

**Table of Contents – SP52948 discrepancies in BIV report for SP52948 10-Year Capital Works Fund in 2017 and 2021  
(with strata complex status update in January 2025 as part of evidence in NCAT case 2024/00454780-001)**

SP52948 – Capital Works Fund (old name Sinking Fund) never approved or discussed at general meetings since 1998.....	2
SP52948 – Waratah Strata Management ignoring concerns of risks and maintenance.....	2
SP52948 – Extract from committee meeting on 23 <sup>rd</sup> of September 2021 confirming deficit in Capital Works Fund in amount above 1.5 million (\$1,515,541.00).....	3
BIV assessments for SP52948 10-Year Capital Works Fund drastic changes in assessments in March 2017 and October 2021, delaying major works for 10 years without professional engineering reports.....	7
Attempts to install EC charging stations in SP52948 without proper procedures and plan in 10-Year Capital Works Fund, primarily driven by Lot 133 (committee member).....	26
Example of repetitive issues - 24 repairs related to water leaks in Lot 191 of top floor of Block A in period 2011 to 2018	32
Major upgrades on 26 townhouses in amount of \$92,950.00 in 2017 without evidence of work done.....	33
In spite of owners overwhelmingly approving OH&S Special By-Law in 2016 it has never been registered in NSW Land Registry Services and no record of such assessment provided to any SP52948 owner as of October 2021.....	36
SP52948 – Neglected roof membranes on four buildings.....	37
City of Ryde Council forced fire-safety works and non-compliant committee meeting had to discuss four options ranging from \$783,713.00 to \$3,450,172.00 on 23 May 2024.....	46
Proof of heavily delayed fire and OH&S repairs, where number of them were still listed since 2017 on waratahstrata.com.au website on 23 May 2024.....	48
Proof of heavily delayed fire and OH&S repairs, where number of them were still listed since 2017 on waratahstrata.com.au website on 11 June 2024.....	49
Waratah Strata Management forged clean-up of Open Work Orders on 17 September 2024.....	50
Insurance company warning about unresolved Fire and Rescue NSW Orders dated 08/11/2019 on 24 September 2024.....	52
SP52948 AGM 2024 conduct.....	53
Waratah Strata Management ignored insurance company request for action within 60 days.....	56

**SP52948 – Capital Works Fund (old name Sinking Fund) never approved or discussed at general meetings since 1998**

[SP52948-Leary-and-Partners-Sinking-Fund-Plan-May1998-undisclosed-to-owners.pdf](#)

[SP52948-MSA-Sinking-Fund-Plan-Aug2010-undisclosed-to-owners-until-October-2016.pdf](#)

[SP52948-BIV-report-Capital-Works-Fund-Mar2017.pdf](#)

[SP52948-BIV-report-Capital-Works-Fund-6Oct2021.pdf](#)

**SP52948 – Waratah Strata Management ignoring concerns of risks and maintenance**

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-8Jun2023.html](#)

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-part-2-19Jun2023.html](#)

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-part-3-19Jul2023.html](#)

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-part-4-18Aug2023.html](#)

[SP52948-unresolved-common-property-maintenance-issues-in-Lot-158.html](#)

**SP52948 – Extract from committee meeting on 23<sup>rd</sup> of September 2021 confirming deficit in Capital Works Fund in amount above 1.5 million (\$1,515,541.00)**

**2 FINANCIAL REPORT**

That the financial reports for the current financial year were tabled and discussed.

It was noted that the Capital Works Forecast Report prepared in 2017 suggests that the current balance of the Capital Works Fund should be \$2,550,035 and that the actual balance of the Capital Works Fund is \$1,034,494. It was resolved that an updated Capital Works Forecast report be obtained as soon as possible. If the report is received prior to the AGM agenda being issued, the proposed Capital Works levy in the budget will be adjusted in accordance with the report. If the report is not received prior to the AGM agenda being issued, then the budget will be issued as tabled and the recommendation discussed at the AGM.

Resolved that subject to the above comment the proposed budget tabled at the meeting is to be presented at the 2021 AGM.

**SP52948 – Extract from committee meeting on 29<sup>th</sup> of April 2021 confirming deficit in Admin Fund**

Extract from Minutes of committee meeting dated 29<sup>th</sup> of April 2021 – first time deficit in Admin Fund briefly mentioned, claiming that deficit was “temporary” whilst hiding full information from owners:

**MINUTES OF A STRATA COMMITTEE MEETING  
THE OWNERS - STRATA PLAN 52948**

**ADDRESS OF THE STRATA SCHEME:**

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

**DATE, PLACE & TIME OF MEETING:** A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 29/04/2021 by Zoom video/audio conference. The meeting commenced at 06:00 PM.

**PRESENT:**

Lot #	Unit #	Attendance	Owner Name Representative
21	21	Yes	Thomas Karolewski
88	88	Yes	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
133	133	Yes	Andrew Ip
142	142	Yes	Genelle Godbee
170	170	Apology	Kathryn Cutler
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore

**IN ATTENDANCE:**

Upali Arawela (62)  
Mo Levitt (147)  
Maureen McDonald (151)  
Daniel Wesolowski (161)  
Heath Crosbie - Waratah Strata Management  
Robert Crosbie - Waratah Strata Management

**CHAIRPERSON (acting):** Robert Crosbie

**Minutes of the meeting:**

- 1 MINUTES**  
Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FINANCIAL REPORT**  
Resolved that the financial reports for the current financial year were tabled and discussed. It was noted that the current deficit in the Administrative Fund is only temporary and will be cleared when the levies due on 1/5/21 are received.

Owners were not informed about three quarters in FY 2021 with negative balance in Admin Fund:

SP52948 Balance Status on 19<sup>th</sup> of January 2021, Admin Fund negative balance of \$10,145.09

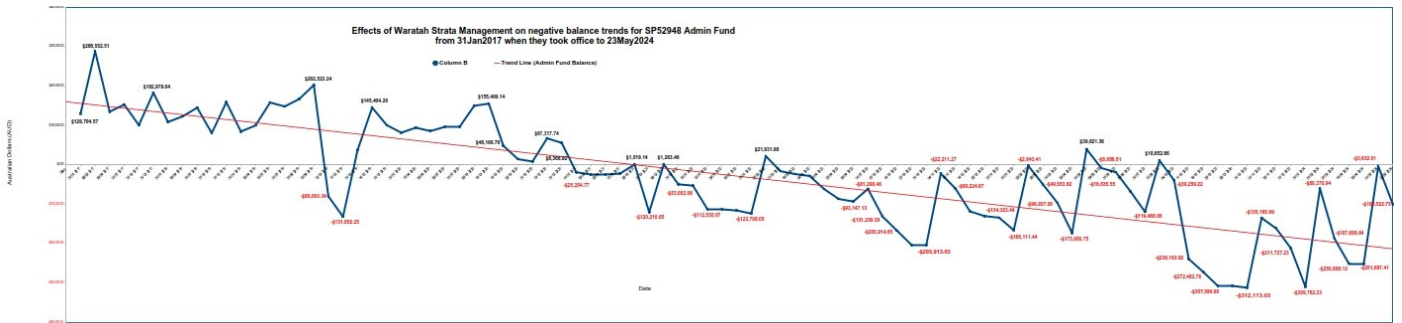
SP52948 Balance Status on 29<sup>th</sup> of January 2021, Admin Fund negative balance of \$18,859.76

SP52948 Balance Status on 25<sup>th</sup> of April 2021, Admin Fund negative balance of \$24,560.03

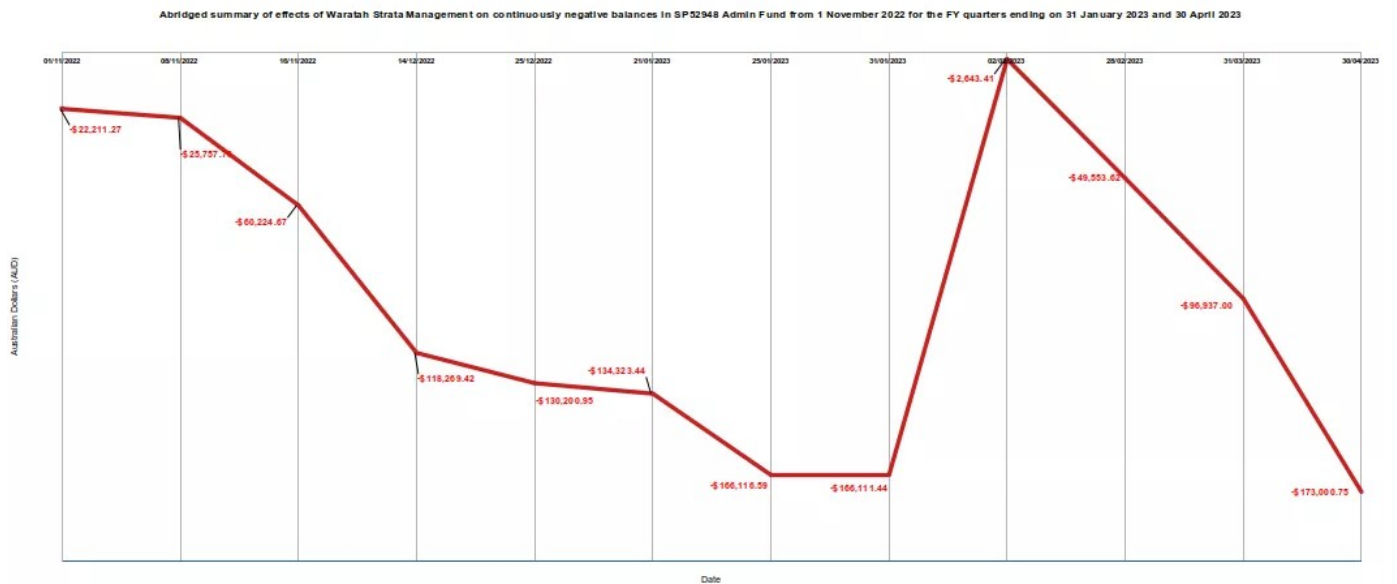
**SP52948 – Significant trend of deficit in Admin Fund since 1 February 2017 when Waratah Strata Management took office – with special emphasis on FY 2023**

[SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html](https://www.waratahstrata.com.au/SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html)

Graph of serious negative balance in Admin Fund since 1 February 2017 when Waratah Strata Management took office to 23 May 2024 speaks for itself:

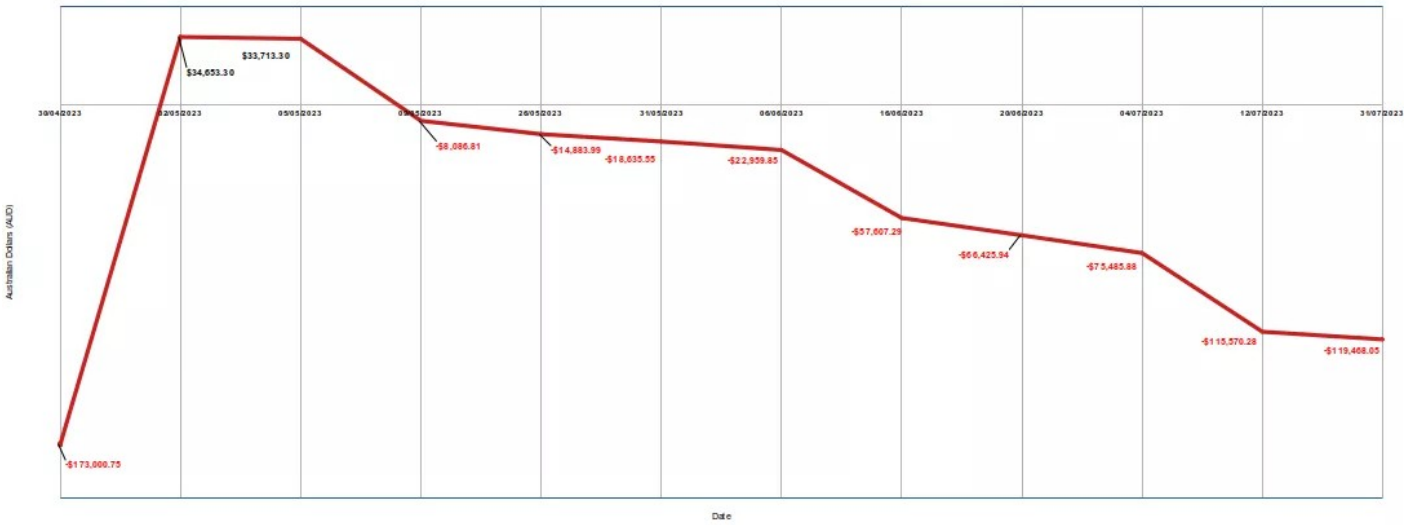


For first time in history of strata complex SP52948, Admin Fund had continuous negative balance in two whole FY 2023 quarters (1 November 2022 to 31 January 2023, and then from 1 February 2023 to 30 April 2023):



