

The following invoices need clarification and justification (none of them had evidence of multiple quotes, warranties, or detailed information) - Waratah Strata Management and committee members failed to justify invoices and expenses in amount of \$122,843.87 (GST excl) before, at, and after AGM 2023

Date of Payment	Description	Payment Recipient	Amount Paid (GST excl)	Comment
29/11/2022	Fire Order	Austech Consulting Engineers Pty Ltd	\$11,400.00	Unidentified details, owners not informed of the orders
18/04/2023	Fire Order Documentation	GRS Building Reports Pty Ltd	\$4,000.00	Unidentified details, owners not informed
22/05/2023	Fire Order	Austech Consulting Engineers Pty Ltd	\$26,600.00	Unidentified details, owners not informed
21/03/2023	Emergency Light Replacement	RS Electrical	\$9,635.00	Unidentified details, owners not informed
26/06/2023	AFSS Repairs	FlameSafe Fire Protection Pty Ltd	\$3,840.00	Unidentified details, owners not informed
19/12/2022	Stage 2 PP	Core Consulting Engineers Pty Ltd	\$3,750.00	Unidentified details of work and full report not presented to owners or made available on website
18/08/2023	Pool Resurfacing - Part Payment	Fibrestyle Pool Resurfacing	\$23,993.18	Cancer in pool area known since 2017; decision to repair pool not planned at general meeting; evidence of tender not presented to any owner; details of warranties not presented to any owner; second part of payment in amount of \$25,527.73 was on 8 September 2023 so that costs did not look excessive in FY 2023; renovation done without owners' decision at general meeting
28/09/2022	Lot 158 Legal Fees Refund AIG Ref 6592035031AU	AIG Australia Ltd	\$4,545.45	Lot 158 paid \$5,000.00 (GST excl) on 27 September 2022 - Waratah Strata Management refused to issue invoice and receipt for this payment to Lot 158
21/02/2023	Lot 158 Legal Fees Refund AIG Ref 6592035031AU	AIG Australia Ltd	\$4,545.45	Lot 158 paid \$5,000.00 (GST excl) on 3 January 2023 for fraudulent legal fees of Solicitor Adrian Mueller, whilst Waratah Strata Management paid back the same amount to AIG Insurance on 21 February 2023, directly charging two parties for the same Solicitor's invoices for 49 days - Waratah Strata Management refused to issue invoice and receipt for this payment to Lot 158
04/04/2023	Lot 158 Legal Fees Refund AIG Ref 6592035031AU	AIG Australia Ltd	\$1,281.25	Lot 158 paid \$5,000.00 (GST excl) on 3 April 2023 - Waratah Strata Management refused to issue invoice and receipt for this payment to Lot 158
21/10/2022	Advice on Motions 2022 AGM Requested by Lot 158	Solicitor Adrian Mueller	\$1,265.00	Insurance and litigation risks and costs due to continuous fraudulent activities by Solicitor Adrian Mueller
10/07/2023	NCAT Application Lot 158	Solicitor Adrian Mueller	\$220.00	No NCAT application occurred in 2023
06/02/2023	A/H Assist Eastwood Police Forensic	Uniqueco Property Services	\$360.00	Missing information for insurance company and owners
20/03/2023	A/H Fee Assist Eastwood Police on 20/2/2023	Uniqueco Property Services	\$369.09	Missing information for insurance company and owners, and wrong charging code "Maint Bldg--Building Management 161300"
19/12/2022	Fire Engineer Inspections	Uniqueco Property Services	\$210.00	Standard duty for building manager - why additional payments?
03/02/2023	2/2/23	Uniqueco Property Services	\$377.27	Unidentified details of work and justification for payment
28/03/2023	Consult with Austech Engineers	Uniqueco Property Services	\$140.00	Standard duty for building manager - why additional payments?
05/12/2022	Th110 Ceiling Repair in Laundry	W & M Gordon Property Management	\$113.64	There is no townhouse 110 in the complex, townhouse numbers start from 194 to 219
22/05/2023	U213 Fly Screen Door Repair	W & M Gordon Property Management	\$118.18	There is no unit 213 in the complex, unit numbers start from 1 to 193, and since when fly screen doors are common property?
28/03/2023	Service Closers As per AFSS Inspection	Uniqueco Property Services	\$600.00	Standard duty for building manager - why additional payments?
05/12/2022	TH122 Laundry Coomon Wall Repair	W & M Gordon Property Management	\$300.00	There is no townhouse 112 in the complex, townhouse numbers start from 194 to 219
06/12/2022	U206 Sprinkler System Repairs	W & M Gordon Property Management	\$163.64	Missing evidence that sprinkler system in townhouses is common property
10/08/2023	Bugden Allen Graham Lawyers Fee	Bugden Allen Graham Lawyers Pty Ltd	\$150.00	Unidentified details of work
02/05/2023	Strata Manager - additional charges at hourly rate	Waratah Strata Management	\$180.00	Unidentified details of work and justification for payment
02/05/2023	Strata Manager - additional charges at hourly rate	Waratah Strata Management	\$90.00	Unidentified details of work and justification for payment

