

Garden beds have been a sore sight in this large strata complex for a long time:

<http://www.nswstratasleuth.id.au/Macquarie-Gardens-photos/gallery/>

Occasional repairs are undertaken, but with very short-living results.

Minutes of the EC meeting on 20th of February 2013 reported the following:

Garden bed walls. Steve, the new employee of the Building Manager, is to identify a section of garden bed wall that is showing significant signs of water penetration from the garden bed, scrape it back and paint it with a membrane based coating. This section of wall will then be monitored over a period of time to determine if the membrane coating has been successful in preventing water penetration / the leaching of salts & minerals etc. through the wall.

In one of the latest efforts to deceive owners, BCS and EC members falsely reported that the garden beds were repaired and repainted in 2013 at cost of \$5,170.00 (GST inclusive) as allegedly approved at EC meeting held on 28th of August 2013:

MOTION 7: To consider quotations for the re-painting of the central courtyard area.
The meeting reviewed quotations for the re-painting of the central courtyard area from Robertson's Painting and Decorating and Pierre Brush.
Resolved to approve the quotation from Pierre Brush, in the amount of \$5,170.00 including GST to re-paint the central courtyard area.

The real cost doubled and invoices paid to Pierre Brush were never disclosed to owners:

Cred. Code	Creditor Name	Doc. Ref. No.	Doc. Date	Doc. Total (GST inc.)	Chq. Date	Date Presented
37988	PIERRE BRUSH PAINTER	125/13	11/11/2013	\$5,500.00	19/11/2013	19/11/2013
37988	PIERRE BRUSH PAINTER	115/13	8/10/2013	\$5,170.00	16/10/2013	16/10/2013
			Total	\$10,670.00		

Secretly, but much more work was done since then by other service providers, including Howard West Builder, making the total costs of garden bed repairs in period of two years close to \$18,000.00.

Howard West Builder is using a unique substandard method by nailing metal plates on the front side of damaged garden beds without proper remediation work, leaving inner side of the bed exposed to water penetration, concrete cancer and movement as pictures show:





Much better and comprehensive quote by Robertson Painting was rejected based on false premise that Pierre Brush would be cheaper and better.

CERTIFICATE OF COMPLETION

Upon Completion, Robertson's will issue a Completion Certificate which sets out the colours used and our warranty period. We also offer a complimentary inspection 12 months from completion to ensure that all painting work covered under warranty is still at our high standard.

MAINTENANCE AND INSPECTION SERVICES AVAILABLE ON REQUEST

As a valued customer Robertson's has a maintenance programme to ensure longevity of our work due to daily wear and tear on painted surfaces.

This program includes at no cost:

- **1 complimentary touch up** - For graffiti during the first year after completion of the job.
- **1 year after completion** - Courtesy call.

Robertson's can also tailor to your needs and budget -

- Program for internal touch-up to maintain a freshly painted finish.
- Program for recoating of clear finished services.
- Program for exterior touch-up.

WARRANTY

- Robertson's Painting and Decorating has a 5 Year Warranty for all workmanship.
- **However, this warranty does not extend to:**

Water penetration - Masonry - (Generally caused by Membrane Failure in balcony floors or by planter boxes).

Timber Rot - (Unless treated and repaired as stated in quotation).

Blisters to Eaves from Water Damage - (Generally caused by roof leaks, gutters leaking or wrong roof pitch).

METHOD OF PREPARATION FOR EXTERIOR

- Protect all pre-finished areas with drop sheets and masking tape.
- Shrubs etc obstructing areas to be painted will be trimmed and protected.
- Carry out works with minimum disturbance.
- Adhere to Occupational, Health and Safety and Waste Management guidelines as set out by Regulation.
- Provide sample colour at clients request.
- Supply ladders, scaffolding and machinery where necessary.
- Supply portable amenities where required.
- Adhere to manufacturers recommendation for coating thickness.
- Site visits by Project Manager.

PREPARATION AND PAINTING PROCEDURES

EXTERIOR - CONCRETE SLAB EDGING / CEMENT RENDER / FIBRE CEMENT SHEETING

- Remove existing bubbling and peeling.
- Wash down to remove grime and mould where necessary.
- Fill all joins with flexible sealant. Fill and sand where necessary.
- Apply rust convertor where necessary to structural steel.
- Apply oxalic acid to any areas suspected of lime leaching.
- Touch up repairs with a premium water tight primer.
- Finish with two coats of Low Sheen Dulux Weathershield or equivalent.

