

Failures by Waratah Strata Management and Uniqueco Property Services to maintain common property in Lot 158 and other areas that affect Lot 158 safety and health (sent to Waratah Strata Management, eight committee members, and Uniqueco Property Services on 27 October 2023

1) Waratah Strata Management and nine committee members (Mr. Stan Pogorelsky, Mr. John Gore, Ms. Genelle Godbee, Mr. Ramesh Desai, Ms. Kathryn Cutler, Mr. Carlos Fornieles Montoya, Mr. Andrew Ip, and Mr. Jeffery Wang, whilst Mrs. Marianna Paltikian was notified through strata manager) prevented owners from having Lot 158 common property problems at AGM on 26 October 2023.

2) In Lot 158 submission to Supreme Court and Solicitor Adrian Mueller on 27 February 2022, four problems were highlighted:

<https://www.nswstratasleuth.info/SP52948-Lot-158-cost-submission-reply-ignored-by-Solicitor-Adrian-Mueller-in-Supreme-Court-27Feb2022.pdf>

- Fire safety checks for external door and two smoke alarms for 2022.
- Water leak damages near lighting on ceiling in sun-room (unresolved since September 2020),
- All intercom access points were scheduled to be tested in Block A on 10 February 2022. Lot 158 complained about their device not working occasionally several times and no repair or checks were done. On 10 February 2022, Lot 158 was not visited by H&T Security.
- Poor intake of fresh air in laundry and one bathroom since 2019.

Without owners corporation approval, Waratah Strata Management instructed Solicitor Adrian Mueller to ignore Lot 158 submissions to Supreme Court on 1 March 2022, where Solicitor Adrian Mueller charged SP52948 \$55.00 for reading that email.

01 Mar 22	Perusing email from strata manager providing instructions not to prepare response to objections to bills of costs and to apply for costs assessment	\$55.00	\$5.50
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3) Since late 2020, water leak is evident in Lot 158 on ceiling near lighting, creating fire risks and risks to the property of Lot 158:



Repetitive requests to maintain sunrooms in the complex and ensure they are watertight were ignored:

[SP52948-Waratah-Strata-Management-ignored-Lot-158-evidence-sunroom-waterproofing-is-mandatory-8Aug2020](#)

4) At AGM 2022, Waratah Strata Management prevented owners from voting on Lot 158 Motions, including "Ratify four unresolved problems with common property maintenance in Lot 158", in spite of evidence that Waratah Strata Management Open work Orders listed Lot 158 sunroom leaks on their website even on date of AGM 2023 on 26 October 2023, along with 12 other issues:

[SP52948-Motions-by-Lot-158-AGM-2022.pdf](#)

[SP52948-waratahstrata.com.au-website-Maintenance-Open-Work-Orders-page-1-evening-26Oct2023.png](#)

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www.lookatmystrata.com.au/187035/maintenance

WARATAH Strata Management

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OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Work Orders Quotes

▼ Open Work Orders

Date	Status	Job Summary	No
14/03/2023	Sent	Abloy Keys	14381
28/05/2021	Sent	Replace FIP batteries	9988
03/12/2020	Sent	Lot 158 Sunroom Leak	8888
01/12/2020	Sent	Inspect A & B Block sun room window frames	8869
01/12/2020	Sent	Inspect C & D Block sun room window frames.	8870
09/07/2020	Sent	Smoke detector for Unit 148 - Eagle Fire	7939
25/06/2020	Sent	Quote accepted for fire services - Flame Safe	7834
04/08/2017	Sent	Replace conduit brackets	4026
05/06/2017	Sent	Repair planter boxes	3758
12/05/2017	Sent	Th's 194-198 - Replace damaged gutters	3672

Results: 1 - 10 / 13 Page 1 / 2 Show rows 10

5) Evidence that Waratah Strata Management and Uniqueco Property Services discriminate against Lot 158 and some other owners (Lot 152 is another owner with continuous complaints about sunroom) - in FY 2023, \$1,700.00 (GST excl) was spent on resolving sunroom leak in Lot 38, but Lot 158 was ignored since late 2020:

Maint Bldg--Doors, Locks & Windows 264600

02/09/2022 U38 Sunroom Leak

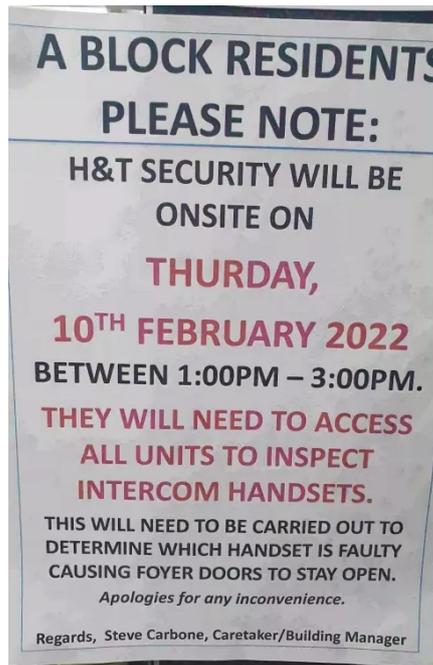
Man & His Tools

1,700.00 Paid DE 62

001472

6) Intercom in Lot 158 is faulty and seldom operates properly.

