



CABLE ADDRESS
AUSTUNAT, NEW YORK

TELEPHONE
212-421-6910

AUSTRALIAN MISSION TO THE UNITED NATIONS
885 SECOND AVENUE
NEW YORK, N. Y. 10017

2 September 1976

Dear Alistair:

Many thanks for your letter of 23 June 1976, which obviously crossed with my last letter to you of 1 July 1976, thus rendering a reply to my last letter unnecessary.

I am grateful for the frank explanation you provide concerning the redemption of my \$3,600 in shares and also for the decision of the Board to pay interest on this amount, thus bringing the total to \$3900. However, as it is now more than two months since your last letter I would appreciate any further details from you as to when I could expect to recover this money.

I am also interested, as indicated in my letter of 1 July 1976, whether another shareholder has taken my place in the Society.

Yours sincerely

Mr Alastair Christie
Secretary
Urambi Co-Operative
Community Advancement
Society Limited
P.O. Box 666
Civic Square
CANBERRA, A.C.T. 2608

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

CANBERRA:
DAVID C. D. HARPER, B.A., LL.B.
PAMELA M. COWARD, B.A., LL.M. (ASSOCIATE)

92-96 NORTHBOURNE AVENUE
CANBERRA CITY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

SYDNEY:
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

AND AT 60 MARTIN PLACE SYDNEY

TELEPHONE: 49-7788
CANBERRA DOCUMENT EXCHANGE 22

YOUR REF.
OUR REF. RM. 8215

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

9th September 1976

The Secretary,
Urambi Co-operative Community
Advancement Society Limited,
P.O. Box 666,
CIVIC SQUARE A.C.T. 2608

Dear Sir,

re URAMBI TO HAY - UNIT 71

We advise that we have now exchanged Contracts with Mr. Hay in respect of his new unit, Unit 71, and that his old Contract for Unit 59 has been cancelled. Would you please arrange for the transfer of the deposit paid by Mr. Hay on Unit 59 to Unit 71.

We advise that Mr. Hay has requested that two additional items be included in Attachment "B" of the Contract. These are a dimmer switch in the living room, and an extractor fan in the bathroom. Would you please advise us of the cost of these additional items so that it may be added to both parts of the Contract for Sale. Please also make the necessary notation in your architectural records so that the items can be included.

\$55
\$15

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per: *R. J. McDonnell*

Ref paragraph 2

\$70 extras included in advice to Mr Hay dated 14th September; advice required to architect and Abbott Tout with diagram showing where dimmer is required.

J. Watson
14/9/76

Mr Watson

Can you advise re ①?

10/2.

L.

Alistair Hay

12/0 McPherson Court

O'Connor. 2601.

10-2-77

Urambi C.A.S Ltd

P.O. Box 666

Civic Square

ACT 2608

House No 71

① I would like to change my kitchen cupboard specifications. At present the cupboards are to be finished with Blackbeam fronts. Please change this to white Formica. The kitchen bench tops remain Timbeam as before.

② Also could access to the area under the house be made.

Yours faithfully,
Alistair Hay

I advised Alistair that he shouldn't be too hopeful about ①
- ② we should advise him on following advice from P Bell.

A. Bell to investigate and advise
JW
10/2.

ABBOTT TOUT CREER & WILKINSON
SOLICITORS

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

ASSOCIATES
ROBERT JOHN M. COURT, B.A., LL.B.
RICHARD CHARLES FITZGERALD MOLONEY, LL.B.
LAURENCE GUY PROBERT, B.E.C., LL.B.

SYDNEY PARTNERS:
JAMES NEILL CREER
PETER MARSHALL WILKINSON, LL.B.
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MICHAEL LANCASTER OATES
JOHN DAVID EDELMAN
PAUL JOHN GREGORY, LL.M.
ROBERT JOHN GEORGE MILES, LL.B.
JOHN KERIN MORGAN, B.A., LL.M.

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

AND AT 60 MARTIN PLACE SYDNEY

TELEGRAPHIC & CABLE ADDRESS
"ABATOUT," CANBERRA

TELEPHONE: 49-7788

DX 5622 CANBERRA

YOUR REF.

