

Ongoing problems with hot water boilers and expenses for temporary repairs are no longer justified and serious comprehensive fixes are urgently needed for all buildings. BCS Strata Management has never worked on proper 10-Year Sinking Fund plan:

<http://www.nswstratasleuth.id.au/BCS/node/3>

<http://www.nswstratasleuth.id.au/Macquarie-Gardens-Special-Levies-Looming-Due-to-Mismanagement-by-BCS-Strata-Management-May-2015.pdf>

**Just for Block D, the expenses for hot water leaks and boilers are in excess of \$60,000.00 in period September 2011 and June 2015. Even more intriguing is the fact that the hot water boilers were replaced THREE times in period of around seven years in Block D!**

**Here is the trace of records that passed unnoticed by the owners. It took almost two years to receive warranty claim of measly \$783.50. And when the hot water tank was replaced in 2012, it lasted only three years, when, after numerous additional repairs, \$46,200.00 was spent in June 2015.**

- Minutes of EC meeting held on 1<sup>st</sup> of December 2010:

**ITEM 5** To receive a report from the caretaker.

The report was considered with the following matters noted:

(a) Hot water tank Building "D".

This requires replacement as it is leaking.

It was noted that the tank is relatively new and action will be taken against the manufacturer to try and recover costs.

- Minutes of the EC meeting held on 16<sup>th</sup> of February 2011 (Strata Manager Mr. John Fry still running Raine and Horne Strata System at the meeting, he would suddenly disappear two months later):

**3. Hot water tank to be replaced Building D.**

As the tank was leaking, work has proceeded with its replacement. The previous tank was relatively new and attempts are to be made to recover the replacement cost from the manufacturer. The plumber who installed the defective tank has gone out of business.

- Minutes of the EC meeting held on 13<sup>th</sup> of April 2011:

**2. Hot water tank to be replaced Building D.**  
As the plumbing contractor has gone out of business, a warrantee claim has been made against the tank manufacturer.

- Minutes of the EC meeting held on 20<sup>th</sup> of July 2011:

**ITEM 3:** Matters arising from the last minutes:

1. Building D hot water tank – Warranty claim.  
Further inquiries are being made with the tank manufacturer. Should a satisfactory response not be obtained, legal action against the manufacturer will be considered.

- Minutes of the EC meeting held on 14<sup>th</sup> of December 2011:

**ITEM 3:** Matters arising from the last minutes:

1. Building D hot water tank – Warranty claim.  
Further demand letter notice to be sent to manufacturer advising that the matter will be referred to QCAT if no cash settlement offer is received.

- Minutes of the EC meeting held on 22<sup>nd</sup> of February 2012:

**ITEM 3:** Matters arising from the last minutes:

1. Building D hot water tank – Warranty claim.  
The Managing agent has sent to the manufacturer as requested photos and serial numbers of the defective equipment and has requested a response within seven days or else the matter will be referred to QCAT if no cash settlement offer is received.

- Minutes of the EC meeting held on 13<sup>th</sup> of June 2012:

**ITEM 3:** Matters arising from the last minutes:

1. Building D hot water tank – Warranty claim.  
The Managing agent has sent a further email to the manufacturer requesting reimbursement within seven days prior to lodging an application with the office of fair trading.

- Minutes of the EC meeting held on 22<sup>nd</sup> of August 2012:

**ITEM 3:** Matters arising from the last minutes:

1. Building D hot water tank – Warranty claim.  
\$783.50 was received from Nickel Engineering. Matter finalized

Here is the notice in Block D on 1<sup>st</sup> of June 2015:



Details of all quotes have not been provided to any owner (single one is not valid for large expenses, as EC members and BCS Strata Management refused to deal even when two proper quotes were submitted for large repairs of water damages and walls in several units in March 2015).

Here is single quote from Roseriver Pty Ltd dated 28<sup>th</sup> of May 2015:

Strata Plan 52948  
 C/- Macquarie Gardens  
 1/15 Fontenoy Road  
 North Ryde.