Date of Payment	Description	Payment Recipient	Amount Paid (GST excl)	Comment
02/05/2023	Strata Manager - additional charges at hourly rate	Waratah Strata Management	\$90.00	Unidentified details of work and justification for payment
02/05/2023	Strata Manager - additional charges at hourly rate	Waratah Strata Management	\$109.09	Unidentified details of work and justification for payment
02/05/2023	Strata Manager - additional charges at hourly rate	Waratah Strata Management	\$109.09	Unidentified details of work and justification for payment
09/09/2022	A Block Window Reinforcement	Macquarie Maintenance Services	\$890.00	Work completed in 2022 but delayed since November 2020 (Waratah Strata Management prevented owners to ratify discrimination against Block A owners - sunroom windows checks delayed for two years after work done in Block B and C: on 21 and 22 December 2020, after third major event with blown window frame in the complex (last one was in Lot 190 in Block A on 30 November 2020 without disclosure to owners), rushed work and repairs were done in Block B and C, in spite of repeated complaints and warnings, the work and checks in Block A were delayed from almost two years, as seen by sudden information on notice board on 31 August 2022, Block A work was done on 7 and 8 September 2022, number of units in Block A had serious problems with missing rivets in sunrooms, much more dangerous status was found in Lot 160 - missing rivets on window frame in Lot 160 on 7 September 2022 (most rivets completely missing, and it was easy to push the whole massive frame away from wall by around three centimeters, upset tenant stated that her child regularly played near that window, so it was a disaster just waiting to happen, similar to what happened in Lot 190 in November 2020, photo evidence taken on the day showed dangerously detached window from the frame))
25/07/2023	Repair Fly Screen in Second Bedroom	W & M Gordon Property Management	\$100.00	Unidentified details of work, and since when fly screens are common property?
25/07/2023	Repair ceiling after water leak	W & M Gordon Property Management	\$240.00	Unidentified details of work
30/08/2023	Repair Pavers & Fit New Bollard	W & M Gordon Property Management	\$400.00	Unidentified details of work, repairs were in front of townhouse 198, which Lot 158 reported on 17 August 2023 as insurance and safety risk, Lot 158 took evidence of damaged car which might have been involved in the accident so owners corporation should not pay for this damage
06/12/2022	Waterproof Roof Above U188	W & M Gordon Property Management	\$340.00	Unidentified details of work, long-term lack of maintenance of roof membranes reported in Napier & Blakeley's professional assessment in July 2012, which was hidden from CTTT by committee members, BCS Strata Management, and Solicitor Adrian Mueller in case SCS 12/32675
01/05/2023	AH Callout U123 Water Leak in Kitchen	NCB Plumbing Pty Ltd	\$6,105.00	Unidentified details of work, long-term lack of maintenance, insurance not covering this expenses due to \$10,000.00 excess for each and every water-related damage and exploratory work since 2012
17/08/2023	Monthly Consumables - July 2023	Uniquenco Property Services	\$1,150.31	Unidentified details, who verifies the use of consumables?
19/09/2022	Replace Fire Hydrant Batteries	FlameSafe Fire Protection Pty Ltd	\$926.00	Unidentified details, owners not informed
27/03/2023	Smoke Alarm Replacement All Units	RS Electrical	\$720.00	Unidentified details, owners not informed
13/03/2023	Door Repairs	Lock Stock & Barrel Locksmiths Pty Ltd	\$1,520.00	Unidentified details, owners not informed
23/01/2023	U18 Resultant Damage Repairs (Below Excess)	NCB Plumbing Pty Ltd	\$4,828.00	Unidentified details of work, long-term lack of maintenance, insurance not covering this expenses due to \$10,000.00 excess for each and every water-related damage and exploratory work since 2012
25/10/2022	Roof Inspection	Urban Access Rescue	\$1,600.00	Unidentified details, owners not informed
27/07/2023	Remove, Dispose and Supply of 2 large fans rooftop	Handyman Electrics Pty Ltd	\$4,130.00	Unidentified details of work, owners not informed about status of other rooftop fans
08/08/2023	To supply downlight blanks, for two foyers	Handyman Electrics Pty Ltd	\$320.00	Common property in foyers of Block B and D changed after water leakages in ceiling without owners decision at general meeting
18/10/2022	U's 167 & 168 Intercom	H & T Security	\$526.82	Lot 167 intercom repaired two times
21/10/2022	U's 165 & 167 Intercom	H & T Security	\$492.41	Lot 167 intercom repaired two times

