

SP52948 Building Management contract since 2008	Night shift hours of operation and staff requirements	Contract summary
Universal Strata Services	17:00 hours to 05:00 hours seven nights a week	Mr. John Fry on 11 July 2008 and valid until AGM 2014
Uniqueco Property Services	<p>Licensed security guards with first-aid certificates</p> <p>17:00 hours to 05:00 hours seven nights a week</p> <p>No guarantee of licensed security staff</p> <p>Agenda for AGM on 26 November 2014 did not have any details of the contract</p> <p>Alternative tender for building management was submitted by Mr. Steve Carbone's current employer Universal Strata Services</p>	<p>Increased contract value by 8.78% per year</p> <p>Signed on 7 December 2014 by two committee members of which one of them Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid levies since 2001 and the other one Mr. Bruce Copland of Lot 202 had undeclared reimbursements for private water and gas usage</p>
Uniqueco Property Services	<p>17:00 hours to 05:00 hours seven nights a week</p> <p>No guarantee of licensed security staff</p> <p>Agenda for AGM on 24 October 2017 did not have any details of the contract</p>	<p>Increased contract value by 4.00% per year</p> <p>Contract renewed without tender at general meeting on 24 October 2017 and signed by two unfinancial committee members - Mr. Moses Levitt of Lot 147 and Mr. Stan Pogorelsky of Lot 147 and 181 due to unpaid levies since 2001 and 1999 respectively</p>
Uniqueco Property Services	<p>Ryan Strata offered superior strata management services on 10 May and 27 June 2016 but they were discarded by committee members and BCS Strata Management</p> <p>19:00 hours to 04:00 hours on weekdays</p> <p>18:30 hours to 04:00 hours on weekends,</p> <p>18:00 hours to 04:00 hours on public holidays</p> <p>No guarantee of licensed security staff</p> <p>Agenda for AGM on 22 October 2020 provided a copy of the contract for the first time</p> <p>Three very competitive quotes for building management contract were prevented:</p> <p>Curtis Strata Cleaning</p> <p>Forte Asset Services</p> <p>Clean and Secure Building Management</p> <p>All three of them offered two options for security services with licensed staff:</p> <p>Patrols two times a night in around 30 minute duration each time,</p> <p>Full 10-hour a night onsite security.</p> <p>Very competitive quote from Jim's Mowing franchise for gardening was</p>	<p>Contract signed by strata manager Mr. Robert Crosbie in December 2020</p> <p>Increased contract value by 1.00% per year</p>

prevented

Three very competitive quotes for the strata management contract were prevented:

Strata Excellence

Strata Title Management

Netstrata

Uniqueco Property Services

Contract kept secret since Lot 158 document search at Waratah Strata Management on 13 February 2024 and not provided to any owner

Recommendation was to increase contract value by 26.68% over three years at EGM on 30 November 2023

Agenda for EGM on 30 November 2023 did not have any details of the contract

Dubious tender by Building Management Australia was submitted in the tender but not considered and discussed at the meeting

According to Mrs. Sandra Carbone oral statement at NCAT Hearing on 22 April 2024, the renewed contract was signed by Waratah Strata Management on 1 February 2024)

Uniqueco Property Services stopped providing number of activities their predecessor undertook as part of standard services:

- Touch-up painting of smaller areas within the complex,
- Cleaning exhaust vents in bathrooms and laundries,
- Decreased hours for security staff in night shift,
- No guarantees or evidence of night shift staff having security licenses,
- Mowing Ryde Council unnamed park Lot 202 DP848752, 440 Lane Cove Road, classified as Public Recreation Space. This started happening in 2019 after Mr. Steve Carbone and Mr. Robert Crosbie Ryde were prevented by Lot 158 to allow selective owners to park illegally (Ryde Council Reference 2158948).

<https://www.nswstratasleuth.info/SP52948-Request-submitted-to-provide-details-of-staff-who-are-licensed-to-conduct-security-guard-duties-in-night-shift-3Mar2018.html>

<https://www.nswstratasleuth.info/SP52948-dubious-contract-with-Uniqueco-Property-Services.html>

Table of SP52948 building management contract paid yearly to service providers

Financial Year	Building Manager (old name Caretaker)	Total Contract Value	Official annual inflation rate
1999	Strata Sphere	\$186,611.00	1.48%
2000	Universal Strata Services	\$220,168.00	4.46%
2001	Universal Strata Services	\$220,624.00	4.41%
2002	Universal Strata Services	\$218,938.00	2.98%
2003	Universal Strata Services	\$218,167.00	2.73%
2004	Universal Strata Services	\$222,376.00	2.34%
2005	Universal Strata Services	\$227,995.00	2.69%
2006	Universal Strata Services	\$228,438.00	3.56%
2007	Universal Strata Services	\$232,844.00	2.33%
2008	Universal Strata Services	\$235,560.00	4.35%
2009	Universal Strata Services	\$244,287.00	1.77%
2010	Universal Strata Services	\$264,080.00	2.92%
2011	Universal Strata Services	\$245,094.00	3.30%
2012	Universal Strata Services	\$255,673.00	1.76%
2013	Universal Strata Services	\$256,605.00	2.45%
2014	Universal Strata Services	\$252,618.00	2.49%
2015	Uniqueco Property Services	<u>\$275,838.09</u> (charges split into four invoices: garden maintenance, security, caretaker fees, maintenance garden items, difference to previous year: 8.78% , contract RS/RH 081394 signed on 7 December 2014 by two committee members of which one of them - Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid levies since 2001)	1.51%
2016	Uniqueco Property Services	<u>\$295,250.60</u> (charges split into four invoices: garden maintenance, security, caretaker fees, maintenance garden items, difference to previous year: 7.03% , Unfinancial Chairperson Mr. Stan Pogorelsky of Lot 181 approved false statements about building management costs in agenda for AGM 2016 (\$292,912.00) <u>evidence part 1</u> and <u>evidence part 2</u> , minutes of committee meeting held on 21 March 2016 renewed contract for another year without any tender, although its expiration date was nine months later on 7 December 2016, contract value increased by 2% without owners corporation decision at general meeting on 22 April 2016)	1.28%
2017	Uniqueco Property Services	<u>\$291,507.13</u> (difference to previous year: -1.27% , contract renewed without tender at general meeting on 24 October 2017 and signed by two unfinancial owners - Mr. Moses Levitt and Mr. Stan Pogorelsky of Lot 147 and 181 due to unpaid levies since 2001 and 1999 respectively, increasing the contract value by 4% per year)	1.95%
2018	Uniqueco Property Services	<u>\$306,837.99</u> (Auditor signed incomplete version of financials at AGM 2018, <u>agenda for AGM 2019 confirmed it</u> , difference to previous year: 5.25%)	1.91%

Financial Year	Building Manager (old name Caretaker)	Total Contract Value	Official annual inflation rate
2019	Uniqueco Property Services	\$293,031.44 (difference to previous year: -4.50%)	1.61%
2020	Uniqueco Property Services	\$330,986.89 (difference to previous year: 12.95% , contract renewed without tender at general meeting on 22 October 2020 and only signed by strata manager Mr. Robert Crosbie)	0.85%
2021	Uniqueco Property Services	\$339,249.60 (difference to previous year: 2.49%)	2.86%
2022	Uniqueco Property Services	\$339,741.00 (difference to previous year: 0.14%)	6.59%
2023	Uniqueco Property Services	\$343,507.47 (difference to previous year: 1.10% , undisclosed increase of 2.0% since February 2023)	4.1% as published on 31 January 2024
2024	Uniqueco Property Services	\$415,012.63, split into two account codes ("Maint Bldg--Building Management" and "Maint Bldg--Building Management Expenses"), increase of 20.81%)	2.4% as published on 29 January 2025

Extract from contract with Universal Strata Services dated 1 December 2010 which carried forward until AGM 2014 when Assistant Manager (Mr. Steve Carbone) won it for his own new company Uniqueco Property Services – of special importance was obligation to provide night security guards (suitably licensed) from 17:00 hours to 05:00 hours seven nights a week

<https://www.nswstratasleuth.info/SP52948-Universal-Strata-Building-Manager-contract-2010.pdf>

Night Caretaking

- The contractor will provide night caretaking duties from 5.00pm to 5.00am 7 nights a week.
- The contractor will provide 2 permanent persons and will provide details of such persons to the Owners Corporation.
- The persons engaged will be suitably licensed.
- The night staff will be dressed in long trousers and shirts with an emblem of Macquarie Gardens on each shoulder plus photo ID endorsed by the Strata.
- A night log book in conjunction with a day log will be kept in the office at the property (on site) at all times and available for inspection by the Strata Manager and Executive Committee as required.
- The night staff shall report to the daytime Caretaker who in turn will report to the Strata Manager.

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. Edye) 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 Edye presented a petition signed by approximately 40 owners indicating their objection to an unlicensed security person being engaged with Dr Edye 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.

Extract from Uniqueco Property Services contract on 7 December 2014 – of special importance was a major change to provide ordinary staff from 17:00 hours to 05:00 hours seven nights a week (no guarantee of licensed security staff)

a) AGM 2014 was held on 26 November 2014, and failed to satisfy quorum. This document was created in 2017, before full details of how much owners like Mr Stan Pogorelsky (Lot 181), Mr. Mosess Levit (Lot 147), and Mrs. Lorna Zelenznuk (Lot 3) really owed for unpaid gas heating levies:

<https://www.nswstratasleuth.info/SP52948-AGM-26Nov2014-quorum-calculation.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Stan-Pogorelsky-efforts-to-avoid-paying-gas-heating-levies-Apr2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lorna-Zelenznuk-efforts-to-avoid-paying-gas-heating-levies-Apr2025.pdf>

<https://www.nswstratasleuth.info/Adrian-Mueller-undeclared-legal-advise-about-Lot-158-Motions-AGM-2014-28Oct2014.pdf>

b) Agenda did not include any details of Uniqueco Property Services contract for building management:

- No.6 That in accordance with Section 40A of the Act, Uniqueco Pty Ltd is appointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1st January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$289,000**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.
- No.7 That in accordance with Section 40A of the Act Universal Strata Services Pty Ltd is reappointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1st January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$322,560**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.
- No.8 That the terms and conditions of the Caretaker Agreement be amended to not require personnel to be on-site during the hours of 3 am to 5 am nightly (with a consequent reduction in tender price in the case of Uniqueco Pty Ltd to **\$270,000** or in the case of Universal Strata Services Pty Ltd to **\$272,256**).
- No.9
 - (a) That the Owners Corporation engage a solicitor to draw up a legally binding contract to give effect to the commercial terms of the Caretaker Agreement as amended by preceding motions, the costs of which are to be shared between the Owners Corporation and the company determined by preceding motions. The Executive Committee shall direct the Solicitor in the engagement in relation to the acceptability of commercial and legal terms of the contract to be executed.
 - (b) That the Owners Corporation execute the Caretaker Agreement to give effect to the appointment of the company selected and at the tender price determined by the outcome of preceding motions.
 - (c) That the common seal of the Owners Corporation be fixed by Body Corporate Services, in accordance with Section 238 of the Act to the Caretaker Agreement.

c) The contract RS/RH 081394 increased costs to SP52948 by 8.78% (compared to FY 2014), and it was signed on 7 December 2014 by two committee members of which one of them - Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid full gas heating levies since 2001 and the other one, Mr. Bruce Copland, had undeclared reimbursements and benefits for private water and gas usage in his townhouse which were not given to all 26 townhouse owners.

<https://www.nswstratasleuth.info/SP52948-Uniqueco-Property-Services-contract-Dec2014.pdf>

GST is excluded from the prices shown below.

	Annual Price	Monthly Price
Day Caretaking	\$121,000.00	\$10,083.33
Pool Maintenance	\$ 11,000.00	\$ 916.67
Gardening \$ 52,000.00	\$ 4,333.33	
Night Caretaking	\$105,000.00	\$ 8,750.00
Total	<u>\$289,000.00</u>	<u>\$24,083.33</u>

Schedule 3 Hours of Coverage

1. The Contractor will provide Caretaking Services to the Premises between the hours of 5.00 am – 5.00 pm, Monday to Friday and 9.00 am to 3.00 pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within 1 hour of notification.
2. The Contractor will provide cleaning services to the Premises 7 days each week, which will include a minimum 6 hours on each Saturday and Sunday and any Public Holidays.
3. The Contractor will provide a minimum of one person on site from 5.00 pm to 5.00 am 7 nights a week including Public Holidays.
4. Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document.

d) Signatures in the Uniqueco Property Services contract in 2014:

Executed as an agreement.

By the Proprietor

The common Seal of the Owners

Corporation was affixed in the presence of



Moses Levitt

Signature

MOSES LEVITT

Name of Authorised Person (print)

Bruce Copland

Signature

BRUCE COPLAND

Name of Authorised Person (print)

being the persons authorised to attest the affixing of the seal.

By the Contractor:

Executed by UniqueCo Pty Ltd:

)
)
)

[Signature]

Signature of Company
Secretary/Director

SAEED CARBONE

Name of Company
Secretary/Director (print)

S. Carbone

Signature of Director

Steven Carbone

Name of Director (print)

Extract from Uniqueco Property Services contract on 27 November 2017 – of special importance was continued action to engage ordinary staff from 17:00 hours to 05:00 hours seven nights a week (no guarantee of licensed security staff)

a) Contract with Uniqueco Property Services was renewed without tender at general meeting on 24 October 2017 and signed by two unfinancial committee members - Mr. Moses Levitt and Mr. Stan Pogorelsky of Lot 147 and 181 due to unpaid levies since 2001 and 1999 respectively, increasing the contract value by 4% per year.

<https://www.nswstratasleuth.info/SP52948-Uniqueco-Property-Services-contract-part-1-Nov2017.pdf>

<https://www.nswstratasleuth.info/SP52948-Uniqueco-Property-Services-contract-part-2-Nov2017.pdf>

Schedule 2 Prices

GST is excluded from the prices shown below.

From 1 January 2018 to 31 January 2019

	Annual Price	Monthly Price
Day Caretaking	\$130,216.00	\$ 10,851.33
Pool Maintenance	\$ 11,849.00	\$,987.42
Gardening	\$ 55,980.00	\$ 4,665.00
Night Caretaking	\$112,955.00	\$ 9,412.91
Total	<u>\$311,000.00</u>	<u>\$ 25,916.66</u>

[Steven Carbone accepts that the initial monthly rates will run for 13 months in the first year to avoid termination on the 31st December, and the increased rate will commence on the 1st of February 2019, as listed on page 25 of the contract document].

From 1 February 2019 to 31 January 2020

	Annual Price	Monthly Price
Day Caretaking	\$135,424.00	\$ 11,285.33
Pool Maintenance	\$ 12,323.00	\$ 1,026.92
Gardening	\$ 58,220.00	\$ 4,851.66
Night Caretaking	\$117,473.00	\$ 9,789.41
Total	<u>\$323,440.00</u>	<u>\$ 26,953.32</u>

From 1 February 2020 to 31 January 2021

	Annual Price	Monthly Price
Day Caretaking	\$140,841.00	\$ 11,736.74
Pool Maintenance	\$ 12,816.00	\$ 1,068.00
Gardening	\$ 60,548.00	\$ 5,045.66
Night Caretaking	\$122,172.60	\$ 10,181.05
Total	<u>\$336,377.60</u>	<u>\$ 28,031.45</u>

Schedule 3 Hours of Coverage

1. The Contractor will provide Caretaking Services to the Premises between the hours of 5.00 am – 5.00 pm, Monday to Friday and 9.00 am to 3.00 pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within 1 hour of notification.
2. The Contractor will provide cleaning services to the Premises 7 days each week, which will include a minimum 6 hours on each Saturday and Sunday and any Public Holidays.
3. The Contractor will provide a minimum of one person on site from 5.00 pm to 5.00 am 7 nights a week including Public Holidays.

b) Agenda did not include any details of Uniqueco Property Services contract for building management:

23 CARETAKER CONTRACT

That the Owners Corporation enter into a new 3 year contract with Unique Co Pty Ltd to provide caretaking services to the property, with the strata committee authorised to negotiate acceptable contract conditions.

c) Some of problems with AGM 2017:

<https://www.nswstratasleuth.info/SP52948-bid-for-complex-maintenance-contract-forwarded-to-Waratah-Strata-Management-but-they-did-not-allow-owners-to-consider-it-at-AGM-2017.pdf>

<https://www.nswstratasleuth.info/SP52948-AGM2012-quorum-calculation-1Jul2017.pdf>

<https://www.nswstratasleuth.info/SP52948-premeditated-plan-by-Solicitor-Adrian-Mueller-to-prevent-Applicant-Motions-and-disallow-owners-to-vote-at-AGM-2017.pdf>

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-followed-Solicitor-Adrian-Mueller-advice-on-23Aug2017-to-exclude-Lot-158-Motions-without-grounds-for-AGM2017-sent-on-10Oct2017.pdf>

d) Audited accounts were not provided to any owner before, at, or after AGM via emails or post (Clause 21 of the Strata Schemes Management Regulations 2016 required that the accounts and financial statements of the owners corporation with budget above \$250,000.00 must be audited before presentation at Annual General Meeting (AGM) in accordance with Section 95 of the Strata Schemes Management Act 2015):

REPORT NUMBERS SUBJECT TO AUDIT

This report has been written before our accounts have been audited and there is the possibility that precise actual amounts referred to in this report may vary slightly from those that appear in the final audited accounts. Any material change will be reported at the AGM.

RELIANCE ON THE MA FOR ACCOUNTING

The annual accounts are prepared by the MA and are independently audited. Adjustments to align income and expenditure on an accrual basis are done by the MA for all levies and major utility costs and fixed contracts. All amounts in the accounts for income and expenditure exclude GST as this is paid to, or recovered from, government each quarter. The fidelity insurance cover protects against the unlikely case of improper actions of any owner or strata committee member. A NSW fidelity government scheme protects against misappropriation of owners corporation funds by the managing agent.



Stan Pogorelsky
Chairman and owner of Unit 181

Audited accounts for FY 2017 were published two and half years after due date without any financial details in late April 2020 but backdated on Waratah Strata Management website to 31 August 2017, Solicitor Adrian Mueller rejected strata files access to O'Brien Criminal & Civil Solicitors, including auditor's reports for 2017 and 2018, on 14 November 2019, claiming that they were "likely not available" and asking "what was the purpose pressing for the records to be produced"):

<https://www.nswstratasleuth.info/SP52948-Audit-Report-FY-2017-appeared-after-two-and-half-years.pdf>

<https://www.nswstratasleuth.info/Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports.html>

e) Signatures in the Uniqueco Property Services contract in 2017:

Executed as an agreement.

By the Proprietor

The common Seal of the Owners

Corporation was affixed in the presence of




Signature

STANLEY POGORELSKY
Name of Authorised Person (print)


Signature

M. LEVITT
Name of Authorised Person (print)

being the persons authorised to attest the affixing of the seal.

By the Contractor:

Executed by UniqueCo Pty Ltd:


Signature of Company
Secretary/Director

STEVEN CARBONE
Name of Company
Secretary/Director (print)


Signature of Director

SANDRA CARBONE
Name of Director (print)

Extract from Uniqueco Property Services contract signed by strata manager Mr. Robert Crosbie in December 2020 – of special importance was new action to provide security guards from 19:00 hours to 04:00 hours on weekdays, 18:30 hours to 04:00 hours on weekends, and 18:00 hours to 04:00 hours on public holidays (no guarantee of licensed security staff)

a) Contract with Uniqueco Property Services was renewed without tender at general meeting on 22 October 2020, without allowing Motions from competitive building and strata management companies:

Curtis Strata Cleaning
Forte Asset Services
Clean and Secure Building Management
Jim's Mowing
Strata Excellence
Strata Title Management
Netstrata

8 CARETAKERS CONTRACT

That the proposed contract renewal with Uniqueco Pty Ltd (Building Managers) be tabled and a decision made whether to accept this contract.

<https://www.nswstratasleuth.info/SP52948-Uniqueco-Property-Services-contract-Dec2020.pdf>

Schedule 2 Prices

GST is excluded from the prices shown below.

From 1 February 2021 to 31 January 2024 [Three (3) years]

	Annual Price	Monthly Price
Day Caretaking	\$142,250.00	\$11,854.17
Pool Maintenance	\$ 12,944.00	\$ 1,078.67
Gardening	\$ 61,153.00	\$ 5,096.08
Night Caretaking	<u>\$123,394.00</u>	<u>\$ 10,282.83</u>
Total	<u>\$339,741.00</u>	<u>\$ 28,311.75</u>

Schedule 3 Hours of Coverage

- 1 The Contractor will provide Caretaking Services to the Premises between the hours of 4.00am to 7.00pm Mondays to Fridays and 9.00am to 3.00pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within one [1] hour of notification.
- 2 The Contractor will provide a Caretaker to the Premises on Public Holidays for a 6 hour shift from 5.00am to 11.00am.
- 3 The Contractor will provide cleaning services to the Premises seven [7] days each week, which will include a minimum six [6] hours per day for Saturdays and Sundays and any Public Holidays.
- 4 The Contractor will provide a minimum of one security person on site from 7.00pm to 4.00am Mondays to Fridays, 6.30pm to 4.00am Saturdays and Sundays and 6.00pm to 4.00am Public Holidays.
- 5 Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document

b) Audited accounts were not provided to any owner before, at, or after AGM via emails or post (Clause 21 of the Strata Schemes Management Regulations 2016 required that the accounts and financial statements of the owners corporation with budget above \$250,000.00 must be audited before presentation at Annual General Meeting (AGM) in accordance with Section 95 of the Strata Schemes Management Act 2015).

c) Audited accounts were signed on 3 November 2020 (13 days after due date):

<https://www.nswstratasleuth.info/SP52948-Economos-Audit-report-FY-ending-31Aug2020.pdf>

d) Some of problems with AGM 2020:

<https://www.nswstratasleuth.info/SP52948-Solicitor-Adrian-Mueller-provided-advice-how-to-ensure-Motions-by-Lot-158-be-ignored-effectively-coercing-owners-to-vote-against-ratification-of-past-events-AGM-2020.pdf>

e) SP52948 was so dysfunctional that none of nine committee members dared to sign contract renewal with Uniqueco Property Services, so the only signature on the contract dated 1 February 2021 (which was hidden from owners until Lot 158 obtained a copy on 13 February 2024) was from strata manager Mr. Robert Crosbie (Waratah Strata Management) whose own contract was illegal and void since AGM in 2016:

Executed as an agreement.

By the Proprietor

The common Seal of the Owners

Corporation was affixed in the presence of



Signature

Robert Crosbie

Name of Authorised Person (print)

Strata Manager for on behalf of SP52948

being the persons authorised to attest the affixing of the seal.

Signature

Name of Authorised Person (print)

By the Contractor:

Executed by Unique Co Pty Ltd:

)
)
)

Signature of Company
Secretary/Director

SANDRA CARBONE

Name of Company
Secretary/Director (print)

Signature of Director

STEVEN CARBONE
Name of Director (print)

At committee meeting on 9 February 2023, Uniqueco Property Services monthly salary was increased without general meeting, giving them an extra \$9,044.03 in period from March 2023 to January 2024, in spite of the following issues

<https://www.nswstratasleuth.info/SP52948-non-compliant-committee-meeting-9Feb2023.pdf>

a) Uniqueco Property Services contract had fixed price until 31 January 2024.

b) Meeting was attended by six out of nine committee members, of which two were unfinancial due to unpaid gas heating levies:

Lot 88, Mrs. Marianna Paltikian (unfinancial)

Lot 112, Mr. Carlos Fornieles Montoya

Lot 142, Ms. Genelle Godbee

Lot 133, Mr. Andrew Ip

Lot 181, Mr. Stan Pogorelsky (unfinancial)

Lot 200, Mr. John Gore

c) Uniqueco Property Services monthly costs actually increased several times, without general meeting. Examples from December 2020 until May 2025:

Date	161300 Maint Bldg--Building Management (monthly salary)	Difference to previous month and evidence
31 December 2020	\$28,371.47	Not calculated
31 January 2021	\$28,601.47	\$230.00
28 February 2021	\$28,311.75	-\$289.72
31 March 2021	\$28,311.75	\$0.00
30 April 2021	\$28,311.75	\$0.00
31 May 2021	\$28,311.75	\$0.00
30 June 2021	\$28,311.75	\$0.00
31 July 2021	\$28,311.75	\$0.00
31 August 2021	\$28,311.75	\$0.00
30 September 2021	\$28,311.75	\$0.00
31 October 2021	\$28,311.75	\$0.00
30 November 2021	\$28,311.75	\$0.00
31 December 2021	\$28,311.75	\$0.00
31 January 2022	\$28,311.75	\$0.00
28 February 2022	\$28,311.75	\$0.00
31 March 2022	\$28,311.75	\$0.00
30 April 2022	\$28,311.75	\$0.00
31 May 2022	\$28,311.75	\$0.00
30 June 2022	\$28,311.75	\$0.00
31 July 2022	\$28,311.75	\$0.00
31 August 2022	\$28,311.75	\$0.00

Date	161300 Maint Bldg--Building Management (monthly salary)	Difference to previous month and evidence
30 September 2022	\$28,311.75	\$0.00
31 October 2022	\$28,311.75	\$0.00
30 November 2022	\$28,311.75	\$0.00
31 December 2022	\$28,311.75	\$0.00
31 January 2023	\$28,311.75	\$0.00
28 February 2023	\$28,311.75	\$0.00
31 March 2023	\$29,247.07 (Uniqueco Property Services was paid \$935.32 above the signed three-year contract value expiring on 31 January 2024)	\$935.32 (negative balance (deficit) in Admin Fund was -\$96,937.00 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2022-to-31Mar2023)
30 April 2023	\$28,877.98 (Uniqueco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	-\$369.09 (negative balance (deficit) in Admin Fund was -\$173,000.75 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2022-to-30Apr2023)
31 May 2023	\$28,877.98 (Uniqueco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	\$0.00 (negative balance (deficit) in Admin Fund was -\$18,635.55 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2022-to-31May2023)
30 June 2023	\$28,877.98 (Uniqueco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	\$0.00 (negative balance (deficit) in Admin Fund was -\$67,316.73 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2022-to-30Jun2023)
31 July 2023	\$28,877.98 (Uniqueco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	\$0.00 (negative balance (deficit) in Admin Fund was -\$119,468.05 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2022-to-31Jul2023)

Date	161300 Maint Bldg--Building Management (monthly salary)	Difference to previous month and evidence
31 August 2023	\$28,877.98 (Uniquenco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	\$0.00 (balance in Admin Fund was \$18,759.11 SP52948-Income-and-Expenditure-Report-1Sep2022-to-evening-31Aug2023 , \$14,903.11 when downloaded the same document on 6 September 2023 SP52948-Income-and-Expenditure-Report-1Sep2022-to-31Aug2023-downloaded-on-6Sep2023 , and \$10,652.86 when downloaded the same document on 16 September 2023 SP52948-Income-and-Expenditure-Report-1Sep2022-to-31Aug2023-downloaded-on-16Sep2023)
30 September 2023	\$31,764.07 Uniquenco Property Services was paid \$2,886.09 above the signed three- year contract value expiring on 31 January 2024)	\$2,886.09 (negative balance (deficit) in Admin Fund was -\$39,259.22 without disclosure to owners SP52948-Income-and-Expenditure-Report-1Sep2023-to-30Sep2023)
25 October 2023	\$28,877.98 (Uniquenco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	-\$2,886.09 (salary reported two weeks after regular schedule, after Lot 158 sent warning about AGM 2023 SP52948-AGM-2023-misconducts-and-risks-24Oct2023 , negative balance (deficit) in Admin Fund was -\$312,113.03 without disclosure to owners on 31 October 2023 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Oct2023)
30 November 2023	\$29,866.24 (Uniquenco Property Services was paid \$988.26 above the signed three-year contract value expiring on 31 January 2024)	\$988.26 (SP52948-accounting-differences-for-status-on-30Nov2023-found-on-Waratah-Strata-Management-website-27Feb2024 , this payment was hidden in accounting figures for two and half months, negative balance (deficit) in Admin Fund was -\$131,161.52 without disclosure to owners on 30 November 2023 SP52948-Income-and-Expenditure-Report-1Sep2023-to-30Nov2023)
20 December 2023	\$29,517.85 (Uniquenco Property Services was paid \$639.87 above the signed three-year contract value expiring on 31 January 2024)	-\$348.39 (SP52948-accounting-differences-for-status-on-31Dec2023-found-on-Waratah-Strata-Management-website-27Feb2024 , negative balance (deficit) in Admin Fund was -\$182,567.88 without disclosure to owners on 31 December 2023 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Dec2023)
22 January 2024	\$28,877.98 (Uniquenco Property Services was paid \$566.23 above the signed three-year contract value expiring on 31 January 2024)	-\$639.87 (SP52948-accounting-differences-for-status-on-31Jan2024-found-on-Waratah-Strata-Management-website-27Feb2024 , negative balance (deficit) in Admin Fund was -\$276,492.96 without disclosure to owners on 31 January 2024 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Jan2024 , -\$280,884.25 when downloaded the same document on 25 February 2024 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Jan2024-downloaded-on-25Feb2024 , and -\$309,762.23 when downloaded the same document on 25 February 2024 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Jan2024-downloaded-on-27Feb2024)

Date	161300 Maint Bldg--Building Management (monthly salary)	Difference to previous month and evidence
14 February 2024	\$38,803.44	\$9,925.46 (negative balance (deficit) in Admin Fund reached -\$87,895.04 SP52948-Income-and-Expenditure-Report-1Sep2023-to-14Feb2024 , Lot 158 document search of strata documents on 13 February 2024 confirmed that Waratah Strata Management had no signed version of renewed contract with Uniqueco Property Services in spite of contract expiring on 31 January 2024, negative balance (deficit) in Admin Fund was -\$126,034.57 without disclosure to owners on 28 February 2024 SP52948-Income-and-Expenditure-Report-1Sep2023-to-28Feb2024)
6 March 2024	\$37,237.78	-\$1,565.66 (negative balance (deficit) in Admin Fund reached -\$187,689.84 SP52948-Income-and-Expenditure-Report-1Sep2023-to-7Mar2024)
10 April 2024	\$37,716.27	\$478.49 (negative balance (deficit) in Admin Fund reached -\$250,998.12 SP52948-Income-and-Expenditure-Report-1Sep2023-to-10Apr2024)
23 May 2024	\$37,428.06	-\$288.21 (negative balance (deficit) in Admin Fund reached -\$100,522.75 SP52948-Income-and-Expenditure-Report-1Sep2023-to-23May2024 , figure for May 2024 was listed under dubious account code, standard code for "Maint Bldg -- Building Management" was 161300, but in May 2024, separate code was added in Admin Fund balance "161350 Maint Bldg -- Building Management Expenses")
14 June 2024	\$37,474.33	\$46.27 (negative balance (deficit) in Admin Fund reached -\$164,511.55 SP52948-Income-and-Expenditure-Report-1Sep2023-to-14Jun2024)
10 July 2024	\$36,583.33 in accounting code 161300 and \$39,366.18 in accounting code 161350	\$46.27 (negative balance (deficit) in Admin Fund reached -\$211,628.93 SP52948-Income-and-Expenditure-Report-1Sep2023-to-10Jul2024)
8 August 2024	\$37,929.73 in accounting code 161300	\$1,346.40 (negative balance (deficit) in Admin Fund reached -\$63,048.35 SP52948-Income-and-Expenditure-Report-1Sep2023-to-8Aug2024 , multiple versions exist but the important issue was that in all of them for the first time in SP52948 history Admin Fund finished the financial year with negative balance (deficit) of -\$45,584.29 SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Aug2024-downloaded-on-9Nov2024 and Economos Auditor warned about it Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports)
13 September 2024	\$38,041.94 in accounting code 161300	\$112.21 (negative balance (deficit) in Admin Fund reached -\$140,003.50 SP52948-Income-and-Expenditure-Report-1Sep2024-to-13Sep2024)
16 October 2024	\$37,335.04 in accounting code 161300	-\$706.90 (negative balance (deficit) in Admin Fund reached -\$194,340.99 SP52948-Income-and-Expenditure-Report-1Sep2024-to-16Oct2024)
20 November 2024	\$37,729.81 in accounting code 161300	\$394.77 (negative balance (deficit) in Admin Fund reached -\$123,897.97 SP52948-Income-and-Expenditure-Report-1Sep2024-to-20Nov2024 , negative balance (deficit) in Admin Fund reached -\$325,441.80 SP52948-Income-and-Expenditure-Report-1Sep2024-to-31Oct2024)
16 December 2024	\$37,486.68 in accounting code 161300	-\$243.13 (negative balance (deficit) in Admin Fund reached -\$183,325.61 SP52948-Income-and-Expenditure-Report-1Sep2024-to-16Dec2024)
29 January 2025	\$38,124.63 in accounting code 161300	\$637.95 (negative balance (deficit) in Admin Fund reached -\$282,251.22 SP52948-Income-and-Expenditure-Report-1Sep2024-to-afternoon-29Jan2025 ; predictable manipulation of financial status on 29 January 2025, which Lot 158 announced to five managers at Waratah Strata Management and majority of committee members on 17 January 2025, as part of preparation for NCAT Hearing in case 2024/00454780 - difference between Admin Fund balance in the morning and afternoon was more than \$81,000.00. As usual, owners were not informed about it SP52948-massive-differences-in-Admin-Fund-between-morning-and-afternoon-29Jan2025 ; SP52948 Balance Status in morning on 29 January 2025 - Admin Fund had negative balance of -\$211,864.18 , negative balance (deficit) in Admin Fund was -\$299,011.55 without disclosure to owners on 31 January 2025 SP52948-Income-and-Expenditure-Report-1Sep2024-to-afternoon-31Jan2025)
19 February 2025	\$38,127.62 in accounting code 161300	\$2.99 (negative balance (deficit) in Admin Fund reached -\$48,227.14 SP52948-Income-and-Expenditure-Report-1Sep2024-to-19Feb2025)

Date	161300 Maint Bldg--Building Management (monthly salary)	Difference to previous month and evidence
12 March 2025	\$37,683.30 in accounting code 161300	-\$444.32 (negative balance (deficit) in Admin Fund reached -\$113,931.57 SP52948-Income-and-Expenditure-Report-1Sep2024-to-12Mar2025)
16 April 2025	\$37,799.98 in accounting code 161300	\$116.68 (negative balance (deficit) in Admin Fund reached -\$329,474.52 SP52948-Income-and-Expenditure-Report-1Sep2024-to-16Apr2025 , negative balance (deficit) in Admin Fund was -\$375,415.62 without disclosure to owners on 30 April 2025 SP52948-Income-and-Expenditure-Report-1Sep2024-to-30Apr2025)
7 May 2025	\$38,065.62 in accounting code 161300	\$265.64 (negative balance (deficit) in Admin Fund reached -\$130,140.65 SP52948-Income-and-Expenditure-Report-1Sep2024-to-7May2025)

d) Agenda for this meeting was created on Monday, 6 February 2023 at 11:48 hours but Waratah Strata Management falsely claimed date of 2 February 2023:

Producer: iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)
Created: Mon 06 Feb 2023 11:48:10
Modified: Mon 06 Feb 2023 11:48:10
Format: PDF-1.4
Number of Pages: 2
Optimised: No
Security: No
Paper Size: A4, Portrait (210 × 297 mm)
Contains Javascript: No
Size: 150.7 kB

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 9/02/2023 via Zoom Video/Audio Conference. The meeting will commence at 06:00 PM.

Topic: SP 52948 - Strata Committee Meeting

Time: Feb 9, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us06web.zoom.us/j/84828828060?pwd=T1BWYnJqYWVqSTFncGJ2TWxaeHlCdz09>

Meeting ID: 848 2882 8060

Passcode: 977850

One tap mobile

+61280156011,,84828828060# Australia

Dial by your location

+61 2 8015 6011 Australia

Meeting ID: 848 2882 8060

Find your local number: <https://us06web.zoom.us/j/84828828060?pwd=T1BWYnJqYWVqSTFncGJ2TWxaeHlCdz09>

The Agenda for the meeting is:

- 1 MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FINANCIAL REPORT**
That the financial reports for the current financial year be tabled and discussed.
- 3 FIRE ORDER**
That update as supplied by CORE Engineering and Austech Engineering in relation to the fire order be discussed.
- 4 UNIQUECO COST AGREEMENT**
That the costs agreement submitted by Steve Carbone from Uniqueco Pty Ltd be tabled and discussed.
- 5 ELECTRICAL VEHICLES**
That charging of electric vehicles in Strata is further discussed.
- 6 GENERAL BUSINESS**
That any general business items be raised and discussed.
- 7 NEXT MEETING**
That the date time and location of the next Strata Committee meeting be decided.

Agenda Page 1 of 2

Date of this notice: 02 February 2023

NOTES:

Only executive committee members are entitled to vote on agenda items at a Strata Committee Meeting.

e) Strata Plan SP52948 committee meeting dated 9 February 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW). The Interpretation Act 1987 Section 76 specifies that the service of a document by post is taken to have taken effect on the seventh working day after the agenda was posted so this needs to be taken into consideration for the correct notice to be given (if required).

f) The day of the meeting must be excluded from the calculation of service by post under section 36 of the Interpretation Act 1987 (NSW). Notice did not satisfy requirements for sending it:

6 February 2023, Day of Notice, postage date not included

7 February 2023, First Working Day

8 February 2023, Second Working Day

Five Working Days missing!

Three Notice Days missing!

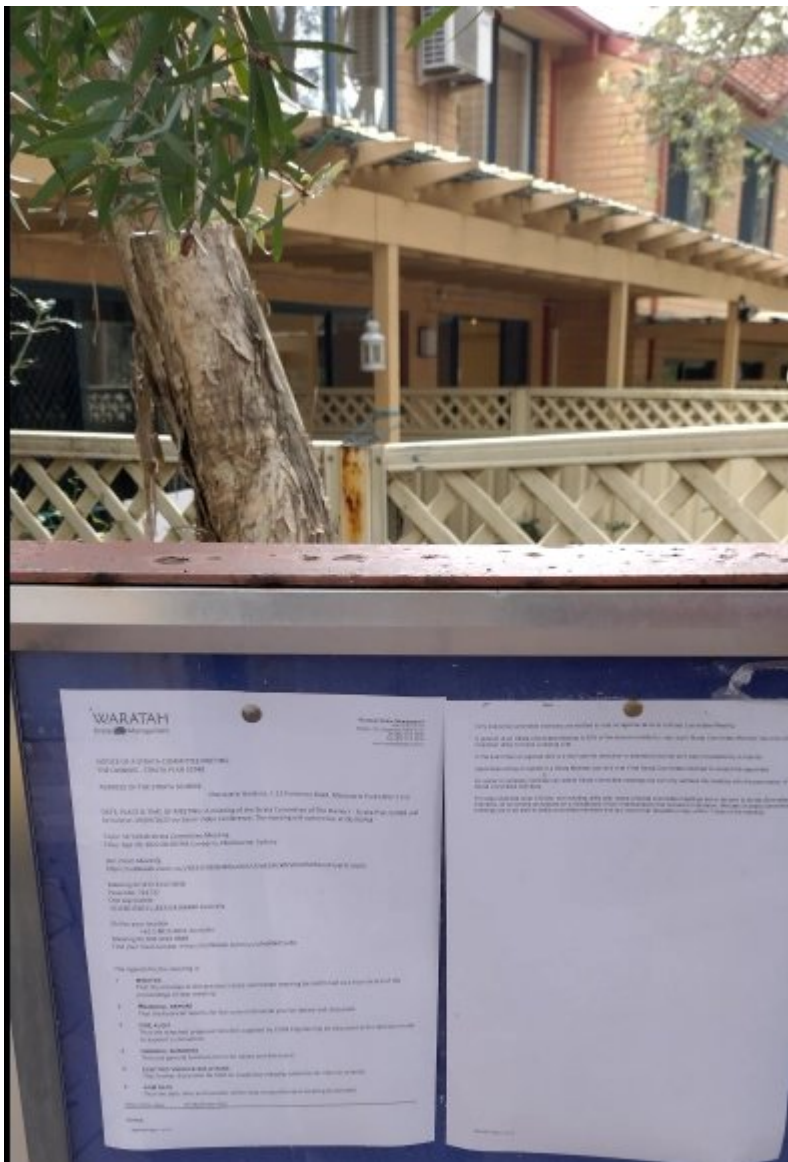
9 February 2023, Date of Meeting, not counted

g) In evidence which Bannermans Lawyers, and committee members Mr. Stan Pogorelsky, Mr. Joe Spatola and Ms. Genelle Godbee submitted to NCAT in case 2024/00454780 on 20 March 2025, they provided this meeting in “Attachment 20 Notice of strata committee meeting held on 9 February 2023”, on page 827, not realising that it proved their dysfunctional operation:

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meetings-in-SP52948-evidence.pdf>

h) Agenda was not detailed, as required by SSMA 2015 and was not sent to Lot 158.

i) Notice boards published the agenda in late part of 6 February 2023:



j) Agenda did not contain any details that negative balance (deficit) in Admin Fund was -\$6,374.28:

<https://www.nswstratasleuth.info/SP52948-Income-and-Expenditure-Report-1Sep2022-to-6Feb2023.pdf>

However, Motion 2 admitted poor planning of major expenses:

2 FINANCIAL REPORT

Resolved that the financial reports for the current financial year were tabled and discussed.

It was noted that Gas and Electricity expenditure has been under budgeted for this financial year.

k) Waratah Strata Management website did not contain schedule for the meeting on 6 February 2023:

<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Meetings-folder-no-scheduled-meetings-6Feb2023.png>

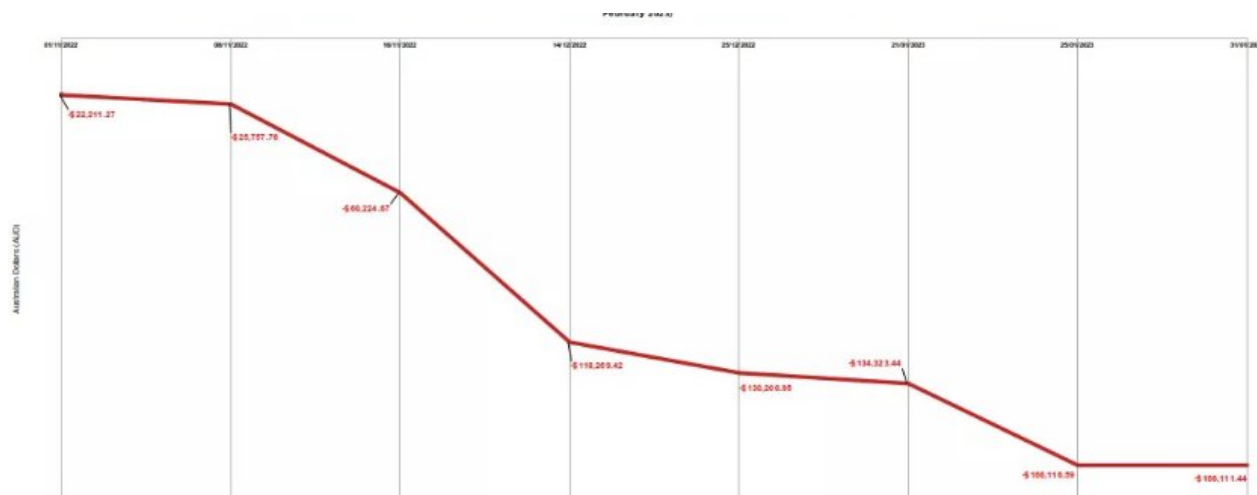
<https://www.nswstratasleuth.info/SP52948-waratahstrata.com.au-website-Meetings-folder-2-no-scheduled-meetings-6Feb2023.png>

The screenshot shows the Waratah Strata Management website interface. The header features the company logo and navigation links: CONTACT, FAQ, CHANGE PASSWORD, and LOGOUT. Below the header is a main navigation bar with links: OWNERS CORPORATION, PORTFOLIO, REPORTS, MEETINGS (highlighted), DOCUMENTS, and MAINTENANCE. The 'MEETINGS' section is active, displaying a 'Scheduled Meetings' tab and a 'Past Meetings' tab. A message states: 'There are no scheduled meetings for this plan'. Below this is a 'CONTACT MANAGER' button. The 'MAINTENANCE' section is also visible, showing a table with 'Open work orders' (14) and 'Open quotes' (0).

Maintenance	
Open work orders	14
Open quotes	0

Scheduled Meetings	
There are no scheduled meetings for this plan	

l) For first time in history of strata complex SP52948, thanks to Waratah Strata Management, Admin Fund had continuous negative balance in whole FY quarter (1 November 2022 to 31 January 2023):



m) Financial Audit, which by law, had to happen before general meeting on 27 October 2022, was completed by Economos on 7 December 2022 (43 days later, in non-compliance with STRATA SCHEMES MANAGEMENT ACT 2015 – SECT 95 and STRATA SCHEMES MANAGEMENT REGULATION 2016 – REG 21.

n) In minutes of the meeting dated 9 February 2023, owners and investors were again misinformed (not having any information about serious negative balance in Admin Fund and shortage in Capital Works Fund, fire safety orders delayed for two years, Uniqueco Property Services increase of their costs without any information and without decision at general meeting, and admission of concrete cancer in pool area - concrete cancer happened number of times in the complex, due to poor maintenance).

3 FIRE ORDER

The Managing Agent received a call from Imran of Austech Engineering requesting instruction from the strata committee to resolve disputed elements of the initial compliance report prepared by XEL. Imran advised that both CORE and Austech are unsure of locations of the following compliance items:

- Item 7 - Exit Travel Distance (BCA Clause D1.4)
- Item 8 - Distance Between Alternative Exits (BCA Clause D1.5)

Imran proposes the Owners Corporation engage XEL to return and provide further advice on the above items or that CORE & Austech be engaged to produce another report to be submitted to Council.

Minutes Page 1 of 2

Resolved that CORE & Austech be engaged to prepare a new report.

It was further discussed that the Strata Committee continue to act upon the advice from the consultants to ensure safety obligations are upheld.

4 UNIQUECO COST AGREEMENT

Resolved that the costs amendment submitted by Steve Carbone from Uniqueco Pty Ltd be approved. It was noted that the proposed increase is modest and justified for the services provided by Steve and his team.

6 GENERAL BUSINESS

The following general business items were raised and discussed:

POOL REPAIRS - Steve is obtaining quotations to repair suspected concrete cancer of pool area which is causing the unsightly staining. Quotes for this work will be provided before the next Strata Committee Meeting.

Items listed in general business were not legal as they were not Motions to approve.

Missing Uniqueco Property Services contract since EGM on 30 November 2023

a) Extract from agenda of SP52948 EGM on 30 November 2023:

2 BUILDING & FACILITIES MANAGEMENT AGREEMENT

That in accordance with section 67 of the Strata Schemes Management Act 2015, fee proposals supplied by Uniqueco Pty Ltd and Building Management Australia for building management be tabled and discussed.

b) Extract from Minutes of SP52948 EGM on 30 November 2023:

2 BUILDING & FACILITIES MANAGEMENT AGREEMENT

Resolved that Uniqueco Pty Ltd be appointed to continue building management services in accordance with pricing schedule tabled for 2024, 2025 & 2026.

c) Problems with this EGM and the AGM 2023 and AGM 2024:

<https://www.nswstratasleuth.info/SP52948-pending-legal-case-to-terminate-contract-with-Uniqueco-Property-Services-detailed-summary.pdf>

<https://www.nswstratasleuth.info/SP52948-AGM-2023-misconducts-and-risks-24Oct2023.pdf>

<https://www.nswstratasleuth.info/SP52948-Lot-7-with-overdue-levies-on-8Nov2023-allowed-to-vote-and-attend-EGM-on-30Nov2023.pdf>

<https://www.nswstratasleuth.info/SP52948-request-to-Waratah-Strata-Management-to-provide-financial-documents-for-EGM-2023-13Nov2023.html>

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-failed-to-respond-to-concerns-about-incomplete-agenda-for-EGM-2023-10Nov2023.html>

<https://www.nswstratasleuth.info/SP52948-AGM-2023-dubious-invoices-24Oct2023.pdf>

<https://www.nswstratasleuth.info/SP52948-Lot-200-justification-to-support-Uniqueco-Property-Services-through-false-statements-for-committee-meeting-in-Sep2023.png>

<https://www.nswstratasleuth.info/SP52948-Lot-158-unresolved-common-property-issues-Oct2023.pdf>

<https://www.nswstratasleuth.info/SP52948-committee-members-failed-to-respond-to-Lot-158-complaints-about-EGM-2023-29Nov2023.html>

<https://www.nswstratasleuth.info/SP52948-Admin-Fund-negative-balances-from-31Jan2017-to-29Nov2023.png>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Waratah-Strata-Management-failed-to-answer-serious-questions-AGM-2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Third-Directions-Hearing-risks-public-11Apr2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-001-SP52948-hiding-documents-for-owners.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Stan-Pogorelsky-actions-at-Directions-Hearing-public-11Apr2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-001-extract-from-summonses-issued-to-SP52948-committee-member-Stan-Pogorelsky-7Mar2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-summonses-Stan-Pogorelsky-claims-he-did-not-have-any-of-documents-11Apr2025.webp>

Since 22 April 2025, when NCAT issued the following Orders, such information was not given to any owner, not published on notice boards, and not published on Waratah Strata website

On 22 April 2025 the following orders (and/or directions) were made:

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar
- 2 The applicant's application to revoke the leave granted to the respondent on 20 February 2025 to be represented is dismissed.
3. Pursuant to s 188 of the SSM Act, the respondent is to produce for visual inspection at the Strata Manager's office the Building Manager's Contract dated 1 February 2024 on or before 6 May 2025.
4. The respondent is to advise the applicant whether there is any correspondence available for inspection between the Strata Manager and the OC's auditor for the period 2017 to 2024 on or before 6 May 2025.
5. The respondent is to make available for inspection to the applicant details of income and expenditure for the period 2017 to 2024 on or before 6 May 2025.

N Vrabac, Senior Member

Issued: 22 April 2025