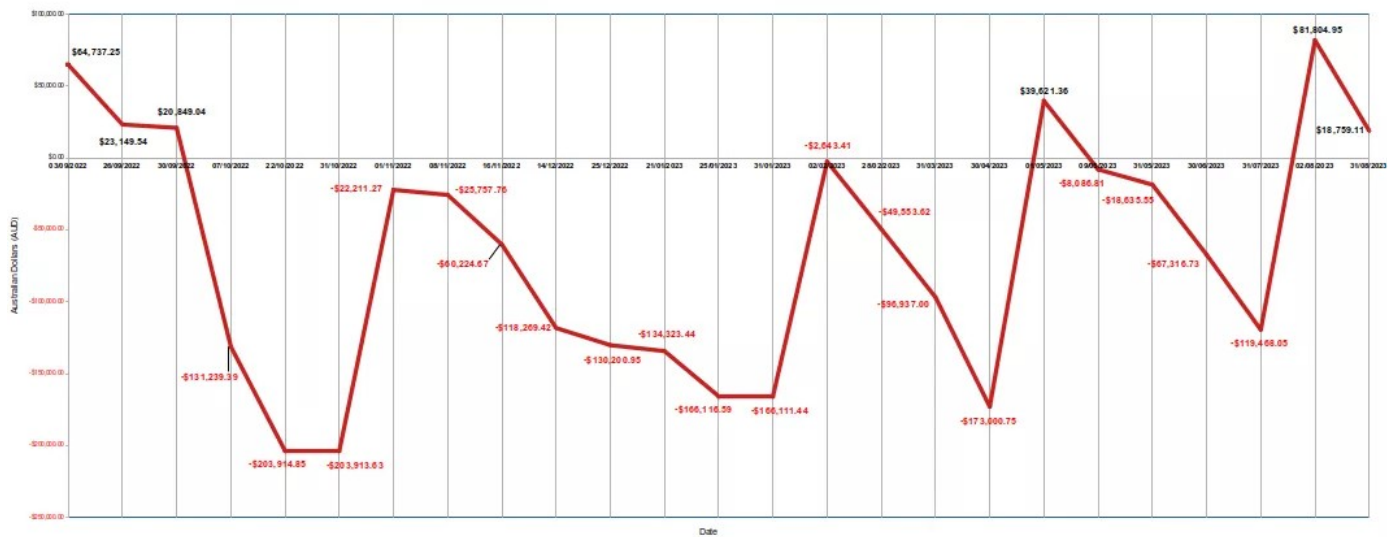
For first time in history of strata complex SP52948, Admin Fund had almost continuous negative balance in third FY 2023 quarter (1 May 2023 to 31 July 2023):

Abridged summary of effects of Waratah Strata Management on mostly continuously negative balances in SP52948 Admin Fund from 1 May 2023 to 31 July 2023 for the third FY 2023 quarter

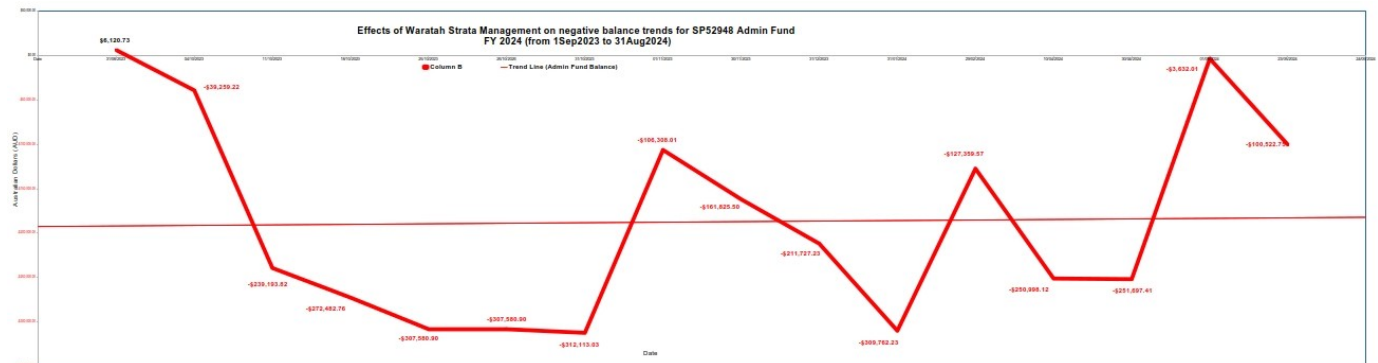


SP52948 Admin Fund had almost continuous negative balance in whole FY 2023 (1 September 2022 to 31 August 2023):

Abridged summary of effects of Waratah Strata Management on mostly continuously negative balances in SP52948 Admin Fund from 1 November 2022 to 31 August 2023 (FY 2023)



SP52948 Admin Fund had almost continuous negative balance in whole FY 2024 (1 September 2022 to 31 August 2024):



**BIV assessments for SP52948 10-Year Capital Works Fund drastic changes in assessments in March 2017 and October 2021, delaying major works for 10 years without professional engineering reports**

Some of current issues in the complex:

[SP52948-some-of-long-term-OHS-and-fire-safety-risks-and-maintenance-status-1Oct2021.pdf](#)

[SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html](#)

Extract from the BIV plan in March 2017, which was not presented or approved by owners corporation at any general meeting:

**10 Year Capital Works Fund Forecast – Costs Estimates (includes GST)**

Capital Works Fund Forecast for:		1-15 Fontenoy Road, North Ryde			Date commencing:		31 August 2017					Strata Plan:		SP52948	
												Today's date:		31 March 2017	
Serial	Item	Current Cost Estimate	Approx year required	Escalated amount	End of Year 1 Aug-18	End of Year 2 Aug-19	End of Year 3 Aug-20	End of Year 4 Aug-21	End of Year 5 Aug-22	End of Year 6 Aug-23	End of Year 7 Aug-24	End of Year 8 Aug-25	End of Year 9 Aug-26	End of Year 10 Aug-27	
1	<b>Structure</b>														
2	Roof	\$360,000	6	\$571,275						\$571,275					
3	Long term capital items	\$109,500	10	\$236,402										\$236,402	
4	<b>Appendages</b>														
5	Child Window Safety Locks	\$43,800	1	\$45,990	\$45,990										
6	Common prop. lighting	\$20,000	4	\$24,310				\$24,310							
7	Garage doors	\$27,000	8	\$49,975								\$49,975			
8	Central HWS	\$64,000	2	\$70,560		\$70,560									
9	Elevators & equipment	\$170,000	9	\$339,831									\$339,831		
10	Guttering & downpipes	\$18,000	6	\$28,564						\$28,564					
11	Common prop. doors	\$16,500	5	\$21,059				\$21,059							
12	Garage shutter	\$5,000	8	\$9,255								\$9,255			
13	BBQ area	\$3,000	2	\$3,308		\$3,308									
14	Tennis court area	\$25,000	7	\$42,846							\$42,846				
15	Internal painting	\$200,000	4	\$243,101				\$243,101							
16	Carpet	\$48,000	9	\$95,952									\$95,952		
17	Security system	\$45,000	7	\$77,122							\$77,122				
18	Pool & sauna area & facilities	\$116,000	9	\$231,885									\$231,885		
19	Gym area & facilities	\$65,000	5	\$82,958				\$82,958							
20	External painting	\$760,000	10	\$1,640,783										\$1,640,783	
21	Landscaping	\$22,000	3	\$25,468			\$25,468								
22	Fences	\$65,000	8	\$120,310								\$120,310			
23	Retaining walls														
24	Sealing concrete areas (1)														
25	Sealing concrete areas (2)														
26	Trip hazards	\$1,500	1	\$1,575	\$1,575										
27	Stormwater drain & irrigation	\$40,000	3	\$46,305			\$46,305								
28	Common prop. signage														
29	Driveway	\$20,000	5	\$25,526				\$25,526							
30	Line marking	\$5,000	3	\$5,788			\$5,788								
31	Speed bumps	\$6,000	7	\$10,283							\$10,283				
	<b>Total Estimate (rounded)</b>	<b>\$2,255,300</b>		<b>\$4,050,430</b>	<b>\$47,565</b>	<b>\$73,868</b>	<b>\$77,561</b>	<b>\$267,411</b>	<b>\$129,543</b>	<b>\$599,838</b>	<b>\$130,251</b>	<b>\$179,540</b>	<b>\$667,668</b>	<b>\$1,877,185</b>	

Extract from the BIV plan in October 2021, which was not presented to owners in agenda for general meeting on 28 October 2021:

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	End of Year 2	End of Year 3	End of Year 4	End of Year 5	End of Year 6	End of Year 7	End of Year 8	End of Year 9	End of Year 10
					Sep-22	Sep-23	Sep-24	Sep-25	Sep-26	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31
1	<b>Structure</b>													
2	Roof	\$580,000	10	\$900,722										\$900,722
3	Long term capital items	\$109,000	10	\$169,274										\$169,274
4	<b>Appendages</b>													
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	<b>Garage doors</b>	\$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	<b>Outside</b>													
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							
	<b>Total Estimate (rounded)</b>	<b>\$2,663,200</b>		<b>\$3,738,954</b>	<b>\$50,612</b>	<b>\$40,707</b>	<b>\$41,244</b>	<b>\$169,030</b>	<b>\$255,946</b>	<b>\$227,375</b>	<b>\$423,500</b>	<b>\$696,829</b>	<b>\$680,632</b>	<b>\$1,153,080</b>

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



- The most revealing figures are related to when to rectify roof problems (major issue in the complex):

**In BIV’s plan in March 2017, it was recommended to complete the roof upgrades in August 2023 at estimated cost of \$571,275.00.**

**In BIV’s plan in October 2021, it was recommended to delay the roof upgrades to September 2031 at estimated cost of \$900,722.00.**

At committee meeting on 29 April 2021, which was not complaint with strata laws, decision was allegedly made not to repair roofs and Block B hot water system (in spite of significant repetitive problems), even before BIV’s alleged Capital Works Fund update on 6 October 2021:

- Roof Repairs and Block B Hot Water System - No action is to be taken on the replacement of the roof membranes unless Steve Carbone advises that there have been major leaks during the recent heavy rains. No action is to be taken on the replacement of the Block B hot water system unless Steve Carbone advises the system is starting to experience repeated failures.

Due to lack of proper maintenance, Kintyre decreased the warranties for roof membrane in Block B from 15 to 5 years in 2015. Same applied to Block D in later part of 2015:

<https://www.nswstratasleuth.info/QUO00036643-Block-B-quote-half-roof-Kintyre-12Sep2014.pdf>


<https://www.nswstratasleuth.info/QUO00039042-Block-D-quote-half-roof-Kintyre-4Mar2015.pdf>

Warranties for half-roof membrane in Block B and whole roof of Block D expired in 2020


Block A and C have not had full roof membrane repairs since 1996/1997.

