

Since around 2021, building manager Mr. Steve Carbone started using private garages for his car and van, without owners corporation approval at any legally-convened meeting, risking damages to common property, and wasting owners corporation funds for dedicated parking spot, which was typically left empty near tennis courts. A rough estimate, based on photo and video evidence, Mr. Carbone used nine private garages in SP52948 basement:

<https://www.nswstratasleuth.info/SP52948-persistent-problems-with-parking-on-common-property.html>

He is also parking the ride-on mower in private garages.

On 23 February 2025 Waratah Strata Management and committee members received Lot 158 Motions for EGM/AGM 2025 (whichever came first). Two of the Motions related to Uniqueco Property Services:

Motion: Issue order to Uniqueco Property Services staff to use only allocated parking space for parking their vehicles

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following and issue notice of non-compliance for parking offenses by Uniqueco Property Services:

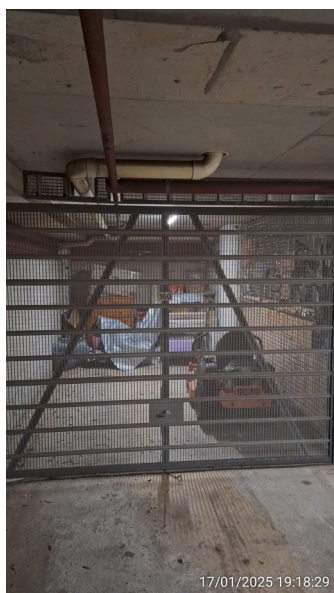
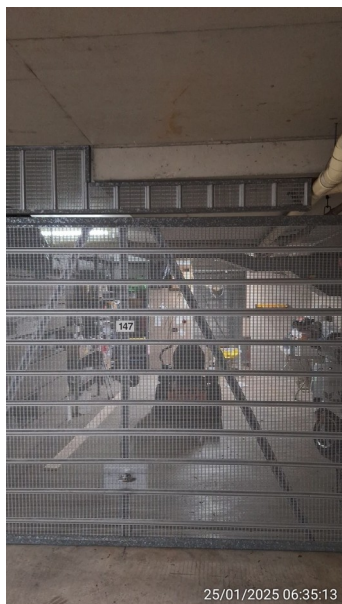
1) Uniqueco Property Services staff must not park their vehicles in private garages, or on common property outside the designated area near tennis courts, unless approved through Special By-Law at general meeting or private owners personally approve it in their garages (also part of Special By-Law). In case where private owners themselves allow access to their garages, they and Uniqueco Property Services shall be personally liable for any damage to common and private property.

2) Since around 2021, building manager Mr. Steve Carbone started using private garages for his car and van, without owners corporation approval at any legally-convened meeting, risking damages to common property, and wasting owners corporation funds for dedicated parking spot, which was typically left empty near tennis courts. Based on photo and video evidence, Mr. Carbone uses eight private garages in SP52948 basement:

<https://www.nswstratasleuth.info/SP52948-persistent-problems-with-parking-on-common-property.html>

<https://www.nswstratasleuth.info/SP52948-building-manager-Steve-Carbone-parking-in-private-garages.pdf>

3) He is also parking the ride-on mower in private garages, in recent times mostly in garages of Lot 147 and 160.



4) Committee member Mrs. Marianna Paltikian verbally defended Mr. Carbone when directly asked about it - Crime Stoppers case 1022653 on 6 December 2024 (illegal use of electric scooter in the complex and parking on common property by Mr. Steve Carbone since 2020, with emphasis on threats by Mr. Carbone during the collection of photo evidence, including making loud repetitive orders to Lot 158 to “go back to Block A”, presumably not allowing him to walk freely within the complex).

Explanatory notes:

Motion is designed to inform owners about insurance and safety risks with parking offenses by Uniqueco Property Services staff.

Motion: Issue order to Uniqueco Property Services to stop riding and parking electric scooter on common property

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following and issue notice of non-compliance for electric scooter offenses by Uniqueco Property Services:

- 1) Uniqueco Property Services staff must ride and park the electric scooter on common property, and charge it by using electricity supplies owned by SP52948, unless approved through Special By-Law at general meeting.
- 2) Waratah Strata Management was warned about building manager's use of scooter as early as 23 December 2020.
- 3) Waratah Strata Management, insurance company, and committee members were repeatedly warned about scooters since 18 August 2023 and again in August 2024.
- 4) At non-compliant committee meeting on 2 April 2024, Solicitor Adrian Mueller was allegedly engaged to draft additional by-law for storage of electric bikes, scooters and other electric lithium battery powered mobility equipment. Such Motion was not presented at AGM on 28 November 2024 and Waratah Strata Management refused to comment about costs paid to the Solicitor. The committee meeting on 2 April 2024 failed to meet the quorum (7 of 9 strata committee members were allegedly financial for the purposes of this meeting but out of 4 who voted at the meeting, one was, in reality, unfinancial to vote and illegal to be a committee member due to self-nomination and unpaid gas heating levies - Mr. Stan Pogorelsky, Lot 181) and the other due to self-nomination at previous general meetings (Mr. Ramesh Desai, Lot 159).
- 5) Uniqueco Property Services manager was witnessed riding the electric scooter on footpath within the complex, in basement of the complex, on walkpath (sidewalk) on Fontenoy Road and Lane Cove Road near the complex, on driveway near townhouses and visitors' carpark.
- 6) Uniqueco Property Services manager missed hitting Lot 158 car with his scooter near townhouse 211 several months ago (he did not properly negotiate the curve near townhouse 211 as Lot 158 was driving towards carwash area).
- 7) Another unanswered question is where this scooter is recharging battery as we do not have certified connections and they are not allowed in the complex.
- 8) Another unanswered question is fire risks and liability for any damage and injury.
- 9) In June 2024, News.com published "Lithium-ion batteries causing thousands of fires a year in waste facilities, trucks and homes". In it it said that Australia produced about 3300 tonnes of lithium-ion battery waste each year, which has caused more than 10,000 fires annually in waste management facilities and trucks alone. NSW Minister for the Environment Penny Sharpe said fire and Rescue NSW attended more than 270 lithium-ion battery fires in 2023 alone, but they knew this was just a small fraction of the true number of battery fires. In Victoria last year, emergency services responded to at least one lithium-ion battery fire each week. In WA, the Department of Fire and Emergency Services responded to 70 fires ignited by lithium-ion batteries in the first six months of 2024, compared to 110 for 2023. Queensland authorities recently recorded 47 residential structure fires, eight non-residential structure fires, and 38 other fires that were caused by lithium-ion batteries.
- 10) Fire and Rescue NSW (FRNSW) in their report "RNSW, Fire safety recommendation for Electric Vehicles and charging infrastructure" recommended the following measures: Make sure that EV is identifiable by emergency services, when installing charging equipment, ensure the charging cable and/or unit is electrically compliant and installed by a qualified electrician to AS/NZS 3000 Electrical Installations, smoke alarm or a heat alarm is installed in garages where an EV is regularly parked or charged, when charging EV, only use extension leads and power sockets that are intended for use in the charging of electric vehicles.
- 11) On 18 November 2024, News Corp published video of apartment unit in Camptertdown being destroyed due to lithium-ion battery charging.
- 12) Scooter riders, just as other road users, must comply with all applicable NSW road rules.

