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In NSW all fire doors must permanently display the sign (Fire Safety Door / Do Not Obstruct / Do Not Keep Open) and they must also display this sign outlining the 'Offences Relating to Fire Exits'



The 'Offences Relating to Fire Exits' sign must be displayed at all times, either on the door itself or adjacent to the door (for example, on the wall).

All signs should be located:

- On the "approach" side of all doors leading to a fire escape or fire stair, regardless of where in the building the door is located,
- On both sides of all doors between individual fire compartments where the doors must be kept closed at all times,
- Must have the right size to be easily readable,
- Must be placed at eye level and must be very visible,
- Must comply with the National Construction Code and Building Code of Australia's fire door regulation.
- Should be permanently attached and not removable.

SP52948 Evidence of long-term smoking problem near fire doors that was ignored by strata managers and building managers for nine years – extract from minutes of EC meeting on 24<sup>th</sup> of February 2010

Item 5

To receive a report from the caretaker.

The report was considered and accepted.

Some of the matters raised include

- A resident is smoking adjacent to the fire stairs with the door being left open. This practice needs to cease.
- Signage needs to be installed on the fire doors "to be used for emergencies only". These signs are to be obtained .
- It was agreed that no further signage be obtained at this time.
- The activities of the security staff including procedure was included. The comments were discussed including various recommendations from members however it was decided that the current practices are acceptable and are to continue at this time.
- It was noted that vehicles must be driven slowly on the common area as the driveways are used by pedestrians. Children also at times play on the driveways they need to be supervised as per the regulations.
- Breaches of the parking rules by some residents were noted.

## Waratah Strata Management and Uniqueco Property Services ignoring requests to maintain fire safety in the complex - reply never received

Many attempts to reason with Waratah Strata Management and Uniqueco Property Services were made. In each attempt, they refused to acknowledge, reply, notify owners corporation, or even attend to most of the reoccurring problems:

30 September 2017

5 October 2017

18 February 2018

8 July 2018

Number of emails in late 2018 and up to June 2019

SP52948 Lot 158 asked Waratah Strata Management and Uniqueco Property Services to provide evidence of maintenance records for fire exit signs and emergency lighting - reply never received

One of the questions asked: can current maintenance records for exit signs/emergency lighting be produced upon request?

SP52948 – Lot 190 complaining about not receiving email or letter about fire safety inspection on 5<sup>th</sup> of March 2019

Email found on Waratah Strata Management computer (their computer screen was damaged and very difficult to use) during document search on 31<sup>st</sup> of March 2019:

From: S & K Poulos Sent: 5/03/2019 9:52:41 AM

To: "Robert Crosbie" <[REDACTED]>

Subject: RE: SP 52948

Firstly just to let you know our tenants moved out Saturday 2<sup>nd</sup> March. We will update you with details when we have a new tenant.

My wife was at the unit yesterday and noticed the fire protection inspection notice on the lift. It was lucky she noticed it as the tenants have moved on. Going forward can we also please receive an email notification of any fire inspection so we can ensure our tenants give access (or organise ourselves if need be). Steve has our keys for Thursday so he will kindly give the access to Eagle Fire Protection.

List Tool

Date	Doc Type	Plan Number	Address	Manager	Notes
6/03/2019	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	Robert Crosbie	AFSS
6/03/2019	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	Robert Crosbie	AFSS quote
5/03/2019	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	Robert Crosbie	U190
5/03/2019	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	Robert Crosbie	Stephen Travis AGM motions
5/03/2019	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	Robert Crosbie	Caretakers Report

## Lot 158 repeated warnings about smoking near fire door 2 on 9<sup>th</sup> of May 2019 – reply never received

*Subject: FINAL WARNING FOR IMMEDIATE ACTION: SP52948 providing illegal smoking facility behind fire door 2 in Block A on 9May2019*  
*From: SP52948 owner*  
*Date: 9/5/19, 6:10 pm*  
*To: Robert Crosbie*  
*CC: Steve Carbone Caretaker, Marianna.Paltikian*

*For public records of SP52948. This is the final notice and personal reply by the Secretary of the Executive Committee is expected immediately.*

*Smoking behind Fire Door 2 in the basement (below Block A) continued unabated. The only difference is that the notorious smoker now collects most of cigarette butts and does not leave the ashtray.*

*However, some cigarette butts are nicely hidden in a place where short people like Uniqueco Property Services staff cannot see it (this is almost becoming amusing if it were not so serious).*

*Waratah Strata Management and Uniqueco Property Services failed to ensure compliance with NSW strata acts, SP52948 by-laws, and OH&S regulations in regards to smoking, by silently providing facility for smoking behind fire door 2 in Block A. By doing so, they created:*

