



Fair
Trading

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Ref: CAS 9761719

Mr Robert Crosbie – Licensee In Charge
Waratah Strata Management Pty Ltd
Suite 200, 160 Rowe Street
Eastwood NSW 2122

Dear Mr Crosbie

**RE: WARATAH STRATA MANAGEMENT
PROPERTY, STOCK AND BUSINESS AGENTS ACT 2002 AND STRATA SCHEMES
MANAGEMENT ACT 2015 AND ASSOCIATED REGULATIONS**

NSW Fair Trading is conducting inspections of Strata Managing Agents that have been subject to a complaint regarding business practices of certain strata plans under your management.

I request the provision of the following information and supporting documentation in accordance with Section 107 of the Property Stock and Business Agents Act 2002.

Please forward to Fair Trading the following information to enable effective investigation of the concerns:

- ✓ • Strata Plan 52948 1-15 Fontenoy Road North Ryde NSW 2113
- ✓ • a copy of the financial statements of the owner's corporation for the plan, for the 2018 Annual General Meeting
- ✓ • a copy of any audits approved at the 2018 Annual General Meeting for the plan
- ✓ • a copy of the current strata roll for the plan
- ✓ • a copy of any outstanding levies for all owners of the plan
- ✓ • a copy of the management agreement for the plan
- ✓ • any requests from the owner of lot 3 for access to records and your response ?
- ✓ • Current by laws and all documentation relating to any changes to by-laws
- ✓ • All documents relation to a refund request of \$8800 from CHU in relation to an NCAT ruling in relation to the matter
- ✓ • a copy of the notice and minutes of the 2017 Annual General Meeting any associated proxies for the plan SP52948

Please note penalties apply in accordance with Section 110 of the Property Stock and Business Agents Act for wilfully delaying or obstructing an authorised officer.

Section 219 of the Property Stock and Business Agents Act protects the security of the information you provide under this request.