In 2012, BCS Strata Management and Solicitor Adrian Mueller failed to disclose professional Napier & Blakeley’s building report (costing \$12,144.00 GST incl) from owners and CTTT in case SCS 12/32675, in spite of it reporting many serious issues including roof repairs in four buildings:

[BCS-Strata-Management-hid-professional-building-report-from-owners-and-CTTT-Napier-and-Blakeley-Jul2012.pdf](#)



Block A roof coverings




Block C roof coverings

**Condition, Observations and Comments**


The flat concrete deck roof areas to Blocks A, B, C and D contain large areas of standing water. A number of previous patch repairs have been carried out. The surfaces require preparing and recovering with a liquid applied waterproof membrane within the short to medium term (1-5 years). Block C was observed to be in good overall condition with Block D suffering the most standing water.

The falls to the drainage are insufficient and improving the existing falls should also be considered. The internal units were not inspected for any water penetration via the roof slab.

The townhouses roofs appear to be in good condition with no defects of note.



Standing water to flat roof deck, Block A



Standing water to flat roof deck, Block B

On 1 March 2017, Lot 158 joint visit with Waratah Strata Management and Uniqueco Property Services to roof areas of the four building showed significant damages and water ponding.

Status of Open Work Orders on 23 September 2023 show that water tank and filters were still an open issue:

www.lookatmystrata.com.au/187035/maintenance



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Strata Plan 52948

Work Orders

Quotes

▼ Open Work Orders

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	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 detectorfor Unit 148 - Eagle Fire	7939
25/06/2020	Sent	Quote accepted for fire services - Flame Safe	7834

Results: 1 - 10 / 16

Page 1 / 2

Show rows 10

In July/August 2023, two significant water leaks happened in foyers of Block B and D, and none of them were reported at any meeting. The first incident in Block B happened in March 2020, without proper resolution:

Block B Foyer, example of how Waratah Strata Management and Uniqueco Property Services manage water leaks and risks

4 March 2020



12 February 2023



<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-silent-when-reporting-potential-electrical-risk-foyer-Block-B-5Mar2020.html>



How much Waratah Strata Management and committee members were out-of-touch with laws, shows this extract from committee meeting on 29 April 2021, where they “decided” not to maintain smoke alarms in units:

- Smoke Detectors - It was decided that the Owners Corporation would take responsibility for the maintenance and replacement of all smoke detectors in each lot. The smoke detectors are inspected during the annual fire inspection, but the replacement of the batteries and replacement of failed or out of date detectors has been lot owner responsibility. This is now causing difficulty with the fire contractors signing off the Annual Fire Safety Statement so it is better that any maintenance is carried out by the Owners Corporation so as not to prevent or delay the AFSS being issued. Owners/residents are responsible for reporting to the property manager non-functioning smoke detectors including the need for battery renewal. Smoke detectors identified at the last inspection and requiring replacement will be part of this program.

**They reversed this illegal decision in later part of 2021.**

- **In BIV’s plan in March 2017, elevator upgrades were scheduled in August 2026 at estimated cost of \$339,831.00.**

**Due to multiple incidents, expired equipment, OH&S risks, and poor maintenance, elevator upgrades were completed in 2019 at cost of above \$880,000.00 (plus GST).**

**In BIV’s plan in October 2021, it was recommended to run further upgrades in September 2030 at estimated cost of \$680,632.00.**

There were many incidents after the upgrade, including broken down carriages for more than 156 hours, voice alerts about problems whilst travelling, stuck passengers, and so on. Examples of issues reported to Waratah Strata Management since the upgrades, where strata manager never replied or acknowledged the problem:

- PROBLEM REPORT: SP52948 Elevator in Block D broken second time in two weeks and decreased security due to wide-open Fire Door 2 and 3 on 7 December 2019
- 👉 PROBLEM REPORT: SP52948 Elevator in Block A out of order just couple of weeks since major upgrade - 12Dec2019
- 👉 PROBLEM REPORT: SP52948 Elevator in Block A out of order again - 24Dec2019
- 👉 PROBLEM REPORT: SP52948 Elevator in Block A out of order again - third time in six weeks - 23Jan2020
- PROBLEM REPORT: SP52948 Elevator panel poorly and unprofessionally installed after upgrades - 23Jan2020
- 👉 PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least nine hours and still not operational as of 17:03 hours - 11Feb2020
- PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least 36 hours and still not operational as of 18:33 hours - 11Feb2020
- PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least 59 hours and still not operational as of 17:36 hours - 13Feb2020
- PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least 85 hours and still not operational as of 19:30 hours - 14Feb2020
- PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least 96 hours and still not operational as of 07:07 hours - 15Feb2020
- PROBLEM REPORT: SP52948 Elevator in Block D out of order for at least 156 hours and still not operational as of 18:25 hours - 17Feb2020
- 👉 PROBLEM REPORT: SP52948 Elevator in Block A out of service and delayed Liftronic work for two and half months in spite of documented problems - 19Feb2020
- 👉 TWO PROBLEM REPORTS: SP52948 Elevator in Block A and Block B out of service
- PROBLEM REPORT: SP52948 Elevator in Block A very loud noise when door opening and closing on level 2
- PROBLEM REPORTS: SP52948 Elevator in Block C out of service on 13Jan2021
- 👉 PROBLEM REPORT SP52948 Block A elevator voice warning about faulty phone on 9 and 10 April 2021
- PROBLEM REPORT SP52948 Block A elevator voice warning about faulty phone line on 18Apr2021
- PROBLEM REPORT SP52948 Elevator displays in four buildings are set up differently on 18Apr2021

- **In BIV’s plan in March 2017, external painting was scheduled for August 2027, at estimated cost of \$1,640,783.00.**

**Just a year later, agenda for the AGM 2018 sent to owners contained information that the total costs for the painting project were \$646,200.00 plus GST (totalling \$710,820.000).**

**That did not include professional consultancy fees and failed to provide evidence and invoices for all work related to painting and major works on townhouses allegedly costing \$92,950.00.**

- **In BIV’s plan in March 2017, it was recommended to complete the work for central HWS in August 2019 at estimated cost of \$70,560.00. This work was not done.**

**In BIV’s plan in October 2021, it was recommended to delay the work to August 2026 at estimated cost of \$103,329.00.**

- In BIV's plan in March 2017, it was recommended to complete the work for internal painting in four buildings in August 2021 at estimated cost of \$243,101.00. This work was not done.

In BIV's plan in October 2021, it was recommended to delay the work to September 2028 at estimated cost of \$244,955.00.

There are many large cracks and problems with internal walls in buildings.

Lot 48



Lot 75



Block C level 6 fire stairs – unrepaired wall due to water leaks since February 2019, and Block C ground floor fire exit – unrepaired wall due to water leaks since June 2021



Block B lobby and Block B basement – cancer-ridden wall near fire exit, unresolved since 2013



Last internal painting of four buildings was completed in 2010 at cost of \$69,080.00 and by 2021 it was already overdue (recommended schedule is between 7 and 10 years):

**Item 3**

**Matters arising from the last minutes:**

**(a) Internal Painting.**

The contractor approved to undertake this work has not provided a certificate of Home Warranty Insurance despite a number of requests. Following discussion it was resolved to accept a proposal from Robertson's painting and Decorating for \$69,080.00 to paint the internal common areas excluding the fire stairs. (It was noted that some small areas of the fire stairs will need maintenance painting).

**(b) Carpet replacement.**

This work will be arranged once the internal painting has been completed.

- **In BIV's plan in March 2017, it was recommended to complete the work for gym area and facilities in August 2022 at estimated cost of \$82,958.00.**

**Problems with leaking in the basement of the complex due to cracks in swimming pool were known for many years, without proper action. That was partially admitted at committee meeting on 13 February 2020:**

Swimming Pool Report - Following evidence of a small water leak from the swimming pool into the basement garages below, Steve Carbone arranged for Rickard Engineering to inspect the pool and provide a report. That report was received and tabled. In summary the report suggests "...the good news is that we see no reason to suggest that we have need for major structural works." There is further testing that can be carried out and it is likely that "the pebblecrete lining would have to be removed and a liquid membrane such as Drizoro applied prior to a new pebblecrete lining." Since this report was prepared, Steve Carbone advised that a "stop leak" product has been put in the pool water and the leak into the basement garages has now stopped. This issue is to be monitored and further action taken as required.

**In BIV's plan in March 2017, it was recommended to complete the work for pool and sauna area and facilities in August 2026 at estimated cost of \$231,885.00.**

**In BIV's plan in October 2021, it was recommended to delay the work for BOTH pool area and gym to September 2024 at estimated cost of measly \$21,509.00 (massively under estimated).**

**Due to long-term neglect, in May 2023, committee had to make urgent (unapproved at general meeting) decision to repair pool and spa area in amount of \$55,000.00:**





## SWIMMING POOL AND SPA REPAIRS

### ISSUE

The swimming pool has developed several rust spots that need attention.

### BACKGROUND

Several years ago, rust spots, commonly known as concrete cancer, appeared on the bottom of the pool. They are caused by the rusting of the concrete reinforcement rods. They were treated by digging out the spots and resurfacing.

Now, several years later, one spot has reappeared, and another has developed. The Property Manager sought quotes for repairs and received four:-

1. *My Pool Painter* offered to remove the marks and test and repair other areas and then cover with an epoxy paint for \$44,800
2. *Fibrestyle* offered to fix the rust spots, precoat the pool surface and apply a fibreglass shell. \$55,000.
3. *Hills Pool Painting and Renovation* offered to make repairs and to apply New Zealand white pebblesheen with 40% glass bead surface. \$31,300 + GST
4. *Lotus Pool and Spa* offered to repair the pool and cover in *Beadcrete* similar to (3) above. \$98,000.

These quotes were circulated to committee members for comment and several replies favoured Option 2 as it provided a more permanent solution to the rust spot problem and not all members liked the harshness of the existing pebblecrete finish.

### COMMENT

Rust spots are likely to increase in number as the pool ages. Option 1 can fix the existing spots but will neither guarantee their return nor prevent new spots appearing. Options 3 and 4 are similar but the pebblesheen and beadcrete (concrete with glass pebbles infused) are likely to allow water through the concrete to the reinforcement rods and cause further rust stains to develop and will not prevent the pool leaking as it ages.

Option 2 provides a shell of protection to the concrete and is likely to stop any leaking, but fibreglass surfaces are known to be slippery..

Steve and I asked the supplier to show us a finished product and we visited *Liberty Grove* to view their pool. It is a very large outdoor pool, about 3-4 times the size of ours. In reviewing the surface, we noted that a rough finish has been applied to the stairs and shallow parts to address slippage. We also noted the colour and the effect of depth and shade on the pool colour.

- **In BIV's plan in October 2021, it scheduled the work for common property lighting to September 2023 at estimated cost of \$26,781.00. Almost no work was done on this item.**

Few examples of how lights are maintained in the gardens.



- In BIV's plan in October 2021, it was recommended to delay the work for fire safety services to September 2028 at estimated cost of \$29,939.00. Waratah Strata Management is deliberately delaying serious fire and OH&S work, in spite of City of Ryde council orders since 2021:

[SP52948-continuous-delays-with-fire-and-OHS-problems.html](https://www.cityofryde.nsw.gov.au/SP52948-continuous-delays-with-fire-and-OHS-problems.html)

There were many fire safety issues in the complex, including:

**27 August 2023 - SP52948 unprotected electrical cables creating OH&S risk near townhouse 199 for many years**



**SP52948 unprotected electrical cables Block A basement creating OH&S risk for many years**



Due to Lot 158 submission to City of Ryde Council in April 2024, Uniqueco Property Services rushed to cover the unprotected electrical cables near townhouse 199. Missing light pole was not reinstated.

