

SP52948 Lot 158 outstanding repairs of common property on 12th of May 2021

1) Two smoke alarms

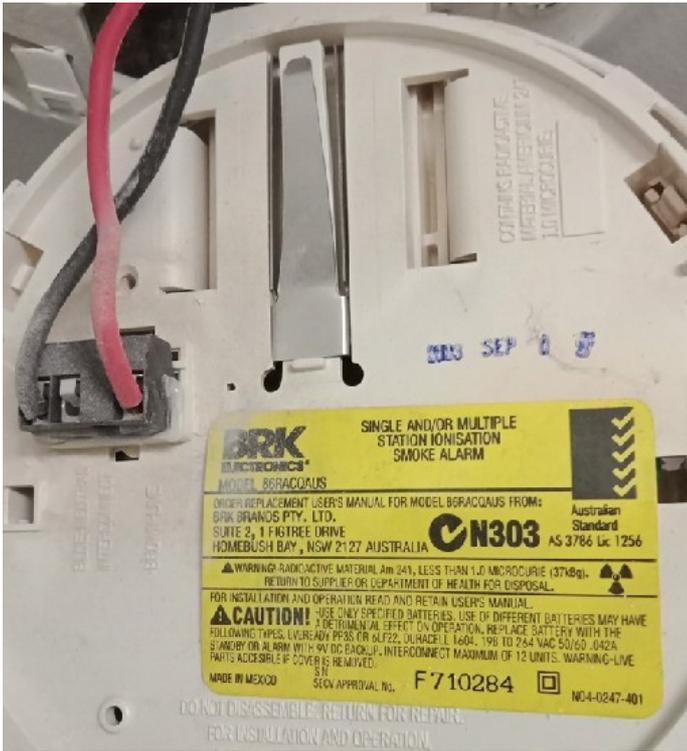
Not including reports to previous strata agency, just in period 1019 to 2021 this was reported to Waratah Strata Management and committee members, who failed to rectify major issue endangering safety of tenants, causing increase in insurance costs and risks, and non-compliance with fire safety regulations, on:

1 March 2019
19 March 2019
1 May 2019
9 May 2019
9 May 2019 (second email with further updates)
17 June 2019
18 June 2019
19 June 2019
30 June 2019
7 July 2019
20 October 2019
7 December 2019
10 December 2019
13 February 2020
8 March 2020
18 March 2020
18 March 2020 (second email with further updates)
27 March 2020
28 March 2020
3 April 2020
28 April 2020
2 February 2021 (nine days before NCAT 20/33352 Hearing)
19 April 2021

Ensuite bedroom (manufacture date 1994, expired in 2005)



Foyer near main bathroom and kitchen (manufacture date 2008, expired in 2019)



2) Broken grille in ensuite bathroom

This was reported to Waratah Strata Management and committee members, who failed to rectify major issue endangering safety and health of tenants, causing increase in insurance costs and risks, on:

26 September 2020 (handyman made a temporary repair that lasted till early 9 February 2021)

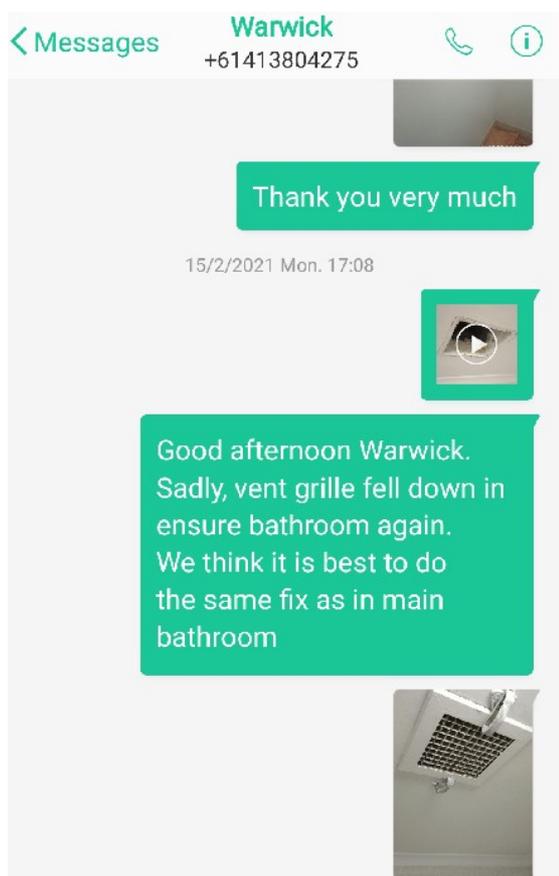
9 February 2021 (two days before NCAT 20/33352 Hearing)

15 February 2021

21 March 2021



Handyman Warwick promised to come back and fix it properly on 15 February 2021, as per SMS evidence:



3) Poor ventilation in main bathroom and laundry

This was reported to Waratah Strata Management and committee members, who failed to rectify major issue endangering health of tenants, causing increase in insurance costs and risks, on:

16 June 2018
20 June 2018
22 December 2018
23 December 2018
25 January 2019
10 February 2019
9 May 2019
30 June 2019
20 October 2019
7 December 2019
10 December 2019
15 April 2020
26 May 2020
7 July 2020
21 July 2020
26 September 2020
15 February 2021
21 March 2021
19 April 2021

Number of owners complained about poor ventilation, so Lot 158 is not the only one reporting this health hazard and lack of proper maintenance of common property.

4) Water leaks near electrical lighting in sunroom

This was reported to Waratah Strata Management and committee members, who failed to rectify major issue endangering safety and health of tenants, causing increase in insurance costs and risks, on:

29 November 2020

One repair was completed but the carper in sunroom was completely damaged already (water bubbling from the opening in the floor)

Second repair was not done. Handyman Warwick deemed it to be an “old” problem because the ceiling was dry at the time.

Photos and videos taken on 11 and 12 May 2021 show that the ceiling is moist and full of water residue in certain areas near electrical lighting, creating high risk of fire hazard and electrocution.

Lot 158 took moisture meter readings in various areas of the ceiling and it is obvious that water damage near electrical lighting is a major problem, with disaster just waiting to happen.