**Double payments from SP52948 Lot 158 and AIG Insurance for fraudulent actions by Solicitor Adrian Mueller in NCAT case SC 20/33352**

<https://www.nswstratasleuth.info/SP52948-insurance-reimbursements-and-blackmail-payments-for-alleged-legal-costs-of-Solicitor-Adrian-Mueller-2022-and-2023.png>

<https://www.nswstratasleuth.info/SP52948-discrepancies-between-Solicitor-Adrian-Mueller-legal-and-insurance-payments-FY-2022-and-2023.pdf>

<https://www.nswstratasleuth.info/SP52948-six-versions-of-Solicitor-Adrian-Mueller-alleged-legal-costs-in-NCAT-case-SC-20-33352.html>

**Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 2 July 2022**  
**SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 8 August 2022 (delay of 37 days)**

Maint Bldg--Insurance Repairs &/or Excess 169400							
20/09/2021	Bldg D Plantroom Leaking Pipe (Below Excess)	NCB Plumbing Pty Ltd	789.00	Paid	DE	INV-40392	001214
19/04/2022	Block D Boiler Room Burst Pipe(Below Excess)	NCB Plumbing Pty Ltd	785.00	Paid	DE	INV-40769	001384
08/08/2022	Transfer AIG payment from Misc Income to Insurance		4,545.45		Jnl	8691	
			<b>56,119.45</b>				

**Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 27 September 2022**  
**SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 28 September 2022**

**Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 3 January 2023**  
**SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 21 February 2023 (delay of 49 days)**

**Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 3 April 2023**  
**SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 4 April 2023**

Maint Bldg--Insurance Repairs &/or Excess 169400							
28/09/2022	Lot 158 Legal Fees Refund AIG Ref 6592035031AU	AIG Australia Ltd	4,545.45	Paid	DE	6592035031A	001482
23/01/2023	U18 Resultant Damage Repairs (Below Excess)	NCB Plumbing Pty Ltd	4,828.00	Paid	DE	INV-41254	001570

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113							
Date	Details	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.	
<b>Administrative Fund</b>									
21/02/2023	Lot 158 Legal Fees Refund AIG Ref 6592035031AU	AIG Australia Ltd		4,545.45	Paid	DE		001587	
04/04/2023	Lot 158 Legal Expenses Refund AIG Ref 6592035031AU	AIG Australia Ltd		1,281.25	Paid	DE		001613	
				<b>15,200.15</b>					