- Deliberate nuisance to owners, especially in Block A,*
- Smoking facility which is not approved by owners corporation at any legally-convened meeting,*
- Discrimination against owners in Block A as such smoking facility is not setup in other building blocks in the complex,*
- Serious health hazard for fragile owner of Lot 158 due to smoke drift into two bedrooms and the balcony,*
- Second-hand smoke - harmful to health, and there is no safe level of exposure (Cancer Council NSW),*
- Issue by failing to inform owners corporation,*
- Issue by not sending non-compliance notice to the owner in question,*
- Damage to furniture and cloths in Lot 158 due to persistent cigarette smell,*
- Regular obstruction of fire door 2 in Block A,*
- Poor disposal of cigarette butts (cleaning in the complex),*
- Problems by not ensuring that emergency exits are adequate at all times,*
- Uniqueco Property Services failed to comply with EC decision on 12th of April 2018,*
- Security risk at night since fire door 2 is actively used for smoking but not monitored for access,*
- Noise because a notorious smoker constantly uses mobile phone.*

*Various evidence collected just this week evidence shows that the person in question still uses the facility every day and with the quiet consent of the building manager staff.*

*Lot 158 will not provide the evidence from this week and other avenues will be used to resolve it.*

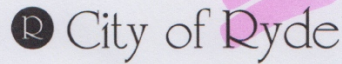
*In summary, these reports from Lot 158 about illegal smoking were not responded to by the Secretary of the Executive Committee as per SSMA 2015 Section 43(f):*

*REQUEST FOR IMMEDIATE ACTION: SP52948 providing illegal smoking facility behind fire door 2 in Block A on 20Dec2018*

*Re: REQUEST FOR IMMEDIATE ACTION: SP52948 providing illegal smoking facility behind fire door 2 in Block A on 19 Mar2019*



Letter sent by Ryde Council to Waratah Strata Management and Uniqueco Property Services on 15<sup>th</sup> of April 2019 - undisclosed to owners



Lifestyle and opportunity @ your doorstep

Waratah Strata Management Pty Ltd  
PO Box 125  
EASTWOOD NSW 2122

15 April 2019

Attention: Frank Tallaridi (Strata Manager) &  
Steve Carbone( Building Manager)

Dear Sir

**Strata Plan SP52848  
1-15 Fontenoy Rd Macquarie Park ( "the premises") – Fire Safety  
Compliance**

Following a correspondence received from Fire and Rescue NSW dated 8/03/2019, in relation to the ongoing maintenance issues for fire safety at the above mentioned premises, an inspection needs to be booked to investigate the matter further.

As per the correspondence some of the issues raised in relation to fire safety were:

*Some of the issues related to fire safety in large strata plan SP52948:*

- a) *Over 22 years, displays of yearly fire compliance have never been put on public notice in the complex.*
- b) *Lot of rubbish, building materials, and even paints are close or near the fire doors, sometimes even partially blocking access to stairs of affecting entrance to fire doors. Stored items in common areas near fire doors reduce required egress width and could contribute to fire spread.*
- c) *Most fire doors do not have proper notices, including warnings about penalties.*
- d) *Fire door 2 below Block A is kept open by a heavy smoker for several hours each and every day, in full view of building manager and his staff and no actions are taken to prevent such behaviour.*
- e) *Elevators are having serious problems and occasionally have people stuck in them. Elevators are obsolete by today's standards, have no new spare parts, and break down more than an industry average.*
- f) *t) Two smoke detectors in my own unit:*

FSS2014/0007

*One of them should have been replaced in 2005 (now 14 years after the due date), and the other one expired last year. Attempts to get them replaced failed so far.*

*It is almost guaranteed that expired smoke detectors exist in many other units (complex has 218 properties).*

- g) The external fire door in my unit was not compliant for 12 years and it was replaced in August 2016 upon my strong complaints.*
- h) Just last month, the external fire door in my unit received compliance tag (almost three years after its installation).*
- i) Strata managers and building managers often provided false and incomplete information for yearly fire safety compliance.*
- j) Emergency lights are often left unrepaired for long time. In one example last year, emergency light on level 2 in Block A was faulty for more than 59 days.*
- k) And much more.*

Letter sent by Uniqueco Property Services to Ryde Council on 21<sup>st</sup> of May 2019 – undisclosed to owners

**Strata Plan SP 52848**  
**1-15 Fontenoy Road, MACQUARIE PARK ("the premises") - Fire Safety Compliance**

As discussed today, we confirm the following:

- a) The yearly Fire Safety Statement will be placed on notice boards annually.
- b) