
UNIT N°70

TO BODYCORP COMMITTEE, N°69, 15, 71,
RE - COOLING SYSTEM FOR UNIT 70

I AM SEEKING AN APPROVAL FOR A
HOUSE COOLING SYSTEM.
THIS SYSTEM COMPRISES OF OUTDOOR
UNIT ABOUT 1000x950x350mm IN SIZE
AND TO BE POSITIONED UNDER THE
EXTERNAL STAIR LANDING, ON THE
WING WALL ADJOINING UNIT 69, AS
RECOMMEND BY THE INSTALLER.

THANK YOU.

JERRY JECMINEK
UNIT 70
62 96 43 23


9-3-06



Libby Arnold
18 June 2006

RE: COOKING SYSTEM FOR UNIT 70

JERRY - My answer at this point of time is NO due to concerns re the noise level which would be just below my bedroom window at night, right beside my courtyard space & along the joining wall which your daughter recently confirmed carries noise very easily

Sincerely Beth 17-3-06

I have sent emails to the BCC concerning this my decision.

COPY

Dear Libby

This is a copy of the
note that I have just
put in Jerry's box

Thank you
Beth

TO LIBBY + BODYCORP.

RE COOLING SYSTEM FOR UNIT 70.

IT SEEM THAT NO OTHER NEIGHBOURS OBJECTED TO COOLING SYSTEM INSTALLATION ON MY PROPERTY ONLY BETH FROM N°69.

HER LATEST OBJECTION IS THE "NO NOISE OUTSIDE" WHILE SHE SITS ON THE BALCONY OR LOWER DECK AT NIGHT.

I AM NOT RUNNING COOLING CYCLE AFTER MIDNIGHT, IF THE HOUSE IS COMFORTABLE, AS I ALSO LIKE TO SLEEP WITH THE DOORS OPEN.

BETH'S OBJECTION IS VERY UNREASONABLE AS THERE ALWAYS BE NIGHT NOISES LIKE POSSUMS, BIRDS, WIND + LEAVES, WITH A HIGHER LEVEL OF NOISE THAN THE COOLING SYSTEM WILL PRODUCE.

I HAD PRODUCED 2 SPECIFICATIONS FROM DIFFERENT COMPANIES FOR COMPARISON TO DEMONSTRATE THAT THEY ALL PRODUCE THE SAME DB. LEVEL.

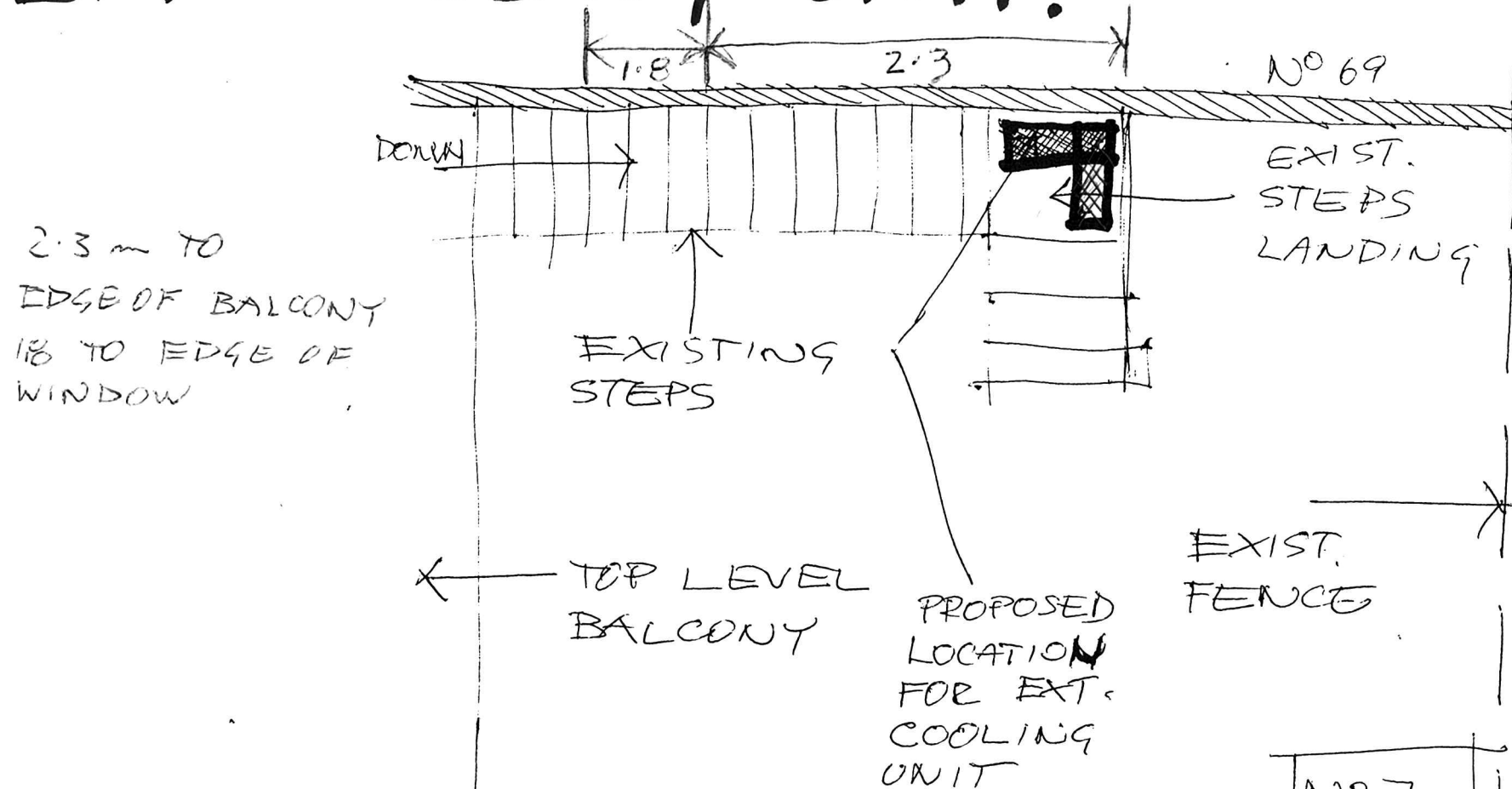
I ALSO HAD PRODUCED A LETTER FROM THE INSTALLER EXPLAINING THAT NONE OF THE COOLING SYSTEMS CAN PRODUCE 40 DB AS YOU ASKED OF ME.

I HAD RUN OUT OF OPTIONS ON THE INSTALLATION & NOISE LEVELS TO PLEASE BETH, SO I WOULD LIKE TO HAVE A BODYCORP MEETING TO RESOLVE THIS AS SOON AS POSSIBLE.

THANK YOU

JERRY JECMINEK
UNIT 70.

PROPOSED LOCATION FOR EXT. COOLING UNIT.



NO 70

PLAN VIEW
UNIT 70
JERRY JECMINEK

FOR PEOPLE WHO CANT
FOLLOW WRITTEN
DESCRIPTION.

Libby - here is a copy of my
letter to Jerry. I would like it
if a meeting could be had in
Jerry's backyard looking at different
options with all involved - fairly soon if
that was possible.

Thank you Beth.

- Perhaps also standing
on my balcony
+ seeing other sites/options within the village

e.g.

David Watson's 25

Robyn Dawson's 48

Judy Stark's 51

18 June '06.

I wish to let it be known
that I withdraw my
objection to Jerry's
proposal for his
as conditioned

J. E. Barnett

Jerry Jecminek
70 Urambi Village
Crozier Circuit
Kambah, ACT 2902

Dear Jerry

Your request for reimbursement for the removal of bees from the cavity in the wall of your house was considered at last night's meeting of the Executive Committee of the body corporate.

It was decided that no payment could be made from body corporate funds as the bees were on your title.

If you have any questions about this please do not hesitate to contact me.

David Keightley
Secretary to the Executive Committee
18 March 2009