Personal e-scooters remain illegal on NSW roads and road-related areas, including footpaths, shared paths and bicycle lanes.

- One can only use scooters on private property.
- E-scooter shared schemes are being trialled in designated local government areas in NSW.
- Person must be 16 years or older to hire and ride a shared e-scooter within a trial area. Hired shared scheme e-scooters are only able to be used on roads and road-related areas in the designated e-scooter trial areas. It is illegal for privately owned e-scooters to be ridden on NSW roads or road related areas, including in trial areas.
- Safety rules in trial areas: hire a shared e-scooter only from the selected provider in the trial area, use a shared e-scooter on selected roads, bike paths and shared paths, in the trial area stay under 10km/h on shared paths and

20km/h on the road, always wear an approved helmet, not carry passengers, and not use a mobile phone whilst riding.

- *There were a few trials in the following areas: in Albury from 15 December 2023 to 14 November 2024, in Western Sydney Parklands and Australian Botanic Gardens Mount Annan from the end of July 2022 to the end of October 2022, and in Lake Macquarie from December 2022 to May 2024.*
- *The Kogarah trial started on 10 January 2024.*

Explanatory notes:

Motion is designed to inform owners about insurance and safety risks with electric scooter usage on common property by Uniqueco Property Services staff.

The abuse of private garages by Mr. Steve Carbone became more frequent and aggressive since 2023 (especially garages of Lots 37 and 39).

1 December 2021



16 December 2021



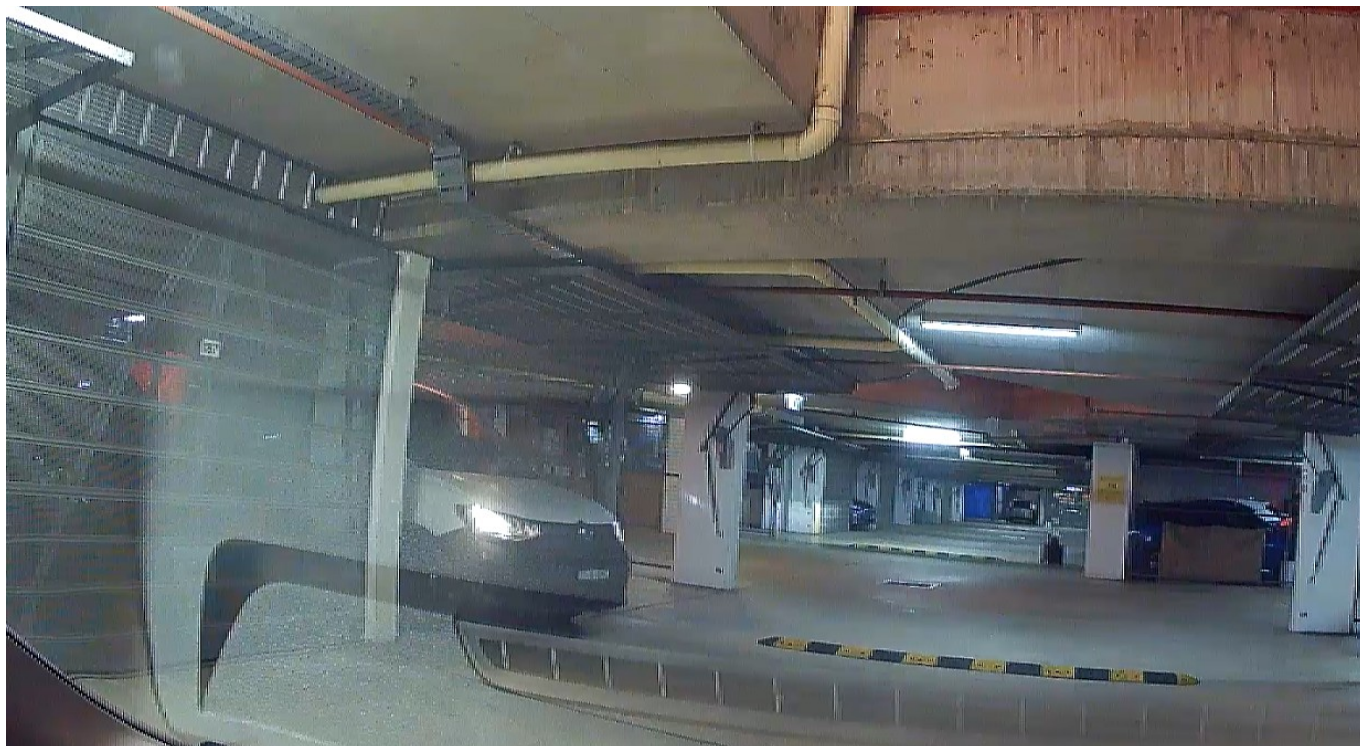
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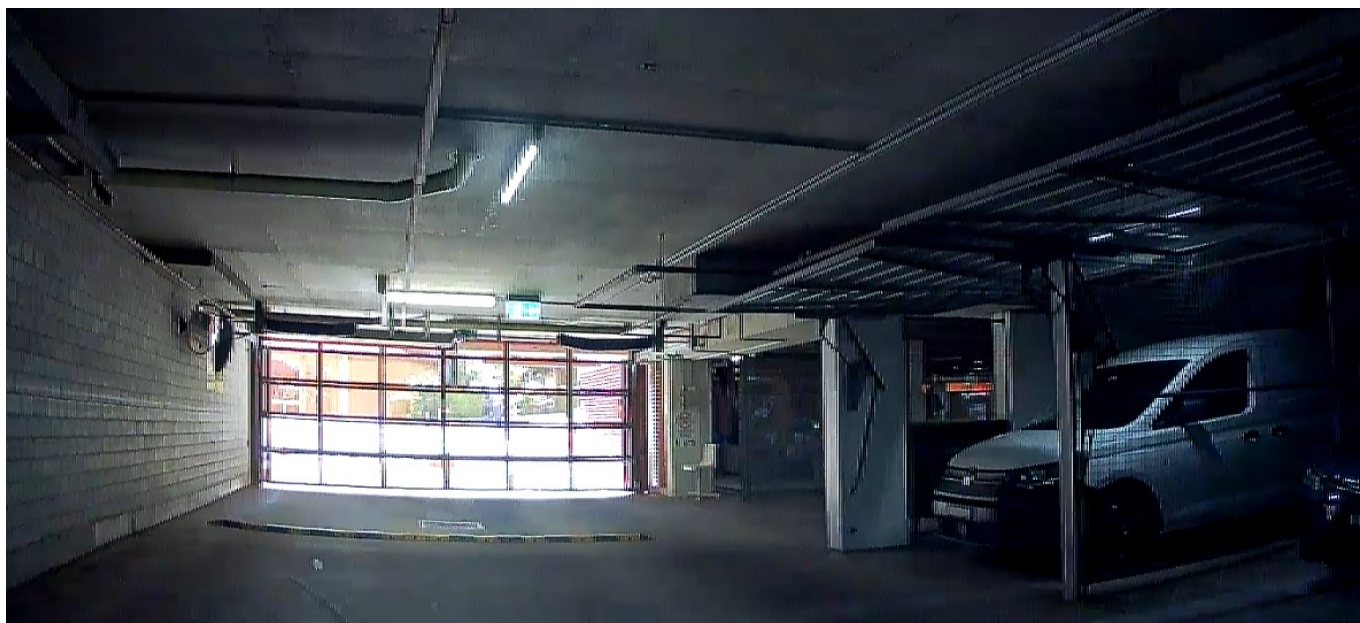
2 August 2023