... and all four rusted high temperature alarms in four buildings



At committee meeting on 7 September 2023, it was confirmed that fire safety problems were still persistent:

MINUTES OF A STRATA COMMITTEE MEETING  
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:

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

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 7/09/2023 via Zoom Video/Audio Conference from 06:00 PM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
88	88	Apology	Marianna Paltikian
112	112	Yes	Carlos Fornieles Montoya
142	142	Yes	Genelle Godbee
159	159	Yes	Ramesh Desai
170	170	Yes	Kathryn Cutler
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore

IN ATTENDANCE: Simon Sheen (68)  
Julie Bonello (135)  
Heath Crosbie - Waratah Strata Management  
Imran Shaikh - Austech Engineers  
John Hallak - Austech Engineers

CHAIRPERSON (acting): Heath Crosbie

Minutes of the meeting:

- 1 **MINUTES**  
Resolved that the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 **FIRE SAFETY UPGRADE BRIEF**  
The Fire Safety Upgrade Brief was discussed with Austech Engineers. The following actions were resolved:
  - Fire Safety Upgrade Brief approved and report (FSUR) to be submitted to Council for comment.
  - Austech to correspond with Council, copying in Strata Manager.

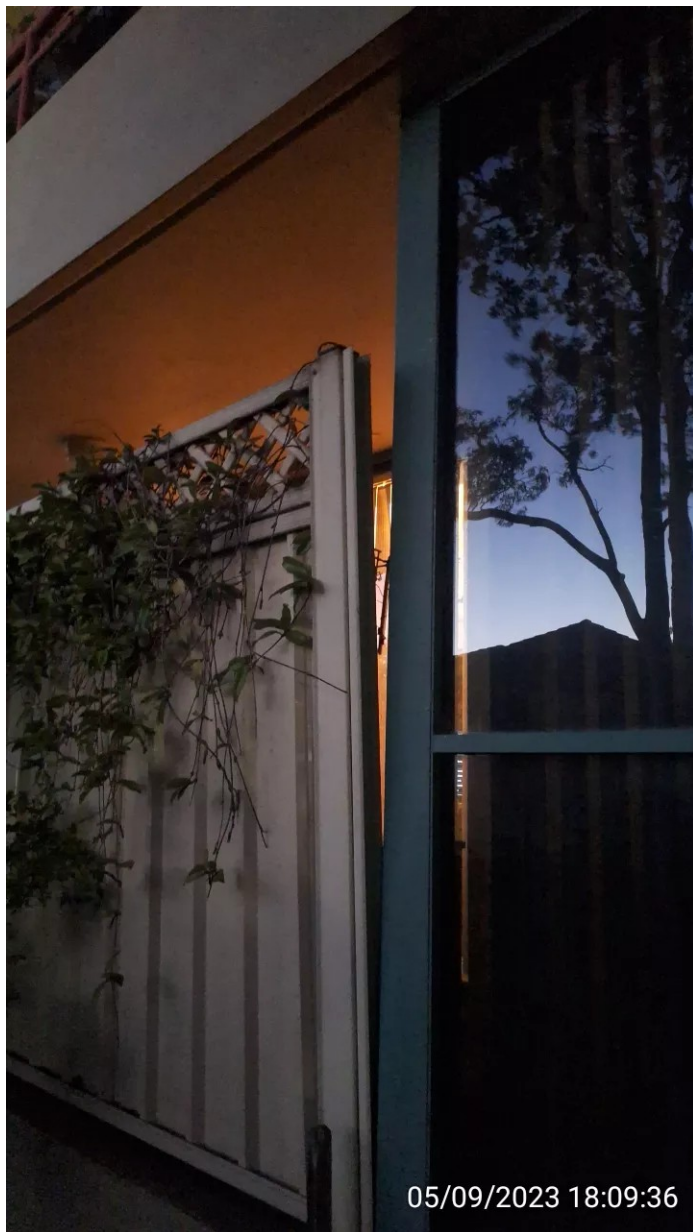
Austech advised CORE are no longer required for completion of Fire Order. When Council provide comment on FSUR, next stage tendering scope of works can begin. Anticipated 2-3 week response time from Council.

- In BIV's plan in October 2021, it scheduled the work for fences and gates to September 2022 at estimated cost of \$39,951.00. Most of work was not done, with few examples:

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-part-2-19Jun2023.html](#)

[SP52948-Lot-147-damaged-colorbond-fence.html](#)

[SP52948-inquiry-about-disappeared-timber-behind-townhouses-14Nov2021.html](#)



- In BIV's plan in October 2021, it scheduled the work for utility services, cabinets, and conduits to September 2023 at estimated cost of \$13,926.00. Most of work was not done, with one drastic example of cabinet in Block B level 7 photos taken in 2021, 2022, and 2023:



[SP52948-Block-B-level-7-neglected-large-wall-crack-telecom-and-electrical-cabinet-5Jun2023.png](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-1-5Aug2023.webp](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-2-5Aug2023.webp](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-3-5Aug2023.webp](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-4-5Aug2023.webp](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-6-5Aug2023.webp](#)

[SP52948-gardens-unmaintained-light-post-globe-photo-9-5Aug2023.webp](#)

- In BIV's plan in October 2021, it scheduled the work for air exhaust plant, and equipment to September 2026 at estimated cost of \$103,329.00. Lot of issues with air ventilation in the complex are ignored currently, including Lot 158 problems with ventilation in one bathroom and laundry.

- In BIV's plan in October 2021, it scheduled the work for intercom and security doors to September 2025 at estimated cost of \$53,934.00. Lot of issues with fire exists, security doors, and intercoms in the complex are ignored currently.

[SP52948-continuous-delays-with-fire-and-OHS-problems.html](https://www.sp52948.com/continuous-delays-with-fire-and-OHS-problems.html)

Fire door in basement of Block A:



Fire door in basement of Block D:



- Estimates for garden maintenance were not included in 10-Year Capital Works Fund on 6 October 2021.

Examples of garden bed damages:





24/09/2023 17:17:35



24/09/2023 17:18:15



24/09/2023 17:21:50



OH&S and insurance risks: metal plates hiding concrete cancers, with risks of collapsing garden bed walls and injuries to children playing nearby



- **In BIV’s plan in March 2017, it was recommended to complete the work in tennis court area in August 2024 at estimated cost of \$42,846.00. This work was not done.**  
**In BIV’s plan in October 2021, it was recommended to delay the work to September 2026 at estimated cost of \$25,395.00.**
- **In BIV’s plan in March 2017, it was recommended to complete the work for security systems in August 2024 at estimated cost of \$77,122.00. This work was not done.**  
**In BIV’s plan in October 2021, security system upgrades were not listed at all, in spite of need to add more cameras and channels on the recorder.**

**Attempts to install EC charging stations in SP52948 without proper procedures and plan in 10-Year Capital Works Fund, primarily driven by Lot 133 (committee member)**

[SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-in-period-2017-to-2023](#)

At non-compliant committee meeting on 1 June 2023, the following was allegedly decided:

Resolved that proposals received from electric vehicle charging installers were tabled and discussed as follows:

- It is proposed that 2 EV charging stations be installed, one in a visitor parking space and one next to the bike storage area.
- It is likely that a 3rd charging station can be installed next to the current visitor parking space at a later date if demand requires.
- The quote provided by EVSE has been accepted in principle.
- The strata manager is to obtain fee proposals from 2 solicitors to prepare a suitable By-Law. A further voting-paper-only committee meeting will be held to accept one of the solicitors fee proposals.
- Once the By-Law is received a general meeting will be required to allow the Owners Corporation to consider/approve the By-Law and then to confirm the acceptance of an installation quote.

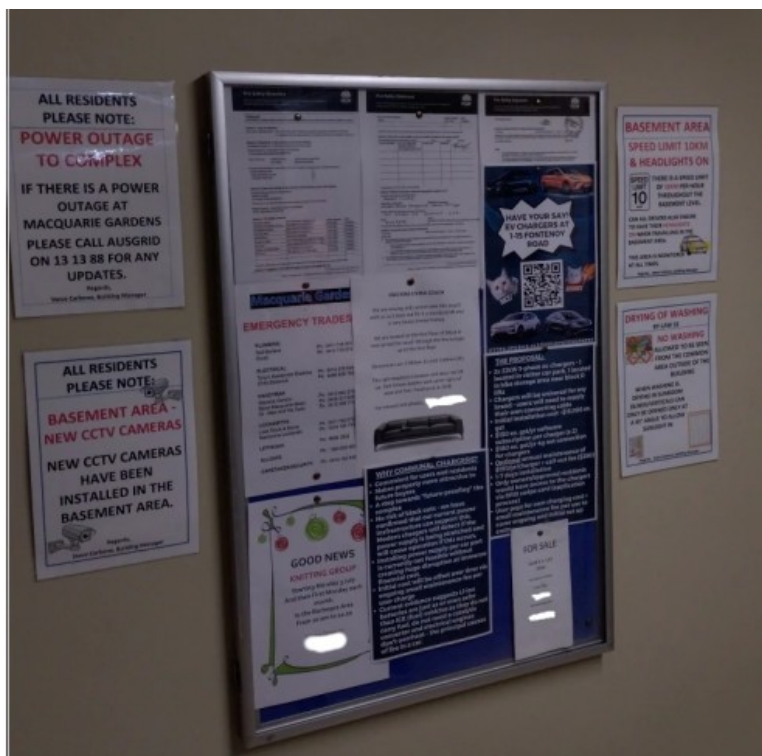
Lot 158 sent serious warnings to Waratah Strata Management, all nine committee members, and notified insurance broker and insurance company about many risks in the complex on 8 June 2023:

[Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-8Jun2023](#) (no reply or any refutation of Lot 158 evidence was received). In that email, Lot 158 documented the following concerns in regards to EC charging station:

- Waratah Strata Management and committee members completely ignored NSW requirements and recommendations for EV charging station adoption which include five step process:
- Step 1 - Survey
- Step 2 - Energy assessment
- Step 3 - Evaluate options
- Step 4 - Evaluating payment options
- Step 5 - Plan approval processes and identify funding solution
- A Current Affair reported that as many as 450 fires has been linked to the batteries in the past 18 months.
- In February 2023, residents of an apartment building in Sydney's southwest were forced to evacuate when an e-scooter caught alight.
- Combined with EV owners taking care of their battery – that is, servicing when required, following manufacturer-recommended charging habits (typically charging up to 80 per cent only and not discharging too deep), and mainly AC slow charging (avoiding frequent DC fast charging) – there's a reduced likelihood of things going awry, not to mention maintaining a healthier battery.
- When the integrity of lithium-ion batteries is compromised, the energy they store is released as heat, known as 'thermal runaway'.
- Electric scooter charging stations should be located in a clean and dry place within the strata complex, meeting the relevant Australian standards. Owners corporation should ensure there is appropriate fire protection in place including intervention and suppression resources nearby (e.g., hydrants, hose reels, extinguishers, ventilation, and sprinklers). Chargers should be located away from proximate fuel loads and other flammable liquids.
- The charging stations should also be accessible to Emergency Services in the event of a fire, which means they may need to be installed on common property. The charging stations should also be inaccessible to children. For added protection, one should consider:
  - Fire detection and early warning intercommunication systems
  - Smoke management and air handling systems
  - Fire resistance of proximate construction
  - Clarify who is responsible for maintaining them
- In local council areas in NSW where the apartment building is in a leviable area (e.g. there are parking meters outside the apartment building on the street), then if the Owners Corporation wants to convert an existing visitor car space inside the building to an EV charging space, then this is classified as a "change of use" of that car parking space. After the Owners Corporation goes through an approval process with the local council to get the use of the car parking space changed, then this will trigger an ongoing NSW land tax which has to be paid by the Owners Corporation from that point on.
- If complex has an existing embedded network, owners may be required to seek approval of the Embedded Network Manager (ENM) or energy retailer, where this party maintains ownership of the electricity meters in your strata building under a multi-year contract.
- Any EV Charging infrastructure project which costs more than \$5,000 will require a signed contract.
- Furthermore, in states such as NSW where there is a Home Building Insurance scheme, ANY works in the building which are over \$20,000 will require the EV charging installer to take out insurance under this scheme. When one Sydney based strata scheme inquired with their strata insurance company about any adjustments which had to be made, they were informed that an automated foam retardant system needed to be installed above every car space where an EV might be charging, in case the electric vehicle catches on fire while charging.
- Another Sydney based strata building was told that they couldn't get insurance if they did a whole-of-building EV charging infrastructure. Another Sydney building was able to get insurance as long as the number of EV's per floor of car park did not exceed 4 EV's.

- Some other requirements dictated by some insurers are that any EV charging should be in an area which is well-lit, does not have children in it, must have the car space painted and an EV charging sign erected, shouldn't have more than 4 electric vehicles charging adjacent to each other and is preferably in a separate room/area and on top of a plinth. It would be recommended to shop around for a different strata insurer to find one which has more reasonable requirements if you encounter this with your existing strata insurer.
- Research from the University of Technology Sydney (UTS) suggests 30,000 tonnes of EV batteries will reach their end-of-life in Australia by as soon as 2030. This is forecast to blow out to 360,000 tonnes by 2040, and 1.6 million tonnes by 2050. Experts are warning of a "huge waste stream" that poses a triple threat: fire risks in landfill, environmental impacts, and health hazards caused if toxic chemicals leech into land and waterways. The Battery Stewardship Council (BSC), the government-backed body, has long been warning about the risks of lithium batteries combusting in landfill if they are damaged or crushed, despite bans on e-waste in landfill in some jurisdictions in Australia.
- DNSP or grid provider will need to provide approval for any increase of capacity from the local sub-station servicing the building.
- In late July 2023, Panama-registered Fremantle Highway was underway to its final destination in Singapore when the fire broke out near Danish coast. Twenty-five of the 3783 vehicles on board were EVs. The ship's Japanese owners, Shoei Kisen Kaisha Ltd, told Dutch broadcaster NOS, "there is a good chance that the fire started with electric cars."

On 14 June 2023, six notice boards published unsigned (it did not contain information on who created it and in which capacity) and unauthorised (who approved it) messages on three pages, with highly personal views on EV charging stations, trying to justify their installation, as shown by following pictures of notice boards in Block A and near letterboxes:





**GOOD NEWS**  
**KNITTING GROUP**  
 Starting Monday 3 July  
 And then First Monday each month.  
 In the Barbeque Area  
 From 10 am to 12.00  
 Phone Tessa on

**HAVE YOUR SAY!  
 EV CHARGERS AT  
 1-15 FONTENROY  
 ROAD**



[HTTPS://FORMS.GLE/R16H197QJGHGPHFR7](https://forms.gle/R16H197QJGHGPHFR7)

**WHY COMMUNAL CHARGERS?**

- Convenient for users and residents
- Makes property more attractive to future buyers
- A step towards "future-proofing" the complex
- No risk of black outs - we have confirmed that our current power infrastructure can support this. Modern chargers will detect if the power supply is being stretched and will cease operation if this occurs.
- Installing power supply per car port is currently not feasible without creating huge disruption at immense financial cost.
- Initial cost will be offset over time via ongoing small maintenance fee per user charge.
- Current evidence suggests Li-ion batteries are just as or even safer than ICE (fuel) vehicles as they do not carry fuel, do not need a catalytic converter and electrical engines don't overheat - the principal causes of fire in a car.

**THE PROPOSAL:**

- 2x 22kW 3-phase ac chargers - 1 located in visitor car park, 1 located in bike storage area near block D lifts
- Chargers will be universal for any brand - users will need to supply their own connecting cable
- Initial installation cost - \$15,000 ex. gst.
- \$150 ex. gst/yr software subscription per charger (x 2)
- \$100 ex. gst/yr 4g net connection for chargers
- Optional annual maintenance of \$150/yr/charger + call-out fee (\$250)
- 1-7 days installation
- Only owners/approved residents would have access to the chargers via RFID swipe card (application process)
- User pays for own charging cost + small maintenance fee per use to cover ongoing and initial set up costs.

14/06/2023 12:13:15

**HAVE YOUR SAY!  
 EV CHARGERS AT  
 1-15 FONTENROY  
 ROAD**



[HTTPS://FORMS.GLE/R16H197QJGHGPHFR7](https://forms.gle/R16H197QJGHGPHFR7)

**THE PROPOSAL:**

- 2x 22kW 3-phase ac chargers - 1 located in visitor car park, 1 located in bike storage area near block D lifts

14/06/2023 16:21:07

Further more, there are additional concerns about what this notice did not address:

- Alleged web link for owners to provide comments at <https://forms.gle/RI6H1970JGHGPHFR7> did not exist (which some scanners decoded with CAPITAL CHARACTERS):

🔒 [forms.gle/RI6H1970JGHGPHFR7](https://forms.gle/RI6H1970JGHGPHFR7)

📧 Mail. Done. Ri...

## Dynamic Link Not Found

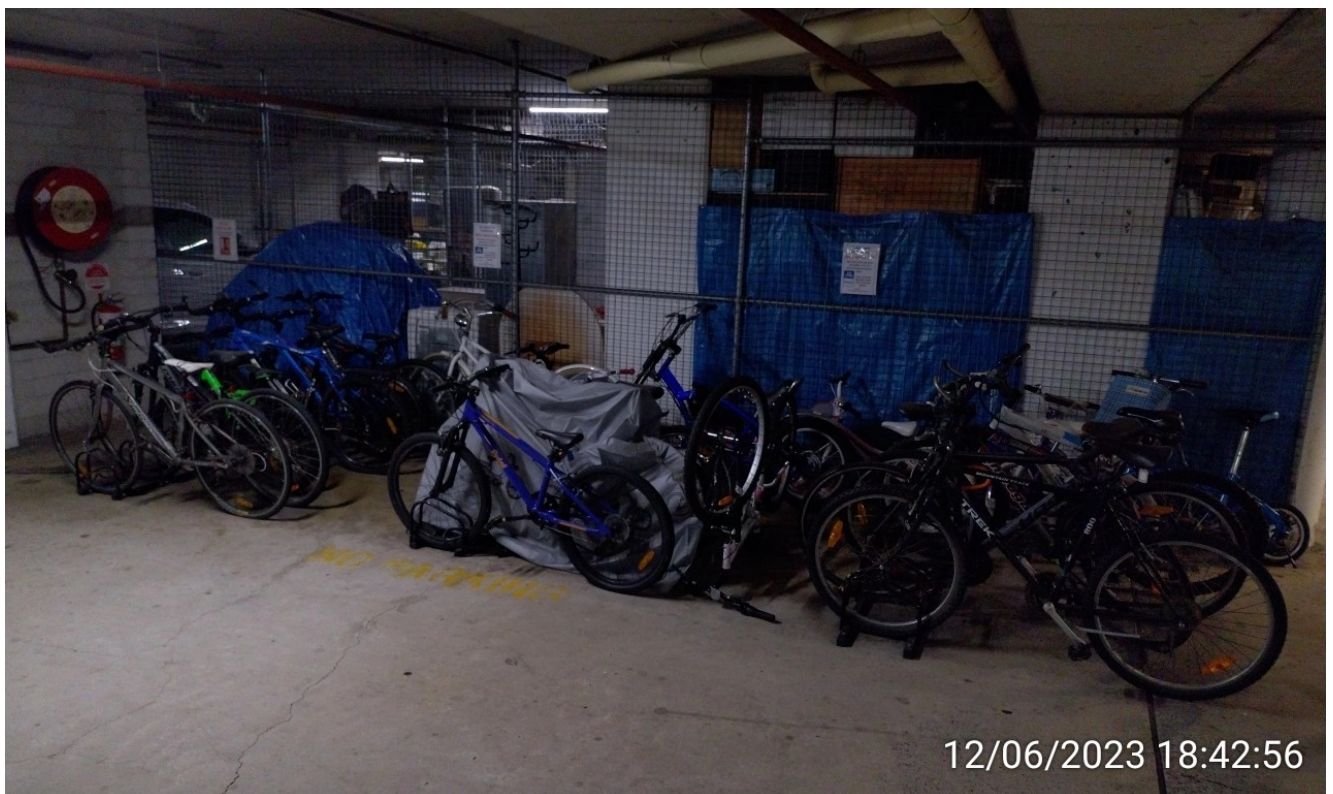
Short URL (<https://forms.gle/RI6H1970JGHGPHFR7>) not found

If you are the developer of this app, ensure that your Dynamic Links domain is correctly configured and that the path component of this URL is valid.



The correct link is <https://forms.gle/Ri6hi97oJGHGPHFR7> (case sensitive).

- What kind of risks one of the planned EV charging stations would create for bike riders, including children, in the basement area:



- Waratah Strata Management and Uniqueco Property Services have continuously failed to meet fire safety standards in the complex, so what guarantees do owners and tenants have that EV stations would not generate additional safety risks and how would they be managed and monitored proactively?
- Why was the website URL published in CAPITALS, which did not exist (many customers do not use barcode readers)?
- As more than 50% of owners were not living in the complex (investors), what was the assurance that such message would reach all owners and tenants?

- Where were the full answers to Lot 158 email dated 8 June 2023 which document risks of higher taxes, increased levies due to ongoing lack of funds, insurance costs, and so on?

SP52948-EV-charging-survey-owner-response-14Jun2023 (nobody replied to owner's submission)

- Why were minutes of committee meeting dated 1 June 2023 not published on any of six notice boards?

**Example of repetitive issues - 24 repairs related to water leaks in Lot 191 of top floor of Block A in period 2011 to 2018**

Cred. Code	Creditor Name	Doc. Ref.	Doc. Total (GST inc.)	Chq. Date	Date Presented	Comments
33568	NCB PLUMBING PTY LTD	28733	\$693.00	15/09/2011	15/09/2011	Lot 191: water leak
68671	HOWARD WEST - BUILDER	973	\$968.00	15/04/2013	15/04/2013	Lot 191: repair ceiling and cornices to kitchen after water leak, remove damaged ceiling and cornice sections, supply and install new trimmers to ceiling, supply and install new plaster board, treat and seal stains, sand repairs
33568	NCB PLUMBING PTY LTD	31213	\$832.70	19/04/2013	19/04/2013	Lot 191: urgent water leak in kitchen ceiling on Saturday
33568	NCB PLUMBING PTY LTD	31749	\$121.00	15/08/2013	15/08/2013	Lot 191: leak coming through light fitting in laundry
33568	NCB PLUMBING PTY LTD	31853	\$653.40	2/09/2013	2/09/2013	Lot 191: leak in ceiling area
68671	HOWARD WEST - BUILDER	1041	\$803.00	3/09/2013	03/09/2013	Lot 191: repair laundry ceiling after water leak from roof, cut out damaged plasterboard, trim ceiling and install new plasterboard, set joints and repair cornice, sand and seal repairs ready for painting
33568	NCB PLUMBING PTY LTD	32019	\$779.90	16/10/2013	16/10/2013	Lot 191: leak in laundry ceiling
68671	HOWARD WEST - BUILDER	1045	\$781.00	24/10/2013	24/10/2013	Lot 191: repair laundry ceiling after water leak from roof, remove damaged plasterboard, trim ceiling and install new plasterboard, set joints and repair cornices, sand repair and prepare ready for painting, refix ceiling light
68671	HOWARD WEST - BUILDER	52948814	\$1,078.00	14/08/2014	14/08/2014	Lot 191: ceiling water leak
68671	HOWARD WEST - BUILDER	1144	\$572.00	23/10/2014	23/10/2014	Lot 191: water damage to ceiling
68671	HOWARD WEST - BUILDER	1154	\$781.00	24/03/2015	24/03/2015	Lot 191: water damage ceiling
33568	NCB PLUMBING PTY LTD	34032	\$887.70	7/04/2015	07/04/2015	Lot 191: water leak through kitchen ceiling bulkhead
33568	NCB PLUMBING PTY LTD	34352	\$867.90	23/06/2015	23/06/2015	Lot 191: Urgent Saturday water leak bathroom ceiling
68671	HOWARD WEST - BUILDER	1188	\$1,078.00	23/06/2015	23/06/2015	Lot 191: Repair ceiling to bathroom after plumbers repaired hot water leak, cut out damaged ceiling section, trim ceiling and install new plasterboard, set joints and repair damaged cornice, sand repairs and treat water stains ready for painting
33568	NCB PLUMBING PTY LTD	34977	\$878.90	14/12/2015	14/12/2015	Lot 191: water leak through ceiling
33568	NCB PLUMBING PTY LTD	35299	\$658.90	24/02/2016	03/03/2016	Lot 191 and 192: water leaks
69661	W & M GORDON	151216	\$790.00	13/12/2016		Lot 191: repairs to bathroom ceiling after water leak
33568	NCB PLUMBING PTY LTD	INV36279	\$1,305.70	1/12/2016	13/12/2016	Lot 191: called out by caretaker, to a report of a water leak coming through the bathroom ceiling. We had to cut open a section of the ceiling to gain access to the pipes. We removed the section of the lagging and located the broken pipe. We found there were two separate leaks within a short distance and we managed to get a clamp over both leaks. We organised to return again, but received a call from the caretaker that one of the leaks had started up again. Upon checking we found that the leak was substantially worse and could not be re-clamped. As a result we had to notify residents and shut the water down to the building, so we could then cut out and replaced a 2 to 3 meter section of piping in the ceiling space, which also required us to cut another hole in the ceiling. Tested all new piping and cleaned up mess to complete our part of the job. Caretaker was now organising the ceiling repairs.
33568	NCB PLUMBING PTY LTD		<b>Undisclosed to owners</b>	3/03/2017		Lot 191: water leak in laundry ceiling
	Warrick - Handyman		<b>Undisclosed to owners</b>	8/03/2017		Lot 191: repaired gyprock ceiling in laundry area after water damage
33568	NCB PLUMBING PTY LTD		\$1,185.80	3/03/2017		Lot 191 water leak through bathroom ceiling
	NCB PLUMBING PTY LTD	INV-37627	\$1,284.80	22/01/2018		Lot 191: water leak in ceiling cavity wall
	W & M GORDON	861514	\$693.00	16/04/2018		Lot 191: ceiling repair after water leak
	NCB PLUMBING PTY LTD	INV-37891	\$1,383.80	16/04/2018		Lot 191: water leak
	NCB PLUMBING PTY LTD	INV-37955	\$1,933.80	14/05/2018		Lot 191: water leak through laundry ceiling
	Total		\$21,011.30			

On 24 February 2016, NCB Plumbing gave this warning about repairs in Block A (documenting major leaks in Lot 189, 190, 191, and 192), which strata managers refused to share with owners:

OWNERS CORPORATION: 52948  
 C/- BCMS  
 Locked Bag 22  
 Haymarket NSW 1238

**TAX INVOICE**

<b>INVOICE No:</b> 35299	<b>DATE:</b> 24/02/16
<b>INVOICE TO STRATA PLAN No:</b> 52948	
<b>ADDRESS OF JOB:</b> 192+191/1-15 Fontenoy Road North Ryde	<b>AMOUNT</b>
Commenced: 01/02/16 <b>Job No:</b> NA Completed: 04/02/16	
Called out by caretaker to a report of a water leak in unit 192. On arrival we found water leaking through the kitchen ceiling. After gaining access to unit 191 next door, we then had to cut open the bathroom ceiling in a few locations, for better access to the water piping. We cut open the hot water lagging to eventually locate a small burst pipe. We were able to temporarily clamp the leak.	
We returned again to shut down the hot water to the building, so we could cut out and replace the affected section of piping as needed. Tested new piping and cleaned up mess to complete our part of the job.	
Please note: to fix all these ongoing water leaks throughout units 189, 190, 191 and 192 would be a very big job, as all the ceilings would need to be pulled down throughout all these units kitchens, bathrooms and possibly hallways and bedrooms to access all the piping.	



## **Major upgrades on 26 townhouses in amount of \$92,950.00 in 2017 without evidence of work done**

In 2017, owners corporation spent on alleged upgrades for 26 townhouses amount of \$92,950.00.

The same townhouses were repainted six years earlier in 2011 at cost of \$61,490.00 without proper tender process.

Concerned owners tried to obtain access to information through emails, document searches and ever since Annual General Meeting 2017 where Motions were prevented from being listed in the agenda for owners.

## **There is no evidence of any significant work being done on townhouses (including roofs) during alleged major upgrades in the complex in 2017/2018:**

- Pergolas (we have evidence that, for example, there was a secret pergola replacement for Lot 196 one-and-half years after major upgrades in the complex - May2019),
- Colorbond fences,
- Wooden fences towards neighbouring property,
- Window frames,
- Doors,
- Garage doors,
- Townhouse carport lattices (one year later, Lot 209 submitted Motion at AGM 2018, to remove and replace the townhouse carport lattices, which was rejected at the meeting),
- Bollards,
- Front-yard tree lopping (it was actually done in rush just before AGM 2020),
- Roof that comprised:
  - High-pressure clean
  - Spray at least one coat of sealer and two coats of paint
  - Repoint roof where necessary with flexipoint
  - Repair flashing down gables
  - Replace broken or damaged tiles (only few replacements are visible)
  - Clean all gutters and downpipes
  - Clean job site
  - and similar
- Anything else as applicable.

Some of email requests to committee members and Waratah Strata Management that were left unanswered:

22 July 2018

26 August 2018

9 October 2018

6 November 2018

9 May 2019

19 May 2019

31 May 2019

10 June 2019

18 June 2019

19 June 2019

30 June 2019

13 July 2019

7 October 2019

23 February 2020

2 March 2020

28 March 2020

7 July 2020

2 February 2021

And throughout 2022 and 2023

At AGM 2018, the following was listed in the Minutes of the meeting, showing that carport lattices needed some work:

**TOWNHOUSE LATTICE**

Resolved that the correspondence from owner of Lot 209, to remove and replace the townhouses carports lattice was tabled and a decision made not to agree to that proposal.

- Concerned owners asked these questions:
- Failure to disclose to owners the following breakdown of expenses for the painting project that was known as early as 3 March 2017:
  - Block A: \$117,700.00 (including GST)
  - Block B: \$117,700.00 (including GST)
  - Block C: \$117,700.00 (including GST)
  - Block D: \$117,700.00 (including GST)
  - Various Structures: \$66,000.00 (including GST)
  - Townhouses: \$92,950.00 (including GST)
- Total cost: \$629,750.00 (including GST).

This was provided in vendor's progress report dated 5 August 2017:

MACQUARIE GARDENS PROJECTED CASH FLOW All GST Incl. HOW Separate and Paid \$6,132.00											
Month	Week	Block B	Block C	Block D	Block A	Town Houses	Grounds	Totals			
		7606 \$11,770.00						\$11,770.00	Invoiced	\$484,220.00	
						7610 \$18,590.00		\$30,360.00	Paid	\$360,443.00	
		7612 \$11,770.00						\$23,540.00	Due	\$123,777.00	
		7618 \$23,540.00				7617 \$18,590.00		\$42,130.00			
		7624 \$23,540.00						\$23,540.00			
		7624 \$23,540.00				7618 \$18,590.00		\$36,245.00			
		7626 \$17,655.00						\$29,425.00			
		7629 \$5,885.00	7619 \$23,540.00			7616 \$18,590.00		\$42,130.00	Left to Deliver	\$145,530.00	
			7625 \$23,540.00					\$23,540.00			
			7627 \$23,540.00					\$23,540.00			
			7632 \$23,540.00 *			7630 \$13,913.00		\$37,453.00			
			7642 \$17,655.00					\$17,655.00			
			\$5,885.00			7631 \$4,647.00		\$10,532.00	Approved *	\$63,820.00	
				7628 \$23,540.00				\$23,540.00			
				7640 \$23,540.00				\$23,540.00			
				7641 \$23,540.00 *				\$23,540.00			
				7643 \$23,540.00			7638 \$13,200.00	\$36,740.00			
				7645 \$17,655.00				\$17,655.00			
				\$5,885.00			* 7644 \$13,200.00	\$19,085.00			
					7646 \$23,540.00			\$23,540.00			
					7650 \$23,540.00 *		\$13,200.00	\$36,740.00			
					\$23,540.00			\$23,540.00			
					\$23,540.00		\$13,200.00	\$36,740.00			
					\$17,655.00			\$17,655.00			
					\$5,885.00		\$6,600.00	\$12,485.00			
								\$0.00			
							\$6,600.00	\$6,600.00			
								\$629,750.00			

- Motion 3 in the Minutes of EC meeting held on 20 July 2017 showed that around half of the project cost having been paid to date. Allegedly three quotes from RJ Bird Services to carry out remedial repairs required prior to painting were accepted at a total cost of \$27,580.00. No details of the "remedial repairs", and no evidence or statements about multiple quotes being sought from different providers were provided to any owner.
- Motion 3 in the Minutes of EC meeting held on 28 September 2017 showed that the painting project was complete and all accounts had been paid except the 5% retention amounts totalling \$28,187.00 + GST.
- Agenda for the AGM 2017 sent to owners contained information that the total costs for the painting project were \$646,200.00 plus GST (totalling \$710,820.000).

- *Total costs in the Agenda for AGM 2017 on page 25 (Capital Works Fund) were listed as \$610,357.26 (plus GST). If one adds figure of \$28,187.00 (retention amount of 5% as per Motion 3 in Minutes of EC meeting held on 28 September 2017), it totals \$638,544.00 (plus GST).*

*The costs listed in the approved Minutes of the AGM 2016 differ from costs listed in the payment schedules dated 3 March 2017, and also differ from what Waratah Strata Management listed in the agenda for AGM 2017.*

*More of a concern are what appears to be missing warranties Lot 158 asked*

*Two document searches but Waratah Strata Management failed to find any evidence on major upgrades on townhouses:*

*31 May 2019*

*20 September 2019*

The following questions were also left unanswered:

1. Warranty of Workmanship from Townview Painting Services.
2. Dulux Warranty.
3. Attachments from Townview's email discussing the warranties on 23 August 2017.
4. Liftronics Warranty for elevator upgrades in four buildings.

**In spite of owners overwhelmingly approving OH&S Special By-Law in 2016 it has never been registered in NSW Land Registry Services and no record of such assessment provided to any SP52948 owner as of October 2021**

At Annual General Meeting on 4<sup>th</sup> of November 2016, owners approved Special Resolution:

**25. MOTION REQUESTED BY LOT 158-OCCUPATIONAL HEALTH AND SAFETY RISK ASSESSMENT:.**

25.1 That the Owners Corporation SP 52948 by SPECIAL RESOLUTION pursuant to Section 47 of the Strata Schemes Management Act 1996, make an additional By-Law in the following terms:

SPECIAL BY-LAWS: "Occupational Health and Safety Risk Assessment"

- To comply with the Work Health Safety (WHS) Laws that commenced on 1st of January 2012 and accompanied by the Model Work Health and Safety Regulations (MWHRS), the owners corporation shall conduct professional OH&S Risk Assessment before each and every annual general meeting,
- The OH&S Risk Assessment results shall be included in the agenda for every annual general meeting

**APPROVED**  
**49 voted Yes, 11 voted No**

Special Resolution must be registered with NSW Land Registry Services within six months after the special resolution has been passed in order for the by-laws to be valid and legally enforceable. But that never happened in strata plan SP52948. Special By-Law has not been registered, in spite of complaints and concerns sent to Waratah Strata Management.

Since 2016 there has been no evidence of any OH&S health and risk assessments in the complex.

Document searches in 2017, 2019, and 2022 found no files related to OH&S and none are published on Waratah Strata Management web portal as of September 2023.

**SP52948 – Neglected roof membranes on four buildings**

On 13<sup>th</sup> of June 2020, Lot 158 documented problems with water leaks and dampness in bathrooms of Lot 43 (top floor in Block B), which created not only serious health risks, but also dangers of water entering electrical installations.



Strata managers never responded or offered evidence of rectification work.

Lot 158 said in their email:

*Broadly known as toxic mold, black mold that appears to have infected their bathrooms can put the family in danger. Black mold actively produces mycotoxins, the poisonous substance of fungus.*

*Mycotoxins can cause many health problems, including infections and allergic symptoms. The following symptoms are caused by mycotoxins from black mold infestation.*

- \* Respiratory infections, including coughing, sneezing, and sore throat. In some serious cases, the toxin can lead to pneumonia, breathing problems, and asthma attacks.*
- \* Chronic fatigue, exhaustion, headache and migraines, even mental depression and mental impairment.*
- \* Blood diseases, including haemorrhage, nosebleed, and mucous membrane irritation.*
- \* Damage to internal organs and the suppression of immune system.*
- \* Sinus congestion such as difficulty breathing, runny nose, ear infection, sneezing, coughing, and sore throat.*
- \* Allergic reactions, including red, itchy, and watery eyes, as well as hives and rashes on the skin.*

*Poor repairs of water leaks are best displayed by more than 24 repairs in Lot 191 over last 8-9 years.*

*In 2003/2004, Lot 45 in Block B of our complex (he was a psychiatrist) successfully forced owners corporation to repair water leakages in sun-room. BCS Strata Management tried to argue that sun-rooms were not designed to be "water-tight", which was complete nonsense and was rejected at NSW Fair Trading. Lot 158 is aware of recent similar claims by Waratah Strata Management for other owners. All areas of units need to be free of water leakages and dampness.*

*All four buildings in the complex have serious problems with roof leaks and plumbing. There was some work in Block B in 2012 and 2015 to repair roof membrane.*

*Due to lack of proper maintenance, Kintyre decreased the warranties for roof membrane in Block B from 15 to 5 years. So, this year, the warranties for half-roof membrane in Block B have expired.*

**As evidence shows, there was no 15-guarantee and it will never be provided due to long-term neglect of the roof area not only in Block B, but quite possibly in other buildings as well:**

**Kintyre Building Services Pty Ltd**  
A.B.N. 65 062 739 039 Licence No: 79326C  
Level 1, 15 Mobbs Lane  
Carlingford, NSW 2118  
Ph: 9868 7919 Fax: 9868 6903 Email: admin@kintyre.net.au

**Tax Invoice**  
Invoice #: 00036682  
Date: 27/02/2015

<b>INVOICE TO:</b>	<b>JOB ADDRESS:</b>
The Owners-STRATA PLAN C/- Russell Young BCS Epping Locked Bag 22 Haymarket NSW 1238	The Owners-STRATA PLAN North Ryde NSW 2113

Amount

Supplied and installed permanent anchor points to allow for static line harness access to roof perimeter  
Hi-pressure cleaned the dirt and grime build-up from the concrete substrate  
Supplied and installed one coat of primer to the concrete substrate  
Supplied and installed a new 40mm hob around the perimeter of the concrete substrate  
Supplied and installed a 2 x layer torch on membrane to entire concrete substrate consisting of roll base and mineral top  
Supplied and installed new Colorbond perimeter capping to provide external finish  
This quotation includes an allowance to hoist all materials to the roof externally and removal of all job spoils from site on completion

**PLEASE NOTE - The torch on membrane comes with a 15 year material warranty. In discussions with the manufacturers they have advised that a liquid membrane applied to this roof would come with a 5 year material warranty due to excessive cracking and water ponding on the existing concrete substrate.**

**\$59,356.00**

*Recently, there was an emergency work in roof of Block B again. This is requested immediately:*

- 1. Investigate causes of mold and humidity in bathrooms of Lot 43, and take corrective actions as required.*
- 2. Investigate air flow in bathrooms and laundry of Lot 43, and take corrective actions as required. For some tenants (Lot 158 knows a few), owners corporation cleaned up the vents in their units.*
- 3. Verify if any other unit on top floor of Block B (Level 7) has similar problems.*
- 4. Prepare tenders for membrane installation for second half of the roof in Block B and whole roof in Block A and C (Block A and C have not been done properly for 24 years now).*
- 5. Send notice to all owners and tenants about maintenance of vents in bathrooms and laundry rooms, which are especially important during COVID-19.*

Napier & Blakeley professional assessment in July 2012: total cost of the report (GST inclusive) was \$12,144.00. They warned about roof status and many other problems in the complex. This report was not disclosed to CTTT and Fair Trading NSW by strata managers and committee members:

[BCS-Strata-Management-hid-professional-building-report-from-owners-and-CTTT-Napier-and-Blakeley-Jul2012.pdf](#)

On 9<sup>th</sup> of June 2014, Dural Building Services (DBS) submitted the quote DBS Q14-048 for SP52948 roof repairs on Block B to BCS Strata Management. BCS Strata Management paid their invoice in amount of \$385.00 six months after it was submitted. DBS quote reported that complete roof of Block B (above unit 47) would be properly waterproofed and repaired at cost of \$74,800.00 (GST inclusive). That quote was never presented to owners and was not even included at General Meeting on 26<sup>th</sup> of November 2014. The only "competitor" was Kintyre Building Services, which won the contract through Motion at the General Meeting.

After work was completed in Block B, there was a complaint about the quality and urgent additional repairs had to be done in March 2015. Without any further bids or requests for quotes, Kintyre Building Services "won" project for one other building. Paid roof repairs without tender to them since 2014 (prices include GST):

\$7,785.00 Block D: roof membrane - fourth part

\$25,000.00 Block D: roof membrane - third part

\$32,786.00 Block D: roof membrane - second part

\$43,714.00 Block D: roof membrane - first part

\$35,613.60 Block B: roof membrane - second part

\$23,742.40 Block B: roof membrane - first part

Waterproofing one whole roof in a building cost SP52948 around \$107,000.00 (GST inclusive). The same work, by DBS would cost around \$74,800.00 (GST inclusive).

Membrane repairs on remaining two and a half-roofs (Block A, Block C, and half-of Block B) are still outstanding, in spite of several professional assessments recommending to do it. Upgrades done on half-roof of Block B and whole Block D have now expired warranties (only 5-years instead of 15 years due to what vendor called "long-term neglect and water logging").

On 1<sup>st</sup> of March 2017, joint visit with Waratah Strata Management and Uniqueco Property Services to roof areas of the four building showed the following status:











On 3 June 2024, Block A suffered three roof top exhaust fans failures:

# A BLOCK RESIDENTS PLEASE NOTE:

ON SUNDAY, 2<sup>ND</sup> JUNE  
ROOF TOP 3 x **EXHAUST  
FANS STOPPED WORKING.**  
ELECTRICIAN WAS CALLED  
& WILL BE ONSITE  
**MONDAY, 3<sup>RD</sup> JUNE 2024**  
**TO INSPECT &  
DETERMINE FAULT.**

*Apologies for any inconvenience that may occur  
during this process.*

Regards, Steve Carbone, Caretaker/Building Manager

03/06/2024 07:30:09

On 11 June 2024, another roof leakage was reported, this time in Block D:

**D BLOCK RESIDENTS  
PLEASE NOTE:**

**THERE IS A ROOF TOP  
WATER LEAK & NCB  
PLUMBING WILL BE ONSITE  
TO MAKE REPAIRS ON**

**WEDNESDAY,  
12<sup>TH</sup> JUNE 2024**

**THE HOT WATER WILL BE TURNED  
OFF FROM 9:30AM FOR APPROX.  
4-5 HOURS**

*Apologies for any inconvenience or noise that may  
occur during this process.*

Regards, Steve Carbone, Caretaker/Building Manager

11/06/2024 19:28:59

## **City of Ryde Council forced fire-safety works and non-compliant committee meeting had to discuss four options ranging from \$783,713.00 to \$3,450,172.00 on 23 May 2024**

Strata Plan SP52948 committee meeting dated 17 May 2024, 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).

Agenda was created on 17 May 2024 and scheduled for 23 May 2024. Excluding date of creation, meeting date, public holidays, and the weekend, only three days were allowed for delivery of notice to all owners. As per Strata Roll dated 31 January 2017, more than 32% of owners had requested postal delivery of notices – that figure is hidden from owners by Waratah Strata Management in subsequent years.

Access to current Strata Roll was disabled by deliberate actions of strata manager.

No owner received full information about financial status, where Admin Fund had deficit (negative balance) of \$100,522.75 on the day of the meeting.

Agenda was not detailed, especially the details of Solicitor Adrian Mueller's costs in Standard Costs Agreement and the fact that Police Event was opened for his alleged criminal activities, whilst Office of Legal Services Commissioner and New South Wales Bar Association continued to investigate his misconduct in relation to Supreme Court case and insurance fraud.

Another main motion for this meeting contained incomplete details about massive expenses awaiting owners - Core Consulting Engineers was engaged to assess tenders by the following fire contractors in a response to the tender documentation by CORE (forced by City of Ryde Council). Even worse, these tenders were still incomplete, in spite of fire safety non-compliance for four-years:

- Flamesafe [quoted their work at \$783,713.00]
- Fire Protect Services [quoted their work at \$997,240.00]
- Superior Fire Services [quoted their work at \$907,124.00]
- Remedial [quoted their work at \$3,450,172.00]

Lot 158 did not receive agenda for the meeting.

None of six notice boards published agenda of the alleged meeting until one day before the meeting on 22 May 2024 (photo evidence was collected).

Waratah Strata Management was repeatedly warned about allowing self-nominations for committee (this problem reoccurred at AGM 2023 too).

On 13 February 2024, Waratah Strata Management and committee members were warned about strata managers lies in agenda for AGM 2023, and they did not respond:

Waratah Strata Management failed to offer any evidence that nominations for committee members were done in accordance with SSMA 2015 Schedule 1 Section 5 at previous general meetings:

Waratah Strata Management abused this requirement in the past and allowed "standard" committee members to self-nominate whilst preventing Lot 158 from the same (Mr. Robert Crosbie's reference to Sec 31 (1) (c) of the SSMA).

- Lot 87, email from Mr. Heath Crosbie telling owner he was able to self-nominate on 12 October 2023
- Lot 200, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023
- Lot 218, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023
- Lot 133, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023
- Lot 181, email to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023
- Lot 133, email to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023 (and then allegedly removed her candidacy at AGM on 26 October 2023, where there were 10 candidates on two polling pages and Lot 158 name was missing initially in spite of advance notice)
- Lot 122, mail to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023

- Lot 142, mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023
- Lot 170, mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023

Waratah Strata Management website on two main pages did not list any meeting for this date (photo and video evidence was collected).