Thank you for the opportunity to quote for the painting of:
1-15 Fontenoy Rd MACQUARIE PARK NSW 2113

Please find attached the following specification and quotation as requested

- Exterior centre courtyard garden area only - previously painted rendered surfaces to planters/retainers and car park low-rise ventilation structures to this area only. (Excludes - rear stair area, behind tennis courts, common room structure, car parking areas and driveway entry).
Thoroughly prepare surfaces by scraping loose and bubbling paint, patch render where required with acrylic render, colour match existing and finish in 2 x coats Dulux Weathershield Exterior Low Sheen.

Price includes materials, labour, minor repairs and relevant insurances.
Refer to exterior specifications page for surface preparation and coating details.

Total Price	\$12,000.00 + GST
--------------------	--------------------------

Comments: Price valid until 1st February, 2014.
Warranty does not apply to surfaces with pre-existing water penetration.

Application of water sealer/membrane to exterior side of retainers/planters will not inhibit water ingress. Application needs to be made on the garden/dirt side of the wall.

Should you have any questions please do not hesitate to contact me on 0410 499 981.
I hope this quotation meets with your approval and I look forward to your reply.

Had original quote and professional approach by Robertson painting been accepted, not only the owners corporation would have saved significant money, but the garden beds would have had long-term maintenance-free status.

The repairs of garden beds create continuous stream of income for some service providers. Here is an example of one of them:

Creditor Name	Doc. Date	Doc. Total (GST inc.)	Chq. Date	Comment
HOWARD WEST - BUILDER	19/05/2015	\$1,254.00	29/05/2015	Repair damaged garden walls throughout complex, supply and fit purpose built colourbond plates to walls as required, paint new plates to match, repair cement render to high rise garden wall adjacent C block entry, remove damaged render, supply and install one coat of waterproof render, finish render to affected area
HOWARD WEST - BUILDER	7/05/2014	\$1,353.00	21/05/2014	Common area: supply and fit colourbond capping to sections of garden walls, paint new sections to match , repair damaged aluminium handrail pickets adjacent to D block, refix pickets along entire section of railing, Block D: repair door and door frame of rear fire exit passage
HOWARD WEST - BUILDER	24/02/2014	\$753.50	05/03/2014	Lot 26: repair damaged cement render to sunroom walls, water leak under windows, Common area: measure up plates for garden walls
HOWARD WEST - BUILDER	24/02/2014	\$704.00	05/03/2014	Common area: repair retaining wall adjacent to garage entrance, supply and install new sleepers
HOWARD WEST - BUILDER	19/02/2014	\$951.50	04/03/2014	Lot 26: repair cracks to bedroom wall, repair cement render to sunroom column, Lot 98: repair leak to bedroom window, Lot 6: inspect cracks to kitchen and bath room wall tiles, Lot 112: inspect cracks to kitchen and bath room wall tiles, Lot 113: inspect cracks to kitchen and bath room wall tiles, Common area: repair leak to garden wall adjacent to pool area
HOWARD WEST - BUILDER	13/08/2013	\$831.60	21/08/2013	Common area: carry out repairs to garden walls, supply and fit folded colourbond panels to various cracks to garden walls, drill and fix new metal covers to brick walls adjacent to pool area and entry stairs
HOWARD WEST - BUILDER	7/12/2012	\$638.00	20/12/2012	Lot 41: repair cracks to walls and ceilings, remove damaged cement render to walls in living room, supply and install new render, repair cracks to control joints and walls in kitchen, hall and bedrooms, repair cracks to ceilings and cornices in living, dining, kitchen, hall, bedrooms and bathroom, Garden walls: supply and fit colourbond cappings to garden walls in main common areas over cracks/ control joints, paint new cappings
HOWARD WEST - BUILDER	12/09/2012	\$682.00	24/09/2012	Lot 167: repair cement render to sunroom wall, Block C: repair exit fire door at rear of building, refix broken hinges to steel door frame, Common area: repair damaged cement render to garden walls adjacent to entry stairs, supply and install new cement render

Photos of garden beds taken on 29th of June 2015 show shameful status:

<http://www.nswstratasleuth.id.au/Macquarie-Gardens-photos/gallery/index.php?/category/14>

Even a single photo of a building taken on 29th of June 2015 tell a story of neglect that applies not only to gardens but living areas as well:



