

Subject: REQUEST FOR PROPER AND OVERDUE MAINTENANCE: Roof membrane and water leaks in Block A in Jan2019

From: SP52948 Lot 158

Date: 2/1/19, 7:58 pm

To: Robert Crosbie Waratah Strata Management

CC: Steve Carbone Caretaker, Uniqueco Property Services

Hi,

In accordance with SSMA 2015 Section 106 (Duty of owners corporation to maintain and repair property), and in compliance with Motion 19 at Annual General Meeting 2018 (strata affairs directly affecting Lot 158), Lot 158 seeks a full report why their funds are being wasted on poor and repetitive repairs, without proper warranties and proactive maintenance, which affect Lot 158 investment and well-being.

It is requested that upgrade work for roof membrane and water leaks in Block A be completed in a proper manner, through full consultation and disclosure to owners, and proper tenders that must be approved at general meetings, as a matter of priority for the following reasons:

a) Planning for maintenance of roofs is allegedly delayed until year 2023 in 10-Year Capital Works Fund Plan in March 2017 without consultation with owners corporation.

Waratah Strata Management and EC members, without consultation with owners corporation allegedly approved the 10-Year Capital Works Fund plan in March 2017, which, among the other concerns, delayed maintenance of roofs until year 2023 (directly discriminating against owners in Block A and C, because half of Block B and whole Block D were completed in 2015/2016).

The additional problem with these delays is that the current projected expenses for this work in amount of \$360,000.00 will increase to \$571,275.00 in year 2023.

b) Kintyre completed patchy roof membrane repairs without tender, warranties, and without approval by owners corporation at any meeting at cost of \$28,892.00 in March 2012, and Napier & Blakely report in July 2012 clearly dismissed it as properly done job.

c) Since July 2012, full repairs of roof membrane on Block A, as listed in Napier & Blakeley's professional report at cost of \$12,144.00, were listed as important maintenance task that has not been completed yet.

That makes Block A roof not properly maintained for almost 22 years now, which is against professional recommendations to do it around every 10 years.

d) Half of Block B and whole Block D received full roof membrane replacement in 2015/2016 without tender that was "won" by Kintyre:

\$7,785.00 Block D: roof membrane - fourth part
\$25,000.00 Block D: roof membrane - third part
\$32,786.00 Block D: roof membrane - second part
\$43,714.00 Block D: roof membrane - first part

\$35,613.60 Block B: roof membrane - second part
\$23,742.40 Block B: roof membrane - first part

Waterproofing one whole roof in Block D cost SP52948 around \$107,000.00 (GST inclusive). One a half roofs were done at cost of around \$170,000.00.

Waratah Strata Management and Uniqueco Property Services were contacted to submit this information to owners in February 2018 and July 2018, which they declined.

e) Due to long-term neglect of roofs, Kintyre decreased warranties for roof membranes on half of Block B and whole Block D to only five years (down from originally expected 15 years).

f) In period from AGM in October 2016 to February 2017 the complex was dysfunctional because it did not have Secretary, Treasurer, and Chairperson elected from the Executive Committee members. Waratah Strata Management, by alleged contractual obligations, took all those roles.

g) In period from AGM in October 2017 till next EC meeting the complex is dysfunctional because it does not have Secretary, Treasurer, and Chairperson elected from the Executive Committee members. Waratah Strata Management, by alleged contractual obligations, takes all those roles.

h) At least 24 repairs for water-related issues in Lot 191 were completed in period September 2011 to January 2019, of which six were reported in lift of Block A since Waratah Strata Management took office on 1 February 2017. The cost estimate (strata managers hide information for few of the events) is above \$20,000.00 from owners corporation funds.

i) Number of water leaks on the roof of Block A and other lots on top floor of Block A (189 and 190 as examples). The costs for repetitive repairs without proper warranties also goes in thousands.

It increased our insurance risk, which was evident from 2012.

One of the claims for water damage was for Lot 188 in amount of \$1,294.55 on 25 July 2011.

j) Warning by NCS Plumbing about major work required in Lots 189, 190, 191, and 192 on 24 February 2016 which Uniqueco Property Services, BCS Strata Management, and Waratah Strata Management deliberately withheld from owners.

k) Undisclosed insurance premiums increased due to constant water ingress on 29 August 2012, as per CHU quote through AJG Insurance Broker. That was the first introduction of large excess for water-leak events in the complex.

l) Insurance renewal increased by 9.9% effective from 21 September 2017.

m) Insurance renewal increased by 7.8% effective from 21 September 2018.

n) Extract from agenda for AGM 2017 sent to owners on 10 October 2017, claiming there were no insurance excesses, deliberately withheld information about number of events which were not covered. One of them being:

\$10,000.00 excess for water damage/burst pipe/exploratory cost for each

and every claim.

o) Extract from agenda for AGM 2018 sent to owners on 9 October 2018, claiming there were no insurance excesses, deliberately withheld information about number of events which were not covered. One of them being:

\$10,000.00 excess for water damage/burst pipe/exploratory cost for each and every claim.

Other details and evidence that cannot be disputed are enclosed in the attachment.

Regards,

— Attachments: —

SP52948-Risks-due-to-repetitive-water-leaks-without-proper-repairs-and-roof-membrane-neglected-maintenance-Block-A-Jan2019.pdf

3.0 MB