All intercom access points were scheduled to be tested in Block A on 10 February 2022. Lot 158 complained about their device not working several times and no repair or checks were done. On 10 February 2022, Lot 158 was not visited by H&T Security:



7) Discriminatory attitude towards Lot 158 is shown by example of repairs in other units in amount of \$6,869.23 (GST excl) in FY 2023 but not Lot 158. Lot 167 had two repairs for the same intercom:

Maint Bldg--Intercom 169600								
17/10/2022	U's 26 & 40 Intercom	FMT Services	380.00	Paid	DE	141022B	001493	
17/10/2022	U's 93 & 146 Intercom	FMT Services	580.00	Paid	DE	190922C	001504	
17/10/2022	U's 16,145 & 150 Intercom	FMT Services	640.00	Paid	DE	280922C	001504	
18/10/2022	U's 167 & 168 Intercom	H & T Security	526.82	Paid	DE	00040436	001505	
21/10/2022	U's 165 & 167 Intercom	H & T Security	492.41	Paid	DE	00040491	001509	
14/11/2022	U's 152 & 155 Intercom	FMT Services	630.00	Paid	DE	311022D	001524	
14/11/2022	U38 Intercom	FMT Services	380.00	Paid	DE	021122A	001519	
15/11/2022	U173 Intercom	FMT Services	380.00	Paid	DE	141122A	001519	
12/12/2022	U189 Intercom	FMT Services	380.00	Paid	DE	061222B	001538	
09/01/2023	U147 Intercom	FMT Services	380.00	Paid	DE	060123A	001553	
06/02/2023	UA181 Intercom	FMT Services	200.00	Paid	DE	010223F	001580	
03/04/2023	UA159 Intercom	FMT Services	380.00	Paid	DE	300323A	001615	
01/05/2023	U1090 Intercom	FMT Services	380.00	Paid	DE	270423A	001629	
08/05/2023	U98 Intercom	FMT Services	380.00	Paid	DE	060523A	001634	
22/05/2023	U128 Intercom	FMT Services	380.00	Paid	DE	200523A	001644	
27/07/2023	Investigate intercom problem. Unit handset faulty	FMT Services	380.00	Paid	DE	240723A	001704	
			\$6,869.23					

8) Repeated complaints about sightings of silverfish. That is in addition to Lot 159 (committee member) having major water leak in their unit which caused serious damage in laundry of Lot 158 three years ago.

[SP52948-Waratah-Strata-management-ignored-repeated-complaints-about-sightings-of-silverfish-7Jul2020](#)

Silverfish was caught near entrance to Lot 158 on 27 September 2022:

[SP52948-silverfish-caught-near-entrance-to-Lot-158-27Sep2022](#)

[SP52948-repeated-incident-with-silverfish-Lot-158-kitchen-16Dec2022](#)

[SP52948-repeated-incident-with-silverfish-Lot-158-bathroom-26Dec2022](#)

Sighting of silverfish in Lot 158 foyer on 7 January 2023

Sighting of silverfish in Lot 158 bathroom on 24 January 2023

Sighting of silverfish in Lot 158 kitchen on 3 February 2023

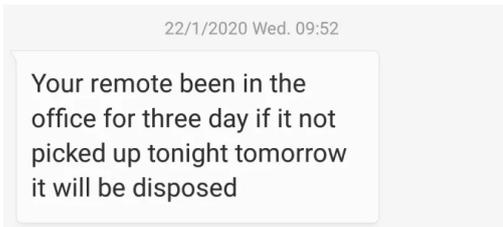
Sighting of silverfish in Lot 158 bathroom on 12 October 2023

Sighting of silverfish in Lot 158 foyer on 15 October 2023

Sighting of silverfish in Lot 158 foyer on 22 October 2023

Lot 158 keeps their property in good order, and it appears that water-related leakages happen elsewhere in Block A.

9) One of Lot 158 remote controls suddenly stopped working in early 2020, in spite of fact it was quite new and given to Lot 158 by another tenant who moved out of complex. Instead of checking it, Mr. Steve Carbone from Uniqueco Property Services sent this SMS:



10) Failure to organize gas meter replacement for Lot 158:

On Tuesday, 19 July 2022, somebody who claimed to be from Jemena, left voice message on Lot 158 mobile phone asking for permission to replace gas meter.

As this was not organized through building or strata manager, Lot 158 approached their gas service provider and asked them for clarification. Service provider immediately prepared an email for Jemena and promised to notify Lot 158 as soon as a response was provided to them.

Two days later, Jemena representative called again.

This is how Lot 158 dealt with the request:

Jemena was notified that no public information existed about such work in Lot 158 or any other unit in the complex, which was different from process in April 2022, when official notice was published on notice boards, advising owners of 46 units replacing gas meters:

HOT WATER METER REPLACEMENTS

1 FONTENOY ROAD, MACQUARIE PARK, 2113

Jemena Gas Distribution Network are required to carry out mandatory replacements for the hot water meters at your property every 7 to 10 years.

This is to ensure accurate billing and to prevent estimations.

This is a free service.

We have notified your strata manager of the replacement program.

As the meters are located inside the **kitchen cupboard** of each unit we require access at a convenient time for replacement.