**Attention Steve Carbone:**


**Re: Quotation for replacement of hot water heating plant in Block D.**

Supply and install all necessary labour, plant and materials required to complete the replacement of the hot water heating plant in the plant room of Block D at Macquarie Gardens as detailed below: -

1. Supply and install Rinnai Demand Duo 5 system including stainless steel tank. New Rinnai Units to be installed on brick wall on left hand side of plant room.
2. Supply and install 350mm flue pipe from manifolded flue header pipe on Rinnai's and terminate through roof including flashing. New flue piping will be required to be installed through the higher section of the plant room roof.
3. Upgrade gas meter and regulator as required.
4. Modify existing water and gas pipe work and connect to new Rinnai Plant.
5. Test and commission new plant on completion.
6. Disassemble and remove from site old hot water heating plant.
7. Seal roof penetrations x 2 from ~~redundant Raypak Boilers.~~

Our price to complete the above mentioned works exclusive of GST is \$ 42 000.00 and \$ 46 200.00 inclusive of GST.

The invoice was paid two weeks after work completion:

Cred. Code	Creditor Name	Doc. Ref. No.	Doc. Date	Doc. Total	Chq. Date	Mtd.	Cnl. Chq.	Date Presented	Invoice
96118	ROSERIVER PTY LIMITED	00008366	18/06/2015	46200.00	03/07/2015	EFT	N		

**Bill To:**

The Owners of Strata Plan 52948  
 c/- BCMS  
 Locked Bag 22

Haymarket NSW 1238

**Tax Invoice**

00008366

18/06/2015

DESCRIPTION	AMOUNT	CODE
Supply and install all necessary labour, plant and materials required to complete the replacement of the hot water heating plant in the plant room of Block D at Macquarie Gardens as detailed below: -	\$46,200.00	GST
1. Supply and install Rinnai Demand Duo 5 system including stainless steel tank. New Rinnai Units to be installed on brick wall on left hand side of plant room.		GST
2. Supply and install 350mm flue pipe from manifolded flue header pipe on Rinnai's and terminat		GST
3. Upgrade gas meter and regulator as required.		GST
4. Modify existing water and gas pipe work and connect to new Rinnai Plant.		GST
5. Test and commission new plant on completion.		GST
6. Disassemble and remove from site old hot water heating plant.		GST
7. Seal roof penetrations x 2 from redundant Raypak Boilers.		GST
<p>Payment by Direct Debit may be made to Roseriver Pty Ltd            BSB: 012-874 Acct No: 2224 67159            Alternatively: Visa and Mastercard payment accepted (1.5% Fee Applies)</p> <p>This is a Payment Claim made under the Building and Construction Industry Security of Payment Act 1999.</p>		

Your Order No: WO537481

Customer ABN:

Freight: \$0.00 GST

Shipping Date:

Terms: C.O.D.

GST: \$4,200.00

Comment:


Code	Rate	GST	Sale Amount
GST	10%	\$4,200.00	\$42,000.00

Total Inc GST: \$46,200.00

Amount Applied: \$0.00

**Balance Due: \$46,200.00**

Then, there were other "emergency repairs" in other buildings without disclosure to owners or tenders in 2015:

Phone: 4573 0300 Mobile: 0407 409 020 Fax: 4573 6866 379 Boundary Road Maraylya NSW 2785 Email: fran@rosriver.com.au		A.C.N. 004 013 763 A.B.N. 24 004 013 763 Licensed Plumber Drainer & Gasfitter License No L13897								
<b>Bill To:</b>		<b>Tax Invoice</b>								
The Owners of Strata Plan 52948 c/- BCMS Locked Bag 22 Haymarket NSW 1238		00008404 10/09/2015								
<b>DESCRIPTION</b>	<b>AMOUNT</b>	<b>CODE</b>								
Removal of leaking hot water storage tanks and replacement with Rinnai Demand duo system. - Price includes initial site visits and research , termination and redirection of lines- modification to existing cold,hot and return pipework. - Labour	\$2,750.00	GST								
Supply of RINNAI DD315COMBO-50 TANK D/DUO 315L COMBO S/S 50mm, fittings , pipework etc	\$7,359.00	GST								
Payment by Direct Debit may be made to Roseriver Pty Ltd BSB: 012-874 Acct No: 2224 67159 Alternatively: Visa and Mastercard payment accepted (1.5% Fee Applies) This is a Payment Claim made under the Building and Construction Industry Security of Payment Act 1999.										
<b>Your Order No:</b>	<b>Customer ABN:</b>	<b>Freight:</b> \$0.00 GST								
<b>Shipping Date:</b>	<b>Terms:</b> C.O.D.	<b>GST:</b> \$919.00								
<b>Comment:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Code</th> <th style="width: 15%;">Rate</th> <th style="width: 15%;">GST</th> <th style="width: 55%;">Sale Amount</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">GST</td> <td style="text-align: center;">10%</td> <td style="text-align: right;">\$919.00</td> <td style="text-align: right;">\$9,190.00</td> </tr> </tbody> </table>	Code	Rate	GST	Sale Amount	GST	10%	\$919.00	\$9,190.00	<b>Total Inc GST:</b> \$10,109.00
Code	Rate	GST	Sale Amount							
GST	10%	\$919.00	\$9,190.00							
		<b>Amount Applied:</b> \$0.00								
<b>Balance Due:</b>		<b>\$10,109.00</b>								



Phone: 4573 8866  
 Mobile: 0407 409 020  
 Fax: 4573 8866  
 379 Boundary Road  
 Maraylya NSW 2765  
 Email: fran@roseriver.com.au



A.C.N. 004 013 763  
 A.B.N. 24 004 013 763  
 Licensed Plumber  
 Drainer & Gasfitter  
 License No L13897

Bill To:

The Owners of Strata Plan 52048  
 c/- BCMS  
 Locked Bag 22  
 Haymarket NSW 1238

**Tax Invoice**

00008441  
 19/11/2015

DESCRIPTION	AMOUNT	CODE
For emergency call out 4/11 re. Macquarie Gardens hot water failure	\$660.00	GST
Return to site 5/11 Service call	\$82.50	GST
Repair of leak to H/W circulating pump. 2 pumps identified as needing replacement. New pump ordered and collected - 6 hours	\$561.00	GST
Return to site 6/11 to install new circulating pumps Labour 8 hours	\$748.00	GST
Circulating pumps x 2	\$2,046.00	GST
Fittings, stores Issues etc	\$277.20	GST

Payment by Direct Debit may be made to Roseriver Pty Ltd  
 BSB: 012-874 Acct No: 2224 67159  
 Alternatively: Visa and Mastercard payment accepted (1.5% Fee Applies)

This is a Payment Claim made under the Building and Construction Industry Security of Payment Act 1999.

Your Order No:	Customer ABN:	Freight:	\$0.00	GST
Shipping Date:	Terms: C.O.D.	GST:	\$397.70	
Comment:	Code	Rate	GST	Sale Amount
	GST	10%	\$397.70	\$3,977.00
		Total Inc GST:	\$4,374.70	
		Amount Applied:	\$0.00	
		<b>Balance Due:</b>	<b>\$4,374.70</b>	

In 2015 alone, owners were not told about thee three invoices:

Cred. Code	Creditor Name	Doc. Ref. No.	Doc. Date	Doc. Total (GST incl)	Chq. Date	Date Presented
96118	ROSERIVER PTY LIMITED	8441	19/11/2015	\$4,374.70	07/12/2015	07/12/2015
96118	ROSERIVER PTY LIMITED	8404	10/09/2015	\$10,109.00	24/09/2015	24/09/2015
96118	ROSERIVER PTY LIMITED	8366	18/06/2015	\$46,200.00	03/07/2015	03/07/2015
<b>Total</b>				<b>\$60,683.70</b>		

Other building blocks (A, B, and C) await similar major repairs but BCS and EC members refuse to plan for it properly.