Extract from 10-Year Capital Works Fund, commissioned in 2017 without ever being approved or discussed by owners corporation at general meetings

	10 Year Capital Works Fund Forecast – Costs Estimates (includes GST) Page 3														
С	apital Works Fund Forecast for:	1-15 Fontenoy Road, North Ryde				Date commencing:		31 August 2017			Strata Plan:		SP52948		
										Today's date:		31 March 2017			
Г				100	End of	End of	End of	End of	End of	End of	End of	End of	End of	End of	
					Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Ser- ial	1	Current Cost Estimate	Approx year required	Escalated amount	Aug-18	Aug-19	Aug-20	Aug-21	Aug-22	Aug-23	Aug-24	Aug-25	Aug-26	Aug-27	
26	Trip hazards	\$1,500	1	\$1,575	\$1,575		1								

TAX INVOICE

Description of Services

1-15 Fontenoy Road NORTH RYDE NSW 2113 Vendor Technical Due Diligence Report

11,040.00

Subtotal GST

AU\$ 11,040.00 AU\$ 1,104.00

TOTAL AMOUNT DUE

AU\$ 12,144.00

Napier & Blakely's tripping hazard recommendation in 2012:

Tripping hazard report:

The construction joints formed within the basement car park soffits allow differential movement of the structure. This is subsequently affecting the brick paving to the common circulation areas above as well as the dwarf walls to the planter boxes causing isolated areas of cracking and minor movement. Affected areas of paving have risen in line with the construction joints below potentially causing trip hazards. Affected areas should be repaired through ongoing routine maintenance to prevent any future trip risks. The dwarf walls can be cosmetically repaired with sufficient movement jointing incorporated.



Lot 158 Motion about tripping hazard due to uneven pavers for Annual General Meeting 2016 that was removed from the agenda without valid reason

Note: BCS Strata Management FAILED to include this as Motion in the agenda for AGM 2016

Motion: Caretaker's Non-Compliance with OH&S Pavers Tripping Hazard

That owners corporation confirms by ORDINARY RESOLUTION pursuant to Section 47 of the Strata Schemes Management Act 1996

Caretaker failed to comply with OH&S tripping hazard requiring pavers to be repaired as per Napier & Blakely's building report dated July 2012.

http://www.nswstratasleuth.id.au/BCS-Strata-Management-hid-professional-building-report-from-SP52948-owners-and-CTTT-Napier-and-Blakeley-July-2012.pdf