1	1 FONTENOY RD	81	1 FONTENOY RD	132	1 FONTENOY RD
7	1 FONTENOY RD	82	1 FONTENOY RD	133	1 FONTENOY RD
10	1 FONTENOY RD	92	1 FONTENOY RD	134	1 FONTENOY RD
12	1 FONTENOY RD	99	1 FONTENOY RD	144	1 FONTENOY RD
13	1 FONTENOY RD	103	1 FONTENOY RD	155	1 FONTENOY RD
17	1 FONTENOY RD	105	1 FONTENOY RD	163	1 FONTENOY RD
22	1 FONTENOY RD	109	1 FONTENOY RD	165	1 FONTENOY RD
28	1 FONTENOY RD	110	1 FONTENOY RD	166	1 FONTENOY RD
48	1 FONTENOY RD	111	1 FONTENOY RD	177	1 FONTENOY RD
49	1 FONTENOY RD	112	1 FONTENOY RD	179	1 FONTENOY RD
56	1 FONTENOY RD	114	1 FONTENOY RD	184	1 FONTENOY RD
58	1 FONTENOY RD	116	1 FONTENOY RD	190	1 FONTENOY RD
60	1 FONTENOY RD	118	1 FONTENOY RD	191	1 FONTENOY RD
65	1 FONTENOY RD	121	1 FONTENOY RD	193	1 FONTENOY RD
69	1 FONTENOY RD	125	1 FONTENOY RD		
74	1 FONTENOY RD	126	1 FONTENOY RD		

If your unit is on the above list please scan the QR code to submit your preferences and details for contact.



Waratah Strata Management and Uniqueco Property Services failure to organize gas meter replacement for Lot 158 in 2022/2023 whilst doing it for other units in April 2022.

[Jemena-Ticket-540684-Incomplete-process-to-replace-SP52948-Lot-158-gas-meter-due-to-Waratah-Strata-Management-inaction-17Jan2023.html](https://www.waratahstrata.com.au/Inaction-17Jan2023.html)

Jemena was asked to disclose who had provided them with mobile phone number of Lot 158. They confirmed they got it from Waratah Strata Management, which would have been an unauthorized disclosure of private information to third party.

- Jemena was asked to contact strata manager to inform owners about pending gas meter replacements in the complex.
- Jemena tried to force Lot 158 to do it and was rejected because it was not owner's duty to chase strata manager for managing common property.
- Jemena was asked to provide written request to Lot 158, explaining reasons for gas meter replacement, length of time required to do the work, proposed dates, and so on.
- Jemena was notified that Lot 158 gas service provider contacted them to obtain information on behalf of Lot 158. Jemena representative claimed they had not received such request.
- [Jemena has history of trying to force their way of operation, which was declined for gas meter readings in November 2019.](#)

Jemena approached Waratah Strata Management two times which Lot 158 has evidence of (on 30 December 2022 and 9 January 2023). It appears no response was received.

As on October 2023, gas hot water meter was still not replaced in Lot 158.

11) Poor ventilation in one bathroom and laundry, unresolved since June 2018.

[SP52948-Waratah-Strata-Management-refused-Lot-158-offer-to-free-access-to-strata-files-and-evidence-of-poor-ventilation-in-bathroom-21Jun2018](#)

[FINAL-REQUEST-FOR-REPAIR-Poor-ventilation-in-one-bathroom-and-laundry-in-SP52948-Lot-158-since-June-2018-22Dec2018](#)

Evidence that Waratah Strata Management and Uniqueco Property Services discriminate against Lot 158 - in FY 2023, \$2,340.00 (GST excl) was spent on resolving sunroom leak in multiple lots, but Lot 158 was ignored since 2018:

Maint Bldg--Exhaust/Ventilation Replacement 265450

Date	Details	Payee	Amount	Status	Type	Ref.No.	Payment No.
20/09/2022	U169 Exhaust Fans	PCK Air & Electrical	430.00	Paid	DE	1601	001475
25/10/2022	U187 Exhaust Fans	PCK Air & Electrical	500.00	Paid	DE	1633	001503
22/11/2022	U's 24 & 162 Exhaust Fans	PCK Air & Electrical	715.00	Paid	DE	1646	001522

Strata Plan 52948

**Macquarie Gardens, 1-15 Fontenoy Road,
Macquarie Park NSW 2113**

Date	Details	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
Capital Works Fund								
09/05/2023	Exhaust Fan Female Bathroom Pool Area	PCK Air & Electrical		1,580.00	Paid	DE	1701	001632
09/05/2023	U87 Exhaust Air Grills x 3	PCK Air & Electrical		440.00	Paid	DE	1817	001633
13/06/2023	U105 Laundry Exhaust Grill	PCK Air & Electrical		255.00	Paid	DE	1872	001669
29/06/2023	Replace Exhaust Fan in Pool Complex	Handyman Electrics Pty Ltd		1,088.64	Paid	DE	491	001689
				\$5,008.64				

12) Evacuation diagrams do not exist on common property in Block A (or elsewhere) since 1997.

13) Waratah Strata Management and Uniqueco Property Services failed to undertake comprehensive and proactive steps under the NSW Environmental Planning and Assessment Regulation 2000 and the Building and Development Certifiers Act 2018. Strata owner or managers must maintain essential fire prevention measures as outlined in the legislation and in accordance with Australian Standards AS1851-2021 and local council requirements. They are also obligated to meet all compliance requirements, including Annual Fire Safety Statements.