OUR REF. RM.8215

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

15th August 1977

18/8

The Secretary,
Urambi Co-operative Community Advancement
Society Limited,
P.O. Box 666,
CIVIC SQUARE A.C.T

Dear Sir,

re: SALE OF UNIT 71 TO HAY

Settlement of this matter took place on Thursday, the 28th July 1977, and a settlement statement is enclosed. Rates on the unit were not adjusted at settlement, and no doubt you will sort this matter out with the purchaser in due course. We have notified the Department of the Capital Territory of the change of ownership of the unit.

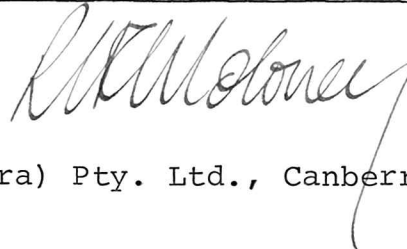
We hold \$1,500.00 of the settlement monies in our trust for release to you upon completion of the work set out on the list enclosed with our letter to you of the 27th July 1977. We look forward to hearing from you when that work has been completed so that we can release these funds.

We enclose a memorandum of our costs and disbursements.

Yours faithfully,

ABBOTT TOUT CREER & WILKINSON

Per:



c.c. Stocks & Holdings (Canberra) Pty. Ltd., Canberra

Further Papers on
LEG M III
ML 9/9/77

Body Corporate
Urambi Village

Re permission to erect fence at Unit 71

It has been necessary to clear the shrubs that formerly screened the rear courtyard of Unit 71 as they were either partially dead or ecologically undesirable self-seeded cotoneasters or privets. This will leave my courtyard completely exposed until the new planting has grown some years hence.

I am therefore seeking Body Corporate permission to erect a brush fence (see attached plan). The fence will be 1.8 metres high and will be approximately 1.25m from the path on what I believe to be my boundary.

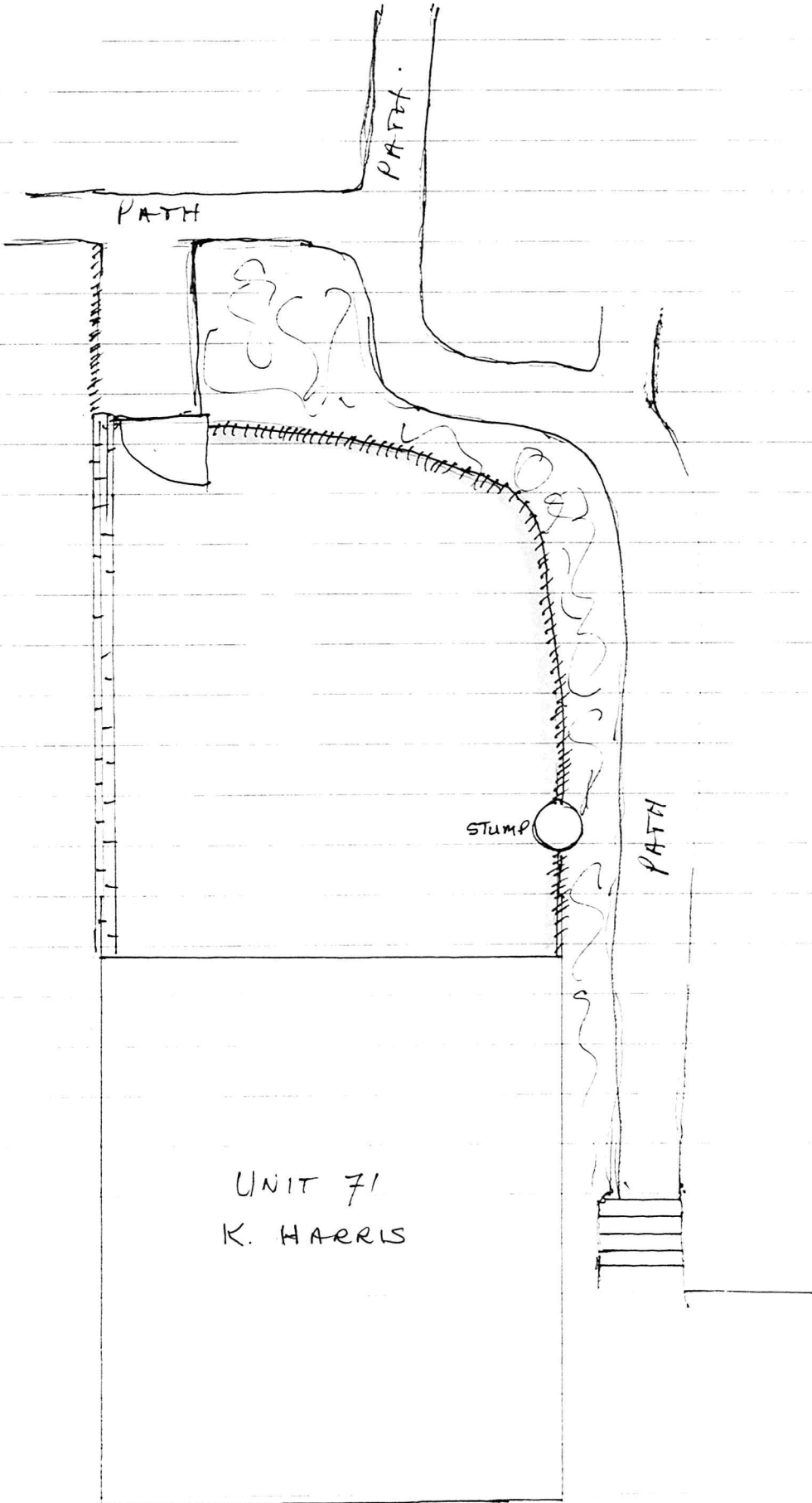
Thank you



Katherine Harris
Owner/occupier
Telephone 6231 1319
22 June 1998

Agreed . 6/28/98

PROPOSED LOCATION OF 1.8m BRUSH FENCE



Ms Katherine Harris
71 Urambi Village

At its meeting last night the Urambi Village Body Corporate Committee approved your plans for the erection of a brush fence in the location you indicated.

I am sure that the fence will look a lot better than the existing bushes, and that it will provide you with a more private and secure area.

David Keightley, structures convenor
55 Urambi Village
phone 6296-1092

Minutes

Urambi Body Corporate Committee
Meeting, 7.30pm, 12 June 2002
Community Centre

Present: Richard Dowe (convenor), Allan Sharp, Michael Burton, Anne Lomax, Alastair Swayn, Sheila McAlpine, Brian Coates.

In attendance: Bruce Carmichael (part meeting), Katherine Harris (Urambi News editor), David Keightley (part meeting), Fiona Lyall (part meeting).

Apologies

David Watson, John Bevan

2. Minutes of the previous meeting

The minutes of the previous meeting, having previously been circulated, were approved (Richard Dowe moved, Anne Lomax seconded)

3. Matters arising from the previous minutes

wall extension #43. Michael Burton referred to the BCC's concerns about water problems resulting from extending the back wall of the house by 1.3m. He said the owners had assured him that the problem could be resolved by installing wider guttering. The BCC accepted the assurance and agreed the extension could proceed.

4. Reports

Treasurer. Alastair Swayn reported that the finances were expected to come in on budget this financial year due to an additional \$8,000 earned in levies and the renegotiation of the insurance premium payment, which would save another \$10,000. The BCC supported Mr Swayn's proposal that the savings be used to top up the sinking fund, thus removing the need for the special levy imposed at the last AGM. The savings would also be used to cover the cost of water charges, which were much higher than anticipated this year and likely to remain a problem.

Maintenance. Work on upgrading another 70 linear metres of the spine path commenced on 11 June and would take about a week. The contractor would also repair the path from D carpark and the path from #71. Other maintenance activities included: repairs had been made to a faulty mushroom light at carpark D entrance and a blocked sewerage pipe near #2 acknowledgment by ACTEW of an odour problem from a sewer vent near #23 and an undertaking to deal with it repairs by handyman Norm Sizer to a log barrier near #1 and plans to paint the roadside enclosures.

Landscaping. No report.

Structures. Bruce Carmichael (#60) requested permission to build a brushwood fence that would encroach on about 1.5m of Body Corporate land at the rear of his unit. Mr Carmichael said the extension was necessary to bypass a revolving clothesline. The committee suggested alternatives including removing the clothesline and replacing it with a more suitable structure closer to the house. Structures officer Michael Burton said he had concerns that the extension would be out of keeping with the general fence line in the vicinity. The committee asked Mr Burton and Mr Dowe to do an on-site inspection and report back to the next meeting.



A former Urambi tenant, Fiona Lyall said she was interested in purchasing #71, which was expected to come on the market. and submitted preliminary drawings for extensions to the unit for BCC comment. The Committee said the proposals were acceptable except for one option entailing an alteration to the roofline. Ms Lyall said she would ask her architect to redraw the plans so the roofline conformed to Urambi structural guidelines, and would report back to the Committee with official architectural plans at a later date.

The BCC responded to an inquiry by #29 about how far they could extend a room at the front of the house. The Committee said guidelines permitted an extension only to the existing eaves line.

Parking/pets
No report

Golf Club liaison. Richard Dowe reported on an extraordinary meeting of the Murrumbidgee Country Club on 10 June to discuss proposals for the club to merge with the Vikings football club, and other schemes to generate more income for the club. These included residential development on land adjoining Urambi, a motel on the Kambah Pool Road side of the club, and an extension of the clubhouse. Mr Dowe said the meeting had voted against the merger proposal but had set up a sub-committee to investigate other income-generating raising options.

Community Centre

The Committee agreed to provide the Calligraphy Society with its own set of keys to access the Community Centre, and additional spare keys would be cut and given to Body Corporate Committee members.

5. Colour palette

Alastair Swayn said graphic designers in his office had finalised new standardised colour palettes for use on Urambi houses. The palettes provided alternatives to Pam Umber/Mission Brown and incorporated the following principles

- eaves and barge boards should be dark in tone
- windows may be mid colour tone
- Soffit linings under eaves may be a light tone to reflect light into indoor living areas
- strong colours may be used on front doors.

The new palettes will be laminated and displayed on the Community Centre notice board

Ms Fiona Lyall
House 72, Urambi Village
Kambah

Dear Fiona

I write on behalf of the Body Corporate Committee (BCC) following its meeting last night where we considered your requests for information regarding proposed structural and other changes to your house.

The following points were made at the meeting.

- Garden shed. Generally a shed is approved only if it is invisible to neighbours and passers by. The BCC would need to know the size, colour and location of the shed you propose to install before any approval can be given.
- Beam extension. This sounds as if it should be no problem, but formal plans must be submitted for approval.
- Cover front beams. The BCC does not like the idea of sheeting of the sort you describe over the front door. However, tiles or some other material that matches the colour of the beams and roof would be acceptable. BCC approval is needed as your house is so visible to so many people.
- Cover back beams. Generally awnings of the type you describe would not be approved by the BCC as they are not in keeping with the general appearance of Urambi houses. Tuff Lite acrylic sheeting has been used at the back, but it is preferred that this is combined with wooden beams over the top to make the sheeting less visible. This would need BCC approval.
- Extend upstairs room. This definitely requires BCC approval, and any extension must be in keeping with the materials and appearance of your house. I have enclosed part of my deck, and you would be welcome to look at this at any time.
- Convert doors. This would not be a problem provided the doors are made of wood and glass to match the current appearance of the sliding doors. I suggest that you submit rough sketches of the proposed new doors to the BCC before making changes.

We request that you continue to keep each of the above as separate items when seeking BCC approvals.

Hopefully the above information is helpful. If not, or if you wish to discuss anything further, please get in touch.

Yours sincerely

David Keightley

Structures coordinator
Urambi Village BCC

17 March 04