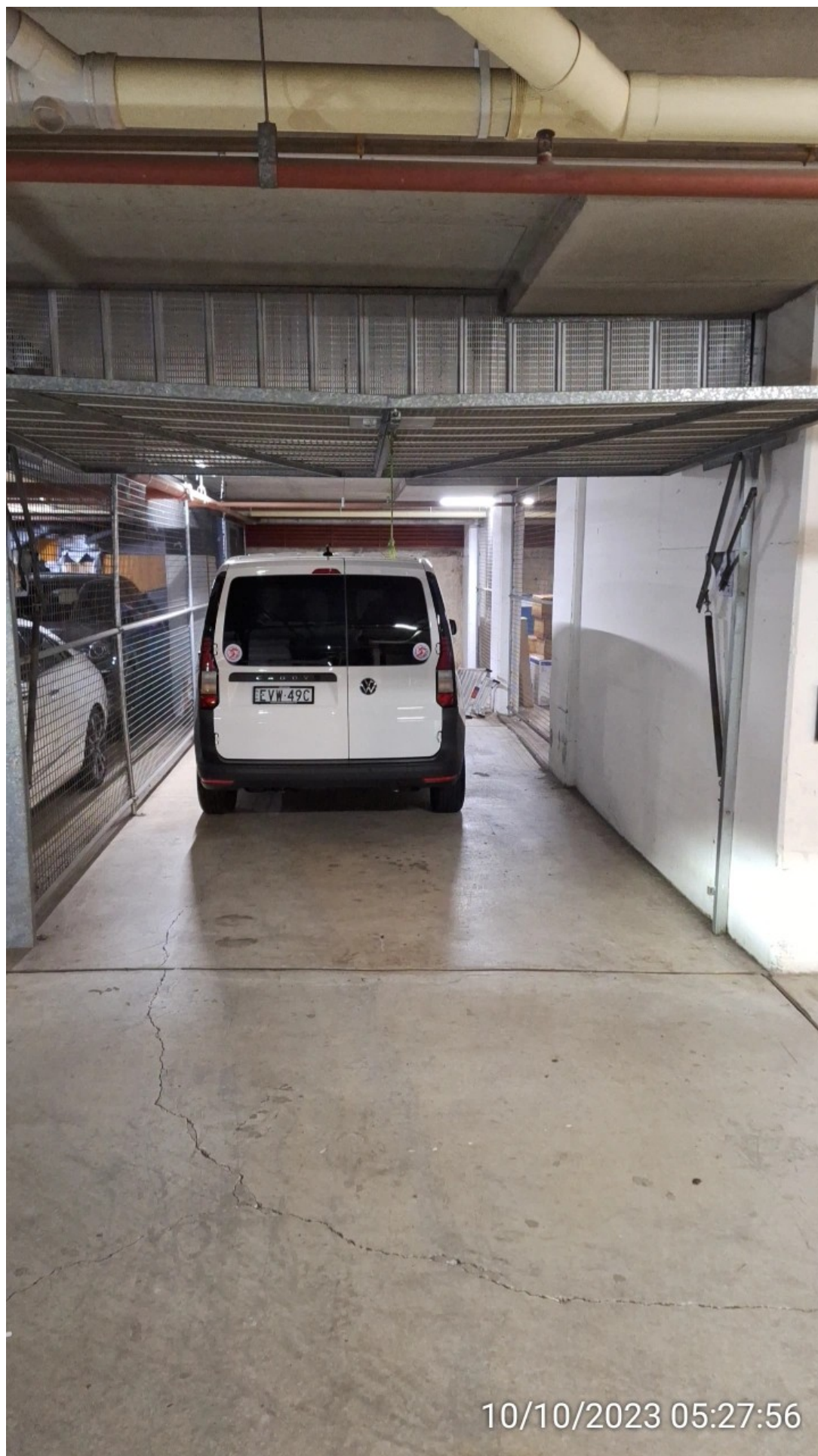
29 August 2023



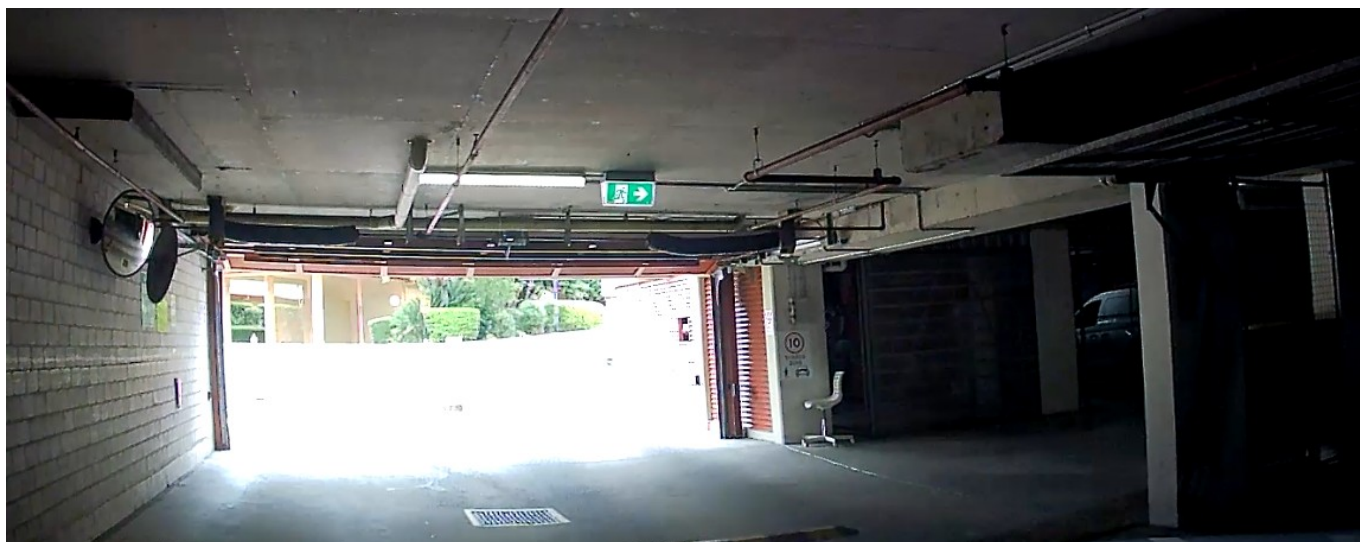
5 September 2023



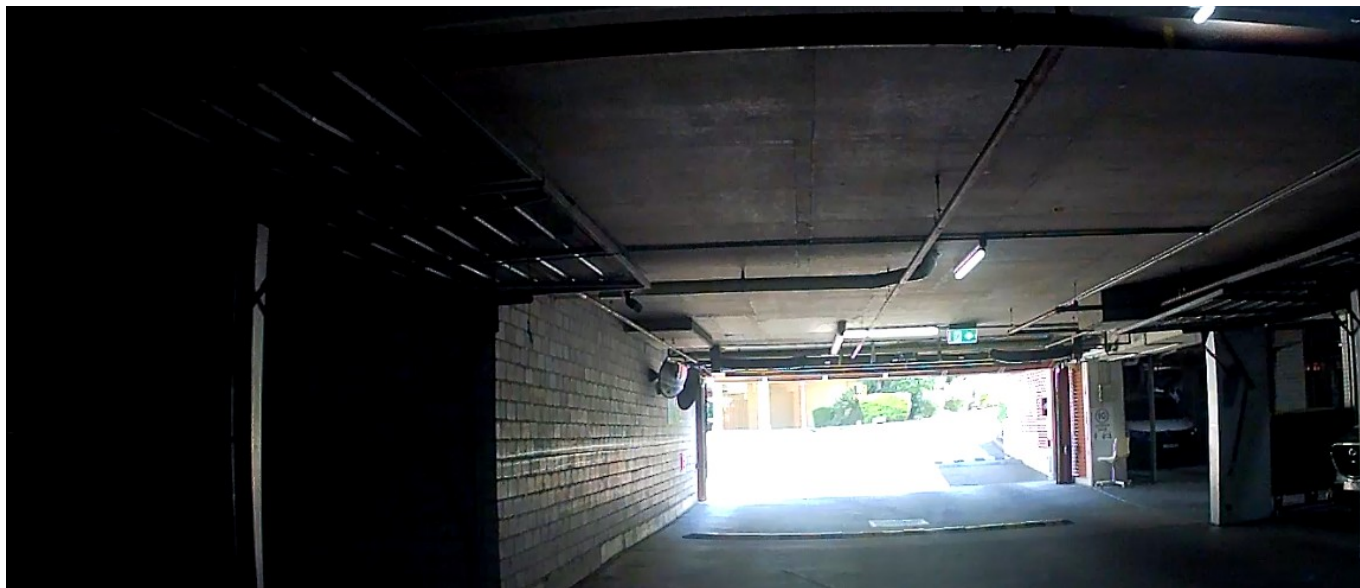
10 October 2023



6 November 2023



5 December 2023



28 February 2024

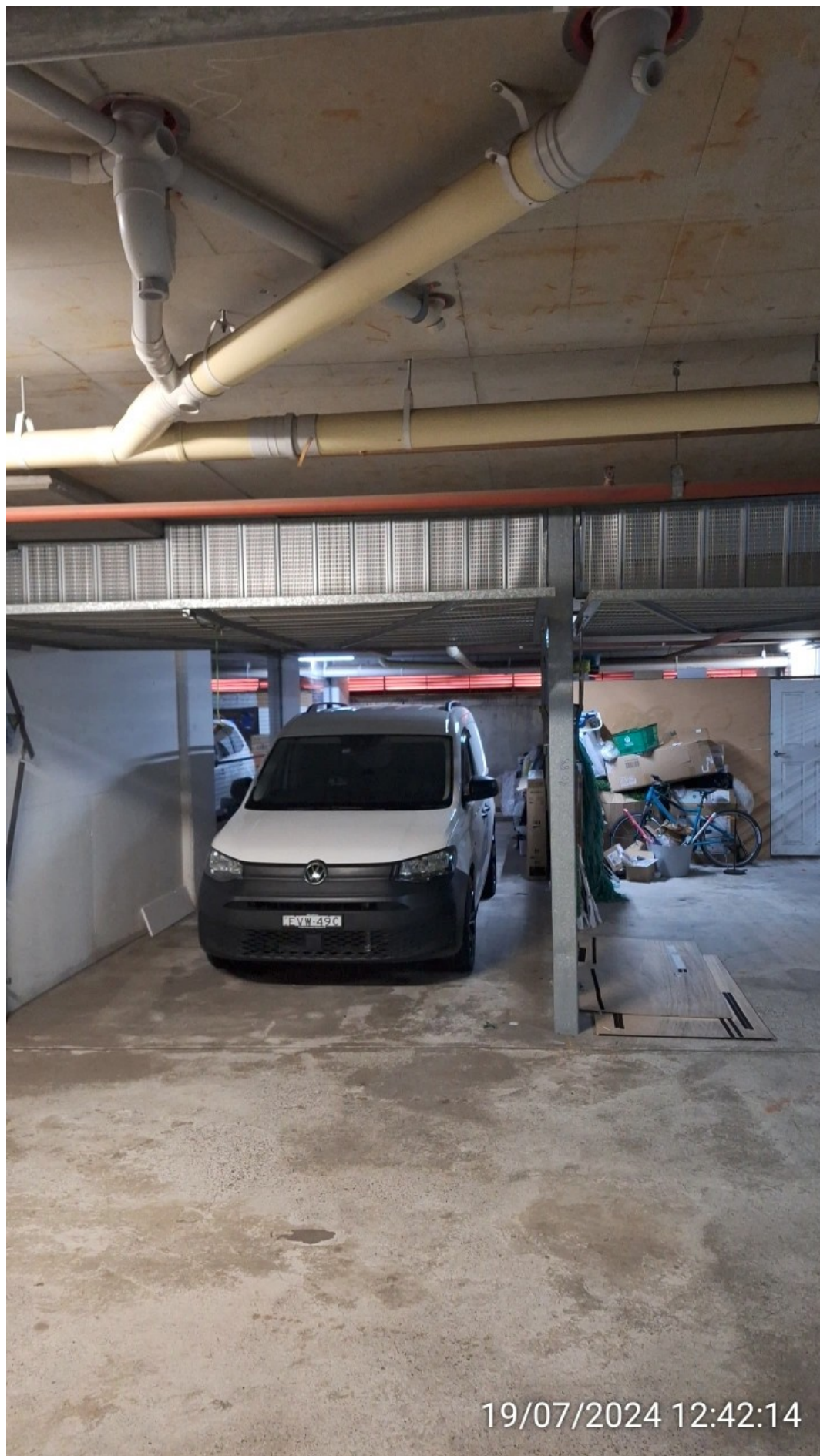


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21 June 2024



19 July 2024



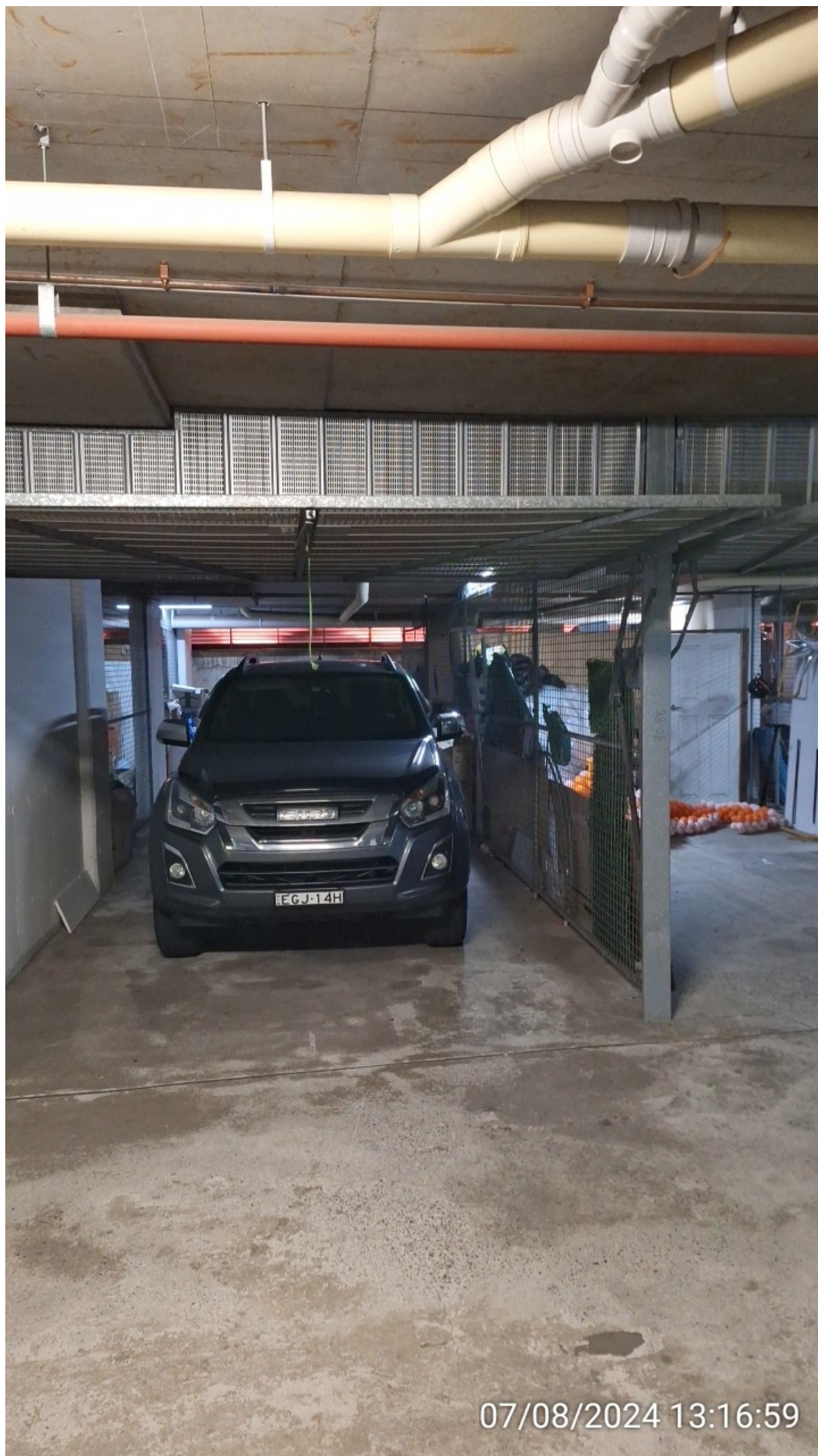
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30 July 2024



30/07/2024 12:00:08

7 August 2024

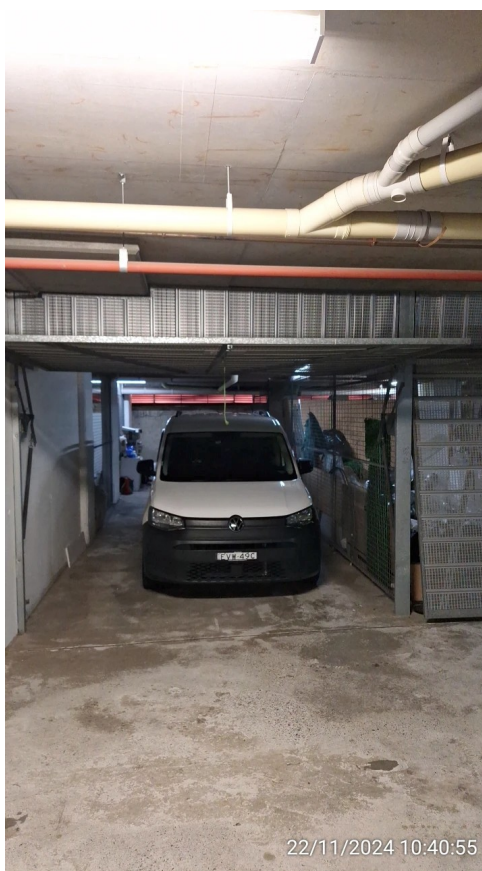
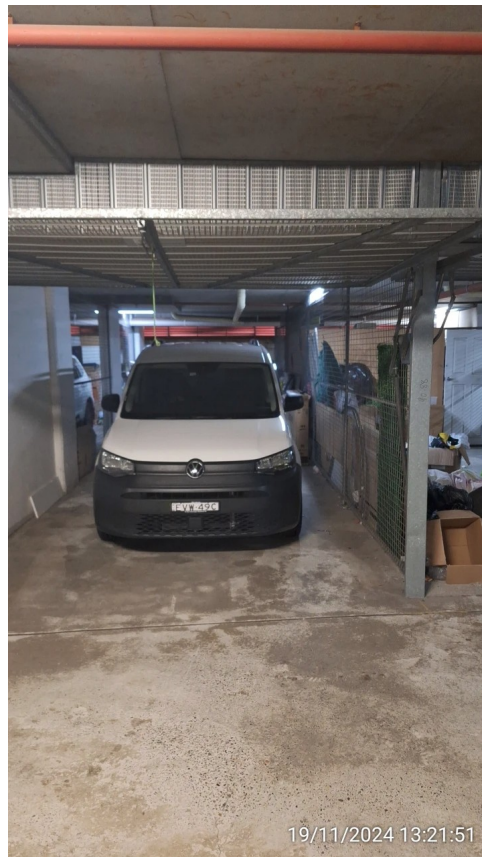
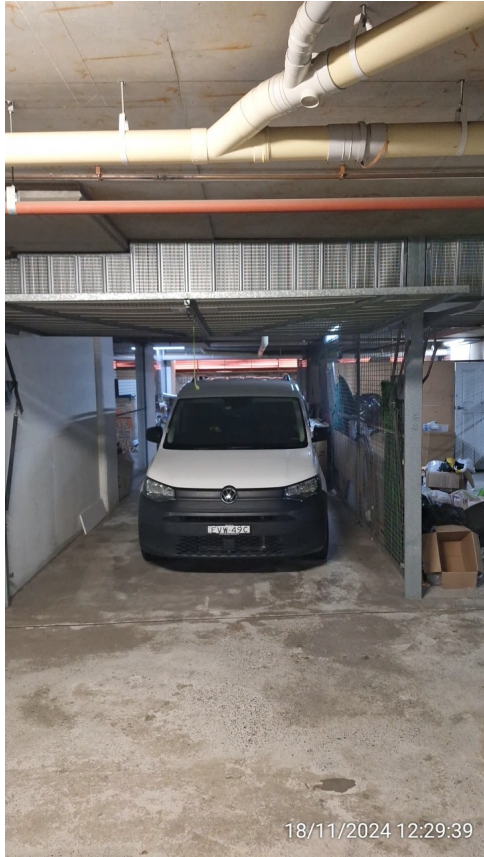