14) In non-compliance with SP52948 development (GIPA) registrations, number of properties are used for non-hosted short-term rental accommodation (short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation) and they also have special requirements in regard to fire safety, which has never been checked or applied in SP52948.

The mandatory Code of Conduct for the Short-term Rental Accommodation Industry (Code) started on 18 December 2020. It is administered by the Commissioner for Fair Trading in the NSW Department of Customer Service. The Code sets out the legal responsibilities and creates new minimum standards of behaviour and requirements for all industry participants, including:

- booking platforms
- hosts
- guests
- letting agents and facilitators.

The Code also establishes the STRA Exclusion Register which commenced in August 2022. The Exclusion Register is a list of guests and hosts who have been excluded from participating in the short-rental accommodation industry.

15) Work health & safety / hazardous material surveys on common property have never been conducted or shared with owners since 1997.

Strata schemes are normally not covered under the work health and safety legislation unless:

- they do not engage any workers as employees
- the common areas the body corporate is responsible for are used only for residential purposes.

SP52948 is continuously using common property for short-term leases (hotel-like services), in non-compliance with Residential Tenancy Act 1987, as per Lot 158 emails to Waratah Strata Management on 26 March 2020 and 19 April 2021:

[SP52948-warnings-ignored-by-Waratah-Strata-Management-about-compliance-issues-with-Residential-Tenancy-Act-1987-26Mar2020.html](https://www.planetofhotels.com/en/australia/rydalmere/north-ryde-self-contained-two-bedroom-apartment-93font)

[SP52948-Waratah-Strata-Management-ignored-evidence-of-long-term-problems-with-ventilation-smoke-alarms-and-non-compliance-with-Residential-Tenancy-Act-2010-19Apr2021.html](https://www.planetofhotels.com/en/australia/rydalmere/north-ryde-self-contained-two-bedroom-apartment-93font)

Waratah Strata Management ignored evidence of customer's complaint about short-term rental of lot 93 on 31 March 2018:

<https://planetofhotels.com/en/australia/rydalmere/north-ryde-self-contained-two-bedroom-apartment-93font>

They stated, with special emphasis on faulty smoke detectors:

4.6 **Poor**

Merle

As above, a very very...

- +** The location was very convenient.
- When we arrived the apartment was dirty, with urine splashes on the floor in bathroom etc. The smoke detector didnt work, There were no teaspoons, no toaster and egg stuck to the cupboard doors. We ...

Verification of SP52948 Development Approval Conditions and Building and Development Advisory Service at Ryde Council confirmed that this applies to SP52948 ("Development Consent 288 of 1994.pdf" and "Development consent A288 of 1994.pdf"):

Short-term tenants are allowed only if owner stays and lives in property and shares it with visitors. In that case they still have to get Ryde Council approval.

The other valid options for a property to be occupied in our complex are:

1. Owner occupied, or
2. Subject to a lease under Residential Tenancy Act 1987.

Services like AirBnB, StayZ, and similar are not allowed in strata complexes like SP52948 unless Special Resolution is approved.

SP52948 owners and tenants are continuously using tennis courts and swimming pool for lessons, making it important to ensure safety of all parties.

SP52948 owners and tenants continuously use common property for running businesses, including parcel deliveries.

Some SP52948 properties are owned by businesses, as listed in Strata Roll.

Waratah Strata Management is well aware of this obligation. They apply it in other complexes, for example SP75860 at 24-26 Post Office Street, Carlingford. Extract from agenda for their AGM on 25 August 2022:

17 WORK HEALTH & SAFETY / HAZARDOUS MATERIALS SURVEY

That the Owners Corporation instruct the managing agent to arrange for a qualified contractor to carry out a Work Health & Safety Survey and/or a Hazardous Materials Survey of the common property.

18 PROGRAMMED MAINTENANCE

That the strata manager be instructed to appoint suitable contractors to attend to the following maintenance works on a regular basis:

- (a) Roof & Gutter Cleaning every ____ months.
- (b) Drainage &/or Sewer Pipe Cleaning every ____ months.
- (c) Common Area Garage Door Service every ____ months.
- (d) Communal Hotwater System every ____ months.
- (e) Pumps & Stormwater Detention Systems every ____ months.
- (f) Other every ____ months.

Page 1 of Open Work Orders on 17 and 18 October 2023 on Waratah Strata Management website:

Date	Status	Job Summary	No
20/09/2023	Sent	Fire safety - repair leaking fire hydrant	15583
10/08/2023	Sent	Hot Water Tank	15320
14/06/2023	Sent	Plant 1 Water Filter	14986
14/03/2023	Sent	Abley Keys	14381
28/05/2021	Sent	Replace FIP batteries	9988
03/12/2020	Sent	Lot 158 Sunroom Leak	8888
01/12/2020	Sent	Inspect A & B Block sun room window frames	8869
01/12/2020	Sent	Inspect C & D Block sun room window frames.	8870
09/07/2020	Sent	Smoke detector for Unit 148 - Eagle Fire	7939
25/06/2020	Sent	Quote accepted for fire services - Flame Safe	7834

Date	Status	Job Summary	No
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25/06/2020	Sent	Quote accepted for fire services - Flame Safe	7834
04/08/2017	Sent	Replace conduit brackets	4026
05/06/2017	Sent	Repair planter boxes	3758
12/05/2017	Sent	Th's 194-198 - Replace damaged gutters	3672

16) Poor ventilation in one bathroom and laundry in Lot 158, unresolved since June 2018.

[FINAL-REQUEST-FOR-REPAIR-Poor-ventilation-in-one-bathroom-and-laundry-in-SP52948-Lot-158-since-June-2018-22Dec2018.html](#)

[SP52948-Waratah-Strata-Management-ignored-evidence-of-long-term-problems-with-ventilation-smoke-alarms-and-non-compliance-with-Residential-Tenancy-Act-2010-19Apr2021.html](#)

17) Bottom part of elevator display on ground floor in Block A has been faulty since 19 June 2023:



18) Uniqueco Property Services not enforcing compliance with SP52948 Special By-Law when small dogs, on number of occasions, were not on leash or in a suitable carrier within Block A (ground floor, basement, and elevator):

-
- (9) If an owner or occupier of a lot is authorised to keep an animal on the lot, the owner or occupier must:
- (a) keep the Animal within the lot (except when entering or leaving the lot);
 - (b) have the animal in a suitable carrier while on common property. (In the case of a dog, a leash may be used when on common property outside buildings.);

19) Fire Safety Statements and City of Ryde fire orders and cause for delays were not presented to Lot 158 (or any other owner).

In BIV's 10-Year Capital Works Plan, allegedly commissioned in 2021 without owners corporation approval, fire safety services were planned for Septmeber 2028:

COVERED ITEMS				Identification of Covered Items - 10 Year Capital Works Fund Plan - Cost Estimates (includes GST)										Page 3
10 Year Plan for:		The Owners of Strata Plan 52948 - 1-15 Fontenoy Road, Macquarie Park										Strata Plan:	SP52948	
Period covered by the Plan:		1 September 2021 to 1 September 2031										Plan prepared on:	6 October 2021	
Ser- ial	*Covered Items	Current Cost	Approx year work required	Escalated amount	End of Year 1 Sep-22	End of Year 2 Sep-23	End of Year 3 Sep-24	End of Year 4 Sep-25	End of Year 5 Sep-26	End of Year 6 Sep-27	End of Year 7 Sep-28	End of Year 8 Sep-29	End of Year 9 Sep-30	End of Year 10 Sep-31
1	Structure													
2	Roof	\$580,000	10	\$900,722										\$900,722
3	Long term capital items	\$109,000	10	\$169,274										\$169,274
4	Appendages													
5	Common prop. doors + windows	\$58,600	6	\$76,312						\$76,312				
6	Common property lighting	\$25,000	2	\$26,781		\$26,781								
7	Fire safety services	\$22,000	7	\$29,939							\$29,939			
8	Security gate + motor	\$17,200	7	\$23,407							\$23,407			
9	Elevator + equipment	\$458,000	9	\$680,632									\$680,632	
10	Guttering + downpipes	\$53,500	10	\$83,084										\$83,084
11	Distribution boards	\$34,000	6	\$44,277						\$44,277				
12	Balustrades	\$38,800	4	\$44,524				\$44,524						
13	Pumps and other plumbing	\$69,500	5	\$82,544					\$82,544					
14	Garage doors	\$61,500	4	\$70,573				\$70,573						
15	Internal painting	\$180,000	7	\$244,955							\$244,955			
16	Floor tiles + carpets	\$92,000	7	\$125,199							\$125,199			
17	Intercom + security doors	\$47,000	4	\$53,934				\$53,934						
18	Pool area + Gym area	\$19,400	3	\$21,509			\$21,509							
19	Outside													
20	External painting	\$490,000	8	\$696,829								\$696,829		
21	Utility services, cabinets, conduits	\$13,000	2	\$13,926		\$13,926								
22	Fences + gates	\$38,600	1	\$39,951	\$39,951									
23	Air exhaust plant + equipment	\$87,000	5	\$103,329					\$103,329					
24	Landscaping + BBQ area	\$16,000	3	\$17,739			\$17,739							
25	Garbage bin area	\$16,000	5	\$19,003					\$19,003					
26	Trip slip hazards + stair nosings	\$5,000	1	\$5,175	\$5,175									
27	Stormwater drainage	\$43,000	5	\$51,071					\$51,071					
28	Tennis court	\$19,500	6	\$25,394						\$25,394				
29	Driveway + bollards	\$62,500	6	\$81,391						\$81,391				
30	Line marking + signage	\$5,300	1	\$5,486	\$5,486									
31	Mail boxes	\$1,800	3	\$1,996			\$1,996							
	Total Estimate (rounded)	\$2,663,200		\$3,738,954	\$50,612	\$40,707	\$41,244	\$169,030	\$255,946	\$227,375	\$423,500	\$696,829	\$680,632	\$1,153,080

*Covered Items are items of a capital and non-recurrent nature.