15 May 2024

Ref: AC2718

Owners of SP52948

[RE: Tender Analysis – SP52948, 1-15 Fontenoy Road, Macquarie Park NSW](#)

Owner of SP52946

Core Consulting Engineers have been engaged by to assess tenders by the following fire contractors in a response to the tender documentation by CORE;

- Flamesafe [\$783,713]
- Fire Protect Services [\$997,240]
- Superior Fire Services [\$907,124]
- Remedial [\$3,450,172]

**Proof of heavily delayed fire and OH&S repairs, where number of them were still listed since 2017 on waratahstrata.com.au website on 23 May 2024**

Thu May 23 17:57

Welcome to Waratah Maintenance

www.lookatmystrata.com.au/187035/maintenance

# WARATAH

STRATA MANAGEMENT

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

## Strata Plan 52948

Work Orders Quotes

▼ Open Work Orders

Date	Status	Job Summary	No
15/05/2024	Sent	Access Fobs	17232
27/02/2024	Sent	Fire safety equipment repairs	16578
13/02/2024	Sent	Fire safety - fire sprinkler repairs	16467
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 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

Results: 1 - 10 / 15 Page 1 / 2 Show rows 10



Proof of heavily delayed fire and OH&S repairs, where number of them were still listed since 2017 on waratahstrata.com.au website on 11 June 2024

Tue Jun 11 18:22

Welcome to Waratah Maintenance

www.lookatmystrata.com.au/187035/maintenance

# WARATAH

STRATA MANAGEMENT

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

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Results: 1 - 10 / 15 Page 1 / 2 Show rows 10

# Waratah Strata Management forged clean-up of Open Work Orders on 17 September 2024

Screenshot of first page on Waratah Strata website for SP52948 Open Work Orders at 16:14 hours on 17 September 2024:

**WARATAH**  
STRATA MANAGEMENT

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Work Orders Quotes

▼ Open Work Orders

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03/12/2020	Sent	Lot 138 Sunroom Leak	8888
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

Results: 1 - 10 / 14 Page 1 / 2 Show rows 10

Screenshot of first page on Waratah Strata website for SP52948 Open Work Orders at 16:24 hours on 17 September 2024. 12 issues were suddenly removed, including still outstanding Lot 158 sunroom leaks:

Sep 17 16:24

Welcome to Waratah Maintenance

www.lookatmystrata.com.au/187035/maintenance

Australian law...

# WARATAH

STRATA MANAGEMENT

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Work Orders Quotes

Open Work Orders

Date	Status	Job Summary	No
27/02/2024	Sent	Fire safety equipment repairs	16578
13/02/2024	Sent	Fire safety - fire sprinkler repairs	16467

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

Policy Number: 06S3320703

Insured: Strata Plan 52948 and Strata Plan 53855

## EXCESSES

### Section 1 - Building including Common Contents

\$5,000.00 all other claims + as per policy wording

\$10,000.00 bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage

\$10,000.00 water damage claims

\$10,000.00 all storm and tempest claims

### Section 2 - Glass

\$5,000.00 all claims

### Section 3 - Theft

\$5,000.00 all claims

### Section 11 - Machinery Breakdown

\$5,000.00 all claims

## SPECIAL TERMS/CONDITIONS

### Machinery Breakdown - Blanket Cover excluding Chillers & Lifts

Machinery Breakdown cover includes all electrical and mechanical plant and equipment at the situation but excludes:

1. centrifugal chillers
2. lifts not having in force at all times a full maintenance agreement including parts & labour.

### Building Defects

Additional policy exclusion Building Defects and remedial work exclusion (applicable to all sections)

We will not pay any claims for Damage, Personal Injury, Property Damage, Loss, or legal expenses caused directly or indirectly by, contributed by or arising from any of the defect in any item, structural defect, faulty design, faulty workmanship error or omission as outlined within the report issued by Fire and rescue NSW dated 08/11/2019 and any subsequent reports.

### Risk Survey

Cover under this policy is subject to a Risk Survey being conducted by Strata Unit Underwriters and implementation by the insured of any suggested risk improvements within 60 days of request.

Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or

On behalf of the Insurers: Insurance Australia Limited  
Trading as CGU Insurance | ABN: 11 000 016 722

liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth).

It is important for the insured to know that Strata Unit Underwriters may make changes to this Policy as a result of a change in the insured's information. When there is a change, Strata Unit Underwriters will inform you. If the insured is not satisfied with the changes, the insured may cancel the policy.

## **SP52948 AGM 2024 conduct**

Annual General Meeting happened on 28 November 2024, with lot of ignored problems, costing owners huge amounts.

Before, at, an after AGM 2024, which was deliberately delayed by strata manager and committee members by one month and conducted on 28 November 2024, they ignored the following concerns:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-insurance-OHS-and-other-risks-Aug2024.pdf>

<https://www.nswstratasleuth.info/SP52948-Lot-158-submissions-for-problems-at-AGM-2024.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Motions-by-Lot-158-AGM-1Oct2024.pdf>

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

Core Consulting Engineers, Waratah Strata Management, and committee members received this summary the day later - no replies were received.

These events were promptly shared with City of Ryde, SUU Insurance, and Remedial.

Alleged legally-compliant Annual General Meeting (AGM) of strata plan SP52948 was conducted. One wonders how could owners, for example, reject request to maintain common property in Lot 158, which includes water leakages near electrical lights in sunroom since 2020, intercom, poor ventilation in one bathroom and laundry since 2018, and more. It is difficult to understand what they think will happen next:

[SP52948-unresolved-common-property-maintenance-issues-in-Lot-158](#)

Owners had poor understanding of the stringent legal requirements to comply with fire safety and were arguing how to "extend" the work for another three years, in spite of knowing that strata complex received first Fire Orders from City of Ryde in 2019.

That directly conflicts with Core's plan to complete the work in next 18-odd months.

This danger is further emphasized by the fact that SP52948 is illegally used for short-term letting (effectively becoming a hotel), against the Development consent 288/94 and Modification Consent A288/94 for the construction of the four residential towers and 26 Townhouses at the above property.

Verification of SP52948 Development Approval Conditions and Building and Development Advisory Service at Ryde Council (Development Consent 288 of 1994 and A288 of 1994) confirms that this applies to SP52948 (spoke to Mr. Zia Ahmed on 25 March 2020). Mr. Zia Ahmed called from phone 9952 8485 at 16:00 hours, the call lasted 6 minutes 40 seconds). He kindly explained the conditions:

- 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.

1. Mr. Melvin Kumar from Core Consulting Engineers attended the beginning of the AGM.
2. In his talk, he unreservedly dismissed Remedial quote as being excessive and refused to provide more details about it, apart from stating that Remedial "was known for high prices" and that they were builders too.

So, it was entirely a decision of Core Consulting Engineers to prevent SP52948 to consider Remedial tender.

3. Mr. Kumar did not have an explanation why the tenders by other parties were still partially incomplete and how much extra they would cost (blank cheque threat).
4. Mr. Kumar did not have any answer to explain why his company failed to reply to my inquiry in early November 2024 about their delayed actions. Alleged CORE Consulting Engineers tender for SP52948 (full details have never been

provided to owners) as sent in agenda for committee meeting on 17 May 2024 and Annual General Meeting on 8 October 2024 differed only by date and signature of the sender, in spite of concern on page 2:

*“In summary CORE recommend engagement of Superior Fire Services for the works. Note the costs provided are not final and additional surveying will be required to finalise the cost. This assessment does not constitute final project costs which may be subject to variations.”*

Five and half months passed since that report and no further analysis has been done, preventing owners corporation from making fully informed decisions, in spite of SUU (Strata Unit Underwriters) warning on 24 September 2024:

*"Additional policy exclusion Building Defects and remedial work exclusion (applicable to all sections)*

*We will not pay any claims for Damage, Personal Injury, Property Damage, Loss, or legal expenses caused directly or indirectly by, contributed by or arising from any of the defect in any item, structural defect, faulty design, faulty workmanship error or omission as outlined within the report issued by Fire and rescue NSW dated 08/11/2019 and any subsequent reports.*

*Risk Survey*

*Cover under this policy is subject to a Risk Survey being conducted by Strata Unit Underwriters and implementation by the insured of any suggested risk improvements within 60 days of request.*

*Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth).*

*It is important for the insured to know that Strata Unit Underwriters may make changes to this Policy as a result of a change in the insured's information. When there is a change, Strata Unit Underwriters will inform you. If the insured is not satisfied with the changes, the insured may cancel the policy.”*

5. In agenda for AGM, Core Consulting Engineers provided tender analysis in two-page document (reference AC2718). In their document, they referred to:

Fire Protect Systems:  
Document without reference number

Flamesafe:  
SQ24-119 Automatic Fire System Installation 28-02-2024 MT  
SQ24-146 Macquarie Gardens - 1-15 Fontenoy Road NORTH RYDE 1-03-2024

Remedial:  
NS23211SB - Core Engineering - 1-15 Fontenoy Rd Macquarie Park

Superior Fire Services:  
0662\_001  
CRF5402

6. And here is a bit of detective work. In their document dated 15 May 2024 (allegedly prepared for committee meeting that never happened) and in agenda for AGM, they listed tender by Superior Fire Systems as document CRF5402, but the actual attachment sent to owners on 4 November 2024, the document was CRF5402A, so it is obvious that some tenders were asked to "resubmit".

FlameSafe Fire Protection also had that opportunity as their documents were dated 9 September 2024.

It appears, based on simple analysis of dates in the documents, two other tenders were not given that opportunity.

7. The agenda actually provided limited references:

Fire Protect Systems document dated 4 March 2024. None of the attachments in their two-and-half pages were made available to owners.

Superior Fire Services document CFR5402A dated 31 July 2024. Document 0662\_001 was not provided to owners.

FlameSafe Fire Protection document SQ24-119 dated 9 September 2024 and document SQ24-685 dated 9 September 2024. Document SQ24-146 was not provided to owners.

Remedial document NS23211SB was not provided to owners.

8. Neither Mr. Kumar, nor Waratah Strata Management, had any answers about excessive delays in attending to fire safety, which significantly benefited consultants in financial terms:

Excluding FY 2024 (Waratah Strata Management claimed there were no payments for “Maint Bldg -- Consultants Code 164200” in agenda for pending Annual General Meeting in November 2024), Core Consulting Engineers was paid \$20,250.00 (GST excl):

Payment Date Payee Amount (GST excl) Ref No.

06/07/2021 Core Consulting Engineers Pty Ltd \$8,500.00 INV-CCE2791

24/09/2021 Core Consulting Engineers Pty Ltd \$4,000.00 INV-CCE2740

11/10/2021 Core Consulting Engineers Pty Ltd \$4,000.00 INV-CCE2963

19/12/2022 Core Consulting Engineers Pty Ltd \$3,750.00 INV-CCE3528

For FY 2023 alone, Waratah Strata Management and Uniqueco Property Services failed to justify invoices and expenses in amount of \$122,843.87 (GST excl) before, at, and after AGM 2023, which include these payments related to fire orders:

Payment Date Payee Amount (GST excl)

29/11/2022 Austech Consulting Engineers Pty Ltd \$11,400.00

18/04/2023 GRS Building Reports Pty Ltd \$4,000.00

22/05/2023 Austech Consulting Engineers Pty Ltd \$26,600.00

19/12/2022 Uniqueco Property Services \$210.00

28/03/2023 Uniqueco Property Services \$140.00

## Waratah Strata Management ignored insurance company request for action within 60 days

In spite of clear warning by insurance company on 24 September 2024:

*Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth)*

... Waratah Strata Management only took action on 8 January 2025, by again hiring Biv Reports, who already had poor record of quality of services:

# WARATAH

STRATA MANAGEMENT

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## Strata Plan 52948

Work Orders Quotes

▼ Open Work Orders

Date	Status	Job Summary	No
08/01/2025	Sent	Update Insurance Valuation	20174
04/10/2024	Sent	Sewer Relining	18992
27/02/2024	Sent	Fire safety equipment repairs	16578
13/02/2024	Sent	Fire safety - fire sprinkler repairs	16467

Results: 1 - 4 / 4 Page 1 / 1 Show rows 10

### Job Details

Strata Plan 52948

#### Job Description

Please undertake an updated insurance valuation, last completed September 2022.

#### Tradesperson

Name BIV Reports Pty Ltd  
Amount Quoted -  
Total Amount Invoiced -

#### Work Order

Sent

#### Job Number

20174

#### Manager

Alex Tomasko

#### Reported By

#### Created

08/01/2025