

Subject: OFFICAL REQUEST: Access to information and independed financial audit for SP52948

From: Sp52948 Lot 158 owner

Date: 31/10/11, 07:46

To: Simon Wicks <SimonW@bcms.com.au>

Hello,

W week ago I sent you a short inquiry about the cost of accessing information on files.

I did not get any response and it could mean several things:

a) Your office is still evaluating the cost incurred by my request to access information;

or

b) There will be no charge to meet my request (especially the first one, to get transaction logs for the last five years). In other, well maintained complexes, the managing agent actually provides them as part of regular services;

or

c) Your office is not willing to reply;

To make things clearer, I now request access to transactions logs for the last five years.

If you believe that the request has reason not to be granted, just state the legal grounds for the refusal. I will take it from there.

Regards,

On Sat, 2011-10-22 at 10:24 +1100, Lot 158 wrote:

Hello Simon,

Please provide the answers to the following questions:

a) How much, if your office charges for the service, does it cost to obtain transaction logs (according to Bruce at AGM 2011, it is a document or spreadsheet with around 30-40 pages) for the LAST FIVE YEARS?

I want to have a copy of all expenditures for the last five years, and as defined in the Strata Management Act, any owner can request it and NOBODY CAN REJECT it.

The full document can be provided to me in printed form, or (even better) in electronic form.

So, the question is: what are the charges (if any)?

These documents are readily available and your office must keep them at all times (at least for the last five years), so there is really not much physical work on your side (apart from printing them if you decide to deliver them in paper format).

A simple response in which format you intend to provide them

and the cost will suffice.

B) How much would it cost your office and what charges would you impose for independent financial audit (I already have two teams) who are willing to work on it.

The cost of engaging the auditors will BE EXCLUSIVELY MINE. Your office simply must provide access to the documents AT YOUR PREMISES (as the law prescribes) UPON MY REQUEST.

So, what are the charges? Owner's corporation would not suffer any financial losses.

Thank you.