[SP52948-discrepancies-in-BIV-report-for-10-Capital-Works-Fund-in-2017-and-2021.pdf](#)

Ongoing problems with fire and OH&S problems were not disclosed to Lot 158:

[SP52948-continuous-delays-with-fire-and-OHS-problems](#)

In FY 2022 (ending on 31 August 2022), \$30,403.25 (GST excl) was paid for fire orders and repairs without disclosure of Council documents to Lot 158, without plans for such repairs in 10-Year Capital Works Fund, and without detailed expense assessment at any general meeting:

Maint Bldg--Fire Protection 265800							
24/09/2021	Fire Order	Core Consulting Engineers Pty Ltd	4,000.00	Paid	DE	INV-CCE2740	001227
28/09/2021	Replace Emergency/Exit Lights	RS Electrical	1,560.00	Paid	DE	305	001213
08/10/2021	U's 47 & 158 Smoke Alarm	FlameSafe Fire Protection Pty Limited	720.00	Paid	DE	F103632	001233
11/10/2021	Fire Order	Core Consulting Engineers Pty Ltd	4,000.00	Paid	DE	INV-CCE2963	001232
12/10/2021	Fire Exit Door Works	FlameSafe Fire Protection Pty Limited	9,305.25	Paid	DE	F103761	001233
03/03/2022	Smoke Alarms in Conference Room	Platinum Electricians Sydney	449.95	Paid	DE	731192	001337

07/10/2022 10:48 Robert Crosbie Waratah Strata Management Pty Ltd Page 24

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113							
Date	Details	Payee	Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.	
Capital Works Fund									
16/03/2022	Paid into incorrect account			(449.95)		Rct	5298		
21/03/2022	Lvl7Block A Smoke Detector/LED Boiler Room	Handyman Electrics Pty Ltd		460.00	Paid	DE	354	001349	
29/03/2022	Smoke Alarm Replacements	RS Electrical		3,600.00	Paid	DE	312	001367	
16/05/2022	Fire Extinguisher Pressure Test & Replace	FlameSafe Fire Protection Pty Limited		808.00	Paid	DE	F107760	001399	
23/05/2022	Fire Safety Door Repairs	Lock Stock & Barrel Locksmiths Pty Ltd		5,950.00	Paid	DE	INV-1826	001405	
				\$30,403.25					

In FY 2023 (ending on 31 August 2023), \$43,711.00 (GST excl) was paid for fire orders and repairs without disclosure of Council documents to Lot 158, without plans for such repairs in 10-Year Capital Works Fund, and without detailed expense assessment at any general meeting:

Maint Bldg--Fire Protection 265800								
19/09/2022	Replace Fire Hydrant Batteries	FlameSafe Fire Protection Pty Limited	926.00	Paid	DE	F110273	001478	
09/01/2023	Replacec LED Emergency Light Fitting	Raw Services Pty Ltd	470.00	Paid	DE	mnt379	001576	
13/03/2023	Door Repairs	Lock Stock & Barrel Locksmiths Pty Ltd	1,520.00	Paid	DE	INV-2983	001603	
21/03/2023	Emergency Light Replacement	RS Electrical	9,635.00	Paid	DE	325	001610	
27/03/2023	Smoke Alarm Replacement All Units	RS Electrical	720.00	Paid	DE	326	001616	
22/05/2023	Fire Order	Austech Consulting Engineers Pty Ltd	26,600.00	Paid	DE	INV-0359	001659	
26/06/2023	AFSS Repairs	FlameSafe Fire Protection Pty Limited	3,840.00	Paid	DE	F1115716	001683	
				\$43,711.00				

In FY 2023 (ending on 31 August 2023), \$15,400.00 (GST excl) was paid for fire safety consultants without full disclosure to Lot 158, without plans for such costs in 10-Year Capital Works Fund, and without detailed expense assessment at any general meeting:

Maint Bldg--Consultants 264200								
29/11/2022	Fire Order	Austech Consulting Engineers Pty Ltd	11,400.00	Paid	DE	INV-0335	001530	
18/04/2023	Fire Order Documentation	GRS Building Reports Pty Ltd	4,000.00	Paid	DE	R093	001625	
				\$15,400.00				

20) In Block A basement, both exit fire doors are damaged (unrepaired for many years) and can affect fire safety or evacuation procedures:



Burnt external fire door 2 in Block A, photographed on 24 September 2023 and 23 October 2023:



21) Block A basement open and unprotected electrical wires since 2017:



22) Block A roof membrane.

Inadequate maintenance of roof membranes was well recorded in [BCS-Strata-Management-hid-professional-building-report-from-owners-and-CTTT-Napier-and-Blakeley-Jul2012](#), which BCS Strata Management, committee members (lead by Chairperson Mr. Bruce Copland), and Solicitor Adrian Mueller withheld from CTTT in case SCS 12/32675 and SCS 12/50460. Roof membranes are still an outstanding issue, resulting in rampant black mould in many common areas and units, rendering some properties dangerous to live in.

Waratah Strata Management and Uniqueco Property Services refuse to notify owners about Napier & Blakely's professional report 2012. Only one and half roof membranes (Block B and D) were repaired in 2015 at huge costs without tender or proper approval at general meetings, while Block A and C have not been properly maintained for 26 years. Due to long-term neglect of roofs, Kintyre decreased warranties for roof membranes on half of Block B and whole Block D to only five years (down from originally expected 15 years):

[SP52948-REQUEST-to-Waratah-Strata-Management-FOR-PROPER-AND-OVERDUE-MAINTENANCE-Roof-membrane-and-water-leaks-in-Block-A-2Feb2019](#)

23) Smoking in Block A and its basement. Waratah Strata Management and Uniqueco Property Services failed to enforce by-laws to prevent smoking in the complex.

Notice to comply was never sent to any of repeat offenders who are well known to the building manager:

[SP52948-continuous-problems-with-smoking-and-health-hazards.html](#)

24) Missing evidence of Police checks for building manager's staff, and licenses for security guards working for Uniqueco Property Services, outstanding since 3 March 2018:

[SP52948-Request-submitted-to-provide-details-of-staff-who-are-licensed-to-conduct-security-guard-duties-in-night-shift-3Mar2018.html](#)

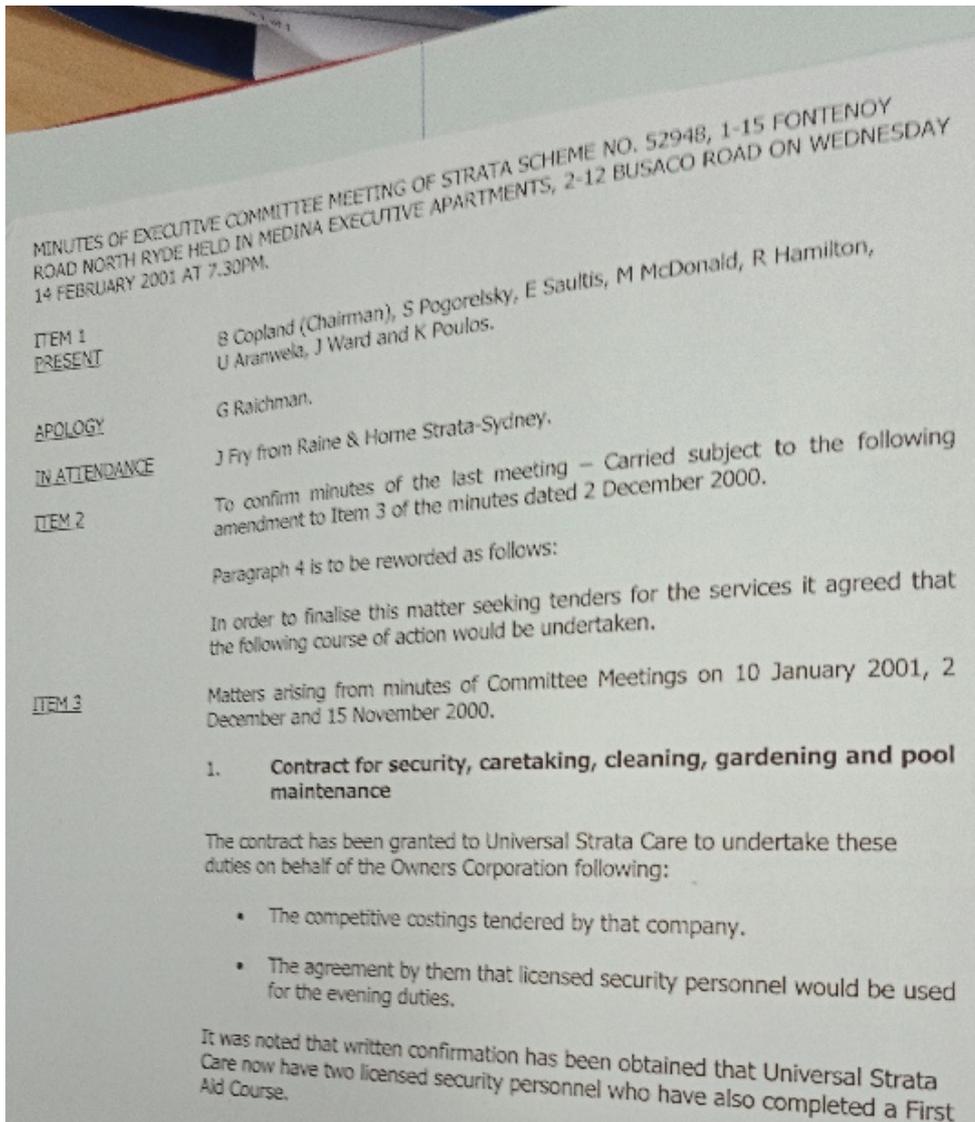
In the past, security guards were also requested to have first aid certificates, as per committee meeting in Lot 151 (Mrs. Maureen McDonald) which documented petition with around 40 owners (collected by late Dr. Edey) on 10 January 2001:

To consider submissions from various contractors to carry out the security, caretaking, cleaning, gardening and pool maintenance duties at the complex and to resolve which proposal/s are to be accepted and which existing agreements are to be terminated.

(It is proposed to enter into a 12-month agreement with the approved contractor/s)

Initially Dr J Edey presented a petition signed by approximately 40 owners indicating their objection to an unlicensed security person being engaged with Dr Edey also expressing concerns regarding any proposal that the contractor engaged for the evening duties spend part of the time on cleaning work as such additional functions may distract from the main security duties.

Committee meeting on 14 February 2001 confirmed that building manager complied with the committee's request by having two licensed security guards:

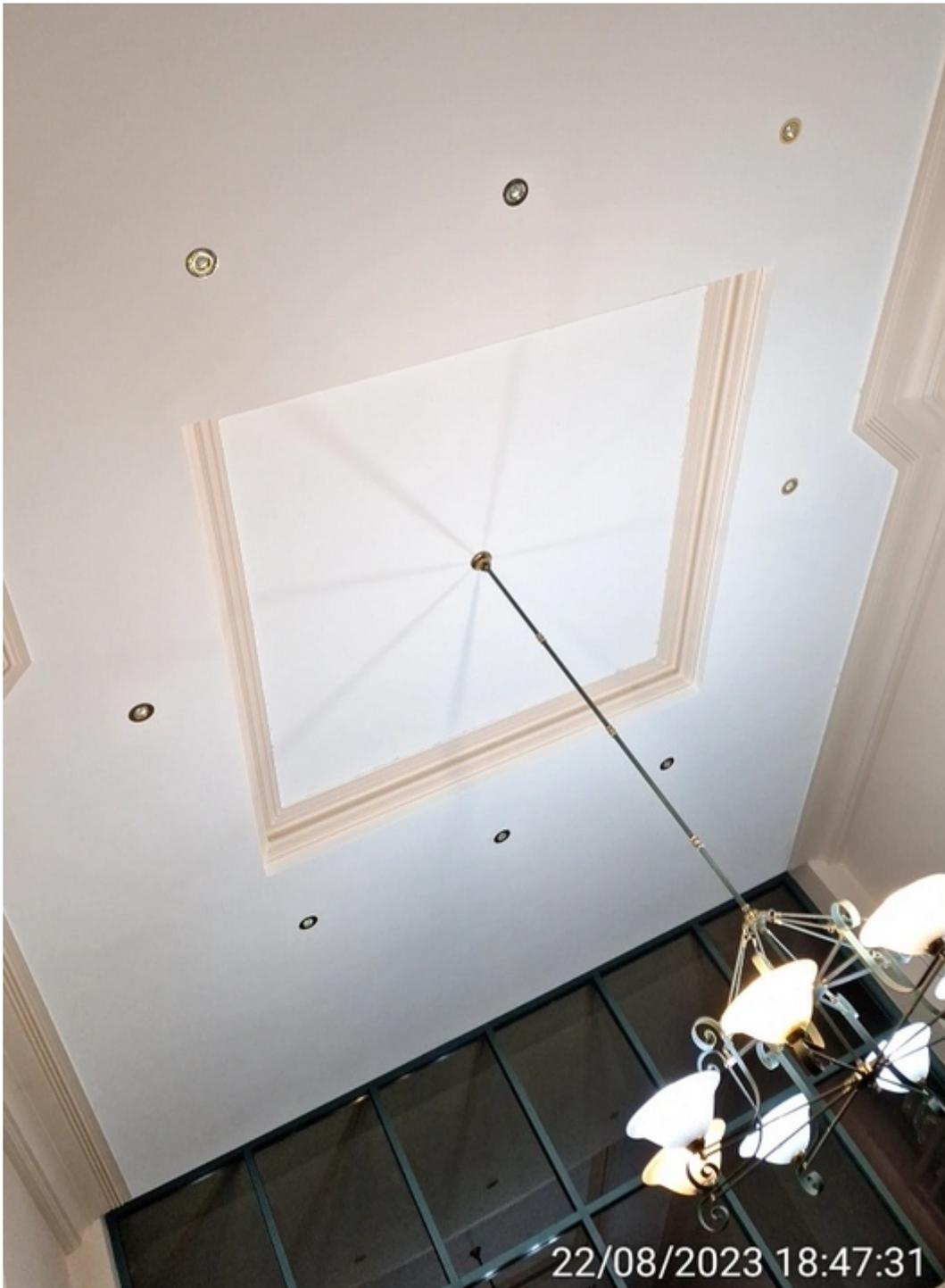


25) Is Uniqueco Property Services claiming benefits for employing staff with disabilities now and in future: Employment Assistance Fund, Disabled Australian Apprentice Wage Support (DNAWS), Payroll Tax Exemptions (NSW only), Wage Subsidies?

26) In view of admission by Mr. Health Crosbie at AGM 2023 about some certification issue for using a contractor for fire safety orders, and in that regard, Uniqueco Property Service is asked if they know of any issue or themselves engaged contractors for the provision of any goods or services, where they have not complied with the minimum requirements set out in the table below:

- Minimum requirements (as aligned to the recommended criteria as advised by Safe Work Australia):
- Must be registered as a business for tax purposes in Australia.
- Must have a minimum \$10 million Public & Product Liability Insurance (in respect of each and every occurrence and unlimited in aggregate for any one period of cover).
- Must have a minimum \$1 million Professional Indemnity Insurance (where applicable).
- Must have Statutory Workers Compensation Insurance for all employees or Personal and Accident Insurance as a Sole Trader.
- Must hold all licenses as relevant to services provided.
- Must have an established Quality Management system (consultants only).
- Must have an established Health & Safety Management system.
- Must accept Terms and Conditions of engagement and Business Code of Conduct.
- Must provide full warranties for work (special emphasis on repetitive repairs for same issues).

27) Down lights on foyer of Block A faulty for at least three years (when Lot 158 started collecting evidence):



After water leaks on ceilings in foyers of Block B and D, Uniqueco Property Services replaced down-lights without decision to change common property at general meeting (only general meeting can approve change of common property):

08/08/2023 To supply downlight blanks, for two foyers

Handyman Electrics Pty Ltd

320.00 I

28) Block A Lot 147 with unattached colorbond fence, with potential risk of damage to property and lives, unresolved for seven years:

