

In SP52948 large strata complex, multiple attempts were made to gain access to strata documents as per SSMA 1996 S108 in 2012, 2013, 2014, and 2015. As predictable, EC members, and BCS Strata Management failed to provide access to almost all requested files.

The owner tried to engage staff at BCS Strata Management in early January 2016. No reply was received.

Then suddenly, on 19th of January 2016, current Strata Manager Mr. Gary Mills, contacted me, alleging that there “might be some files that BCS did not provide”...

Here were my two responses to BCS Strata Management staff and managers. No reply or denial was received. COO of BCS Strata Management NSW Mr. Greg Freeman stayed silent as well (44 times so far:

<http://www.nswstratasleuth.id.au/Greg-Freeman-COO-BCS-Strata-Management-Persistent-Silence-Lack-of-Actions-2014-2016.pdf>

From: SP52948 owner
Subject: Re: Missing Documents for Lot 158 and proxies
To: Gary Mills <BCS Strata Management>
Cc: Mike Smythe <BCS Strata Management>, Greg Freeman <Pica group>, Kristina Petrovic <Pica Group>, Billy Cheung <BCS Strata Management>
Date: Tue, 26 Jan 2016 19:33:22 +1100

To add to vilification on religious basis, ridicule on nationality basis, threats endangering life and well-being of my family and me:

Direct financial losses to me are above \$70,000.00. Losses due to neglected management of the complex and delayed repairs - much higher. Add to it losses to other owners.

Evidence is in my possession that single EC member instructed BCS to make document viewing "as difficult as possible" in one previous visit.

Mr. Freeman negotiated special so-called "loyalty discount" which was never reimbursed to owners corporation since 2011. And there is PICA cash advance undisclosed to owners corporation for 15 months now! Undisclosed insurance benefits to BCS since 2014... Add to it BCS Doc ID 13974443 in which I requested that I be asked for Motions to be included at AGM 2015, which you silently ignored (in addition to official Motion submitted on 27 January 2015).

And during all those times, BCS contract was never tendered.

BCS also directly prevented recommendation by Department of Fair Trading to vote for engagement of forensic accountant at AGM 2015.

It is, therefore, quite logical why BCS prevents access to documents.

On 25/01/16 20:14, SP52948 owner wrote:

Hi Gary,

Whilst your message looks friendly at the first impression, it is actually very abusive, disrespectful, and dangerous. You also question my integrity.

My first request for document search in 2015 was on 6 August 2015 but not responded to or acknowledged by BCS. Request for document viewing was resent on 2 September 2015, and then forwarded to COO of BCS Strata Management Mr. Greg Freeman on 15 September 2015. Like AGM 2014, AGM 2015 was conducted without allowing access to strata documents not only to me, but also proxies vested in me. Only in the fourth attempt, when I forced BCS to give access (I paid for search without the invoice, you are very well aware how much time DEFT spent trying to sort it out). So, BCS had four months TO PREPARE DOCUMENTS BEFORE MY VISIT.

More than 90% of the documents were NOT AVAILABLE on the day of my visit. I documented it in front of you and asked that you, or your manager sign it. Both of you refused. I also proposed that you photocopy the document, which you seemingly rejected. Your choice.

I forced you to listen to message left for Mr. Greg Nash at PICA Group at the end of the visit. In very renown forum, in front of massive audience, he "personally promised" the investigation. He also committed to call back. For the sake of documentation: nobody ever called me or contacted me, let alone "fixed" the problems.

Now, all of a sudden, somebody instructed you to "search for some documents that might not have been available" when I spent significant time in the BCS office.

My response to BCS is as follows: figure out what was missing as per my request and send immediately. If you cannot do it, send EVERYTHING. Majority of the documents were not available, so resending few that were available is not a major issue for BCS.

I will give BCS three days (till this Friday) to respond.

My internet sites have been documented to BCS, EC members and all owners for almost five years. They have also been disclosed in CTTT cases. BCS and EC members even tried to force CTTT to prevent me from publishing facts about mismanagement. All such efforts failed.

Let me explain in brief words how serious it is. If BCS wants to resolve them then they have to speak to me directly and without lies and bullying. And use very careful language. My wife is very ill and affected by bullying in the complex (thanks to you). If her health deteriorates further, BCS will be held liable for professional negligence causing serious illness or (let's hope not) death. This is not a joke.

a) My attempts for better management of the complex have been met with extreme cases of hate, ridicule towards my family and me, and huge efforts to prevent access to documents that legally nobody has rights to do.

In spite of all such efforts, as the evidence shows, I am able, step by step, to show who BCS really are and enforce laws.

Your direct actions over the last five years endanger my family and me:

* Anonymous hate email in letterbox on 6 October 2011. Police Event submitted on 7 October 2011.

* EC Member's attack on my wife in garage on 20 October 2011. My wife reported it to Police. I was away on business at the time.

* Anonymous phone death threat in 2012. I reported it officially to Minister of NSW Department of Fair Trading on 22 March 2013 and several times in CTTT cases (it is on record the Adjudicator said she did not care about it!? - but that is a separate story for me to share with the world). EC member was witness to hear it.

* Second EC Member's verbal attack and light assault on my wife on 31 October 2015. Police Event recorded.

* While waiting for outcome of DFT Mediation attempt, Police Event was raised against EC member and BCS on 18 November 2015. As we all know, OC allegedly declined to attend Mediation without EC meeting and without notifying owners, only two days after receiving note from the Department of Fair Trading.

My family and me were called "non-believers" (by religious supremacist who is on the EC), another EC member submitted to CTTT that I was "educated under dictatorship of Marshall Tito of Yugoslavia" and did not know what democracy was, and so on.

Much more is in my evidence.

b) How much BCS did not (and still does not) care about proper management and my safety, shows the email from Mr. Simon Wicks, who said the following when I reported anonymous threat against me and to be very careful about fair and punctual reporting to owners:

BEGIN QUOTE

From: Simon Wicks <BCS Strata Management>

Date: Wed, 12 Oct 2011 16:38:12 +1100

Subject: CRIMINAL REPORT TO POLICE: Personal Hate Mail Received Macquarie Gardens SP 52948 - 6 Oct 2011

Thank you for your email.

Private mail addressed to you by parties unknown is not a matter for the members of the Strata Plan to consider.

END QUOTE

c) The actions by BCS are predictive, deliberate, pre-meditated, and designed to scare all those who ask questions. Two document searches in previous years, with almost identical outcomes, are enclosed herewith.

And one more with the language identical to yours from previous Branch Manager Mr. Paul Banoob:

BEGIN QUOTE

From: Paul Banoob <Pica Group>

To: SP52948 owner

CC: Peter Bone <BCS Strata Management>

Date: Tue, 13 Nov 2012 09:11:52 +1100

Subject: RE: SUMMARY OF INCOMPLETE DOCUMENTATION: RE: REQUEST FOR ACCESS: SP52948 document viewing on 12 Dec 2012

You have my word that all records will be looked at and any information we have will be sent to you.

END QUOTE

Needless to say, most of the documents I never received!

No further comments are needed.

It is BCS's duty and legal obligation to conduct comprehensive internal investigation, and deal with massive issues. 44 attempts to engage Mr. Greg Freeman were ignored by him.

On 19/01/16 16:49, Gary Mills wrote:

Hi,

I have just come back from a month of holidays venturing around Tasmania...

Please let me know in point form what if any documents you are missing and we will try to find them.

I have more than 300 emails reply to since my absence so I maybe slow to reply to any questions however I will try to assist quickly with missing docs.

Regards

Gary Mills, Portfolio Manager