22 November 2024



22/11/2024 10:40:55

Week starting 18 November 2024 was special because in it, Uniqueco Property Services parked his van in private garage in four out of five working days:

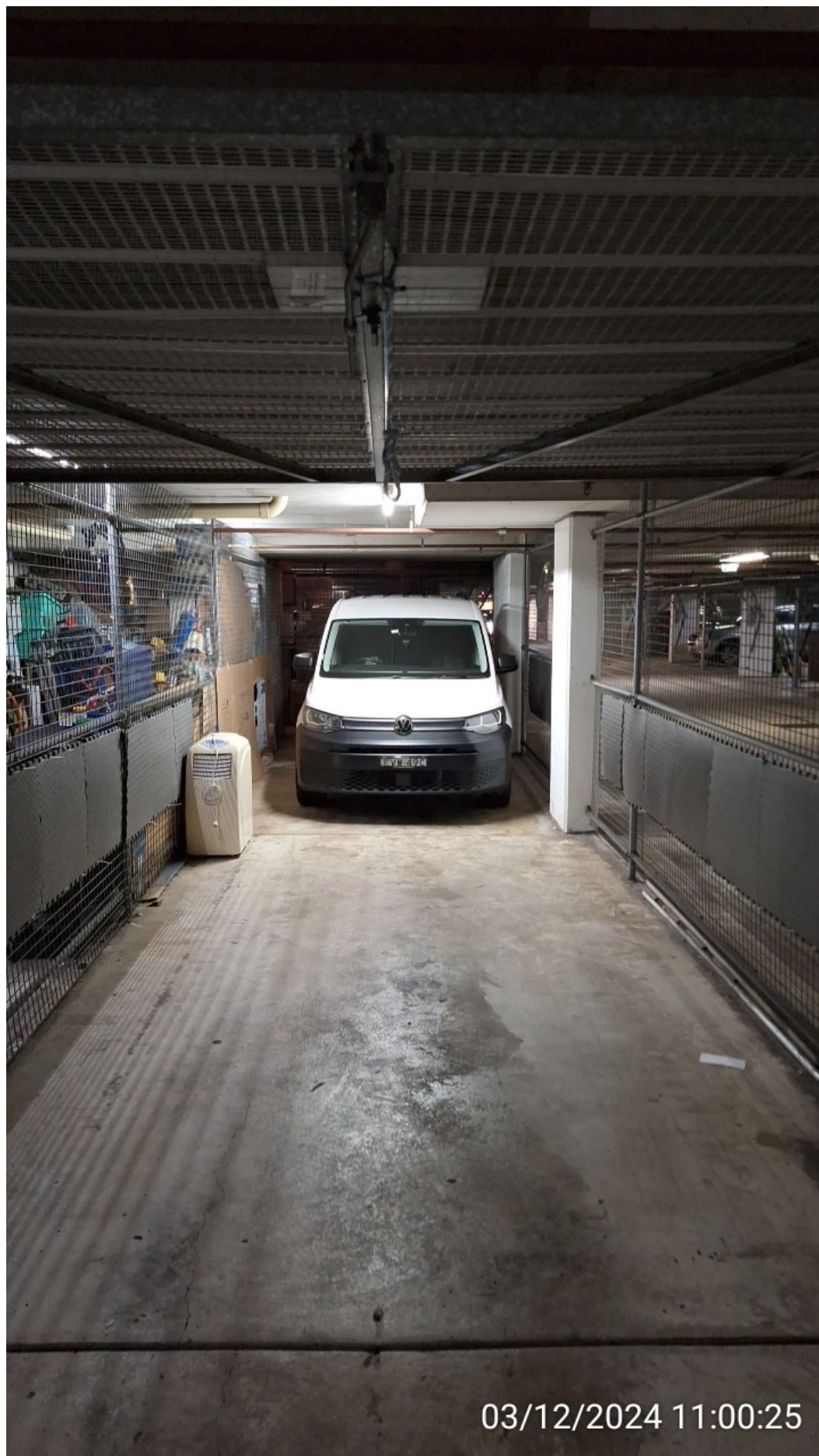


29 November 2024



29/11/2024 12:03:36

3 December 2024



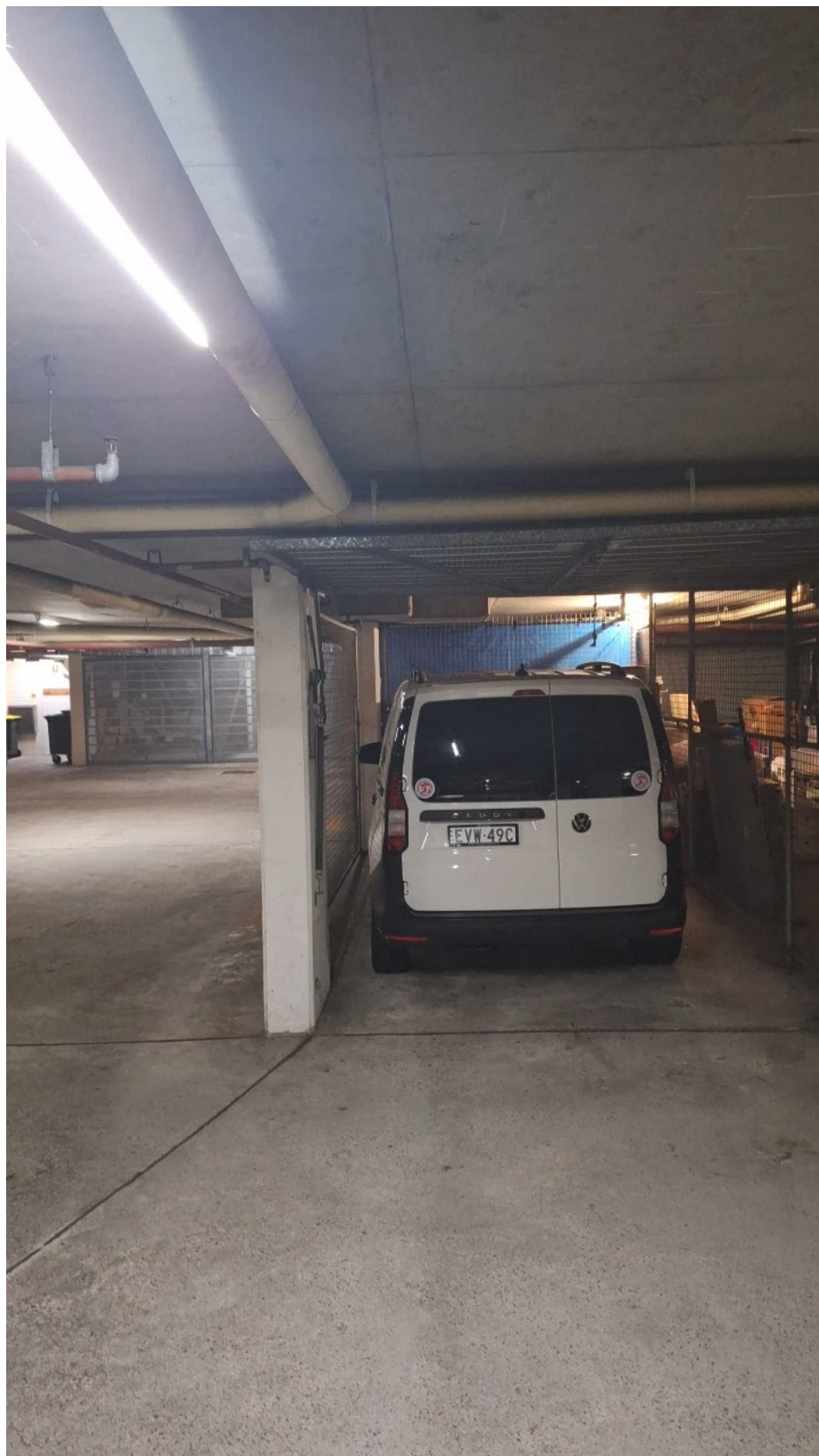
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10 December 2024

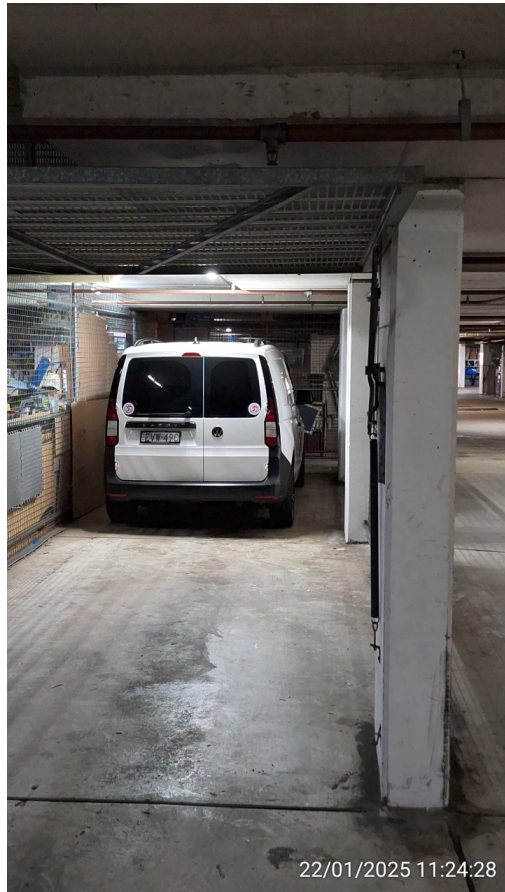


10/12/2024 13:39:17

18 December 2024



22 January 2025 – all vehicles were parked in three private garages (van, ride-on mower, and EV scooter in garage of Lot 160 since around 17 January 2025)



26 March 2025 – van parked in garage that was not observed for such use before



26/03/2025 13:46:47

11 July 2021



1 January 2023



13 January 2023



13 February 2024 (driving the mower from private garage in basement of Block A)



20 July 2024



20/07/2024 17:29:55

5 August 2023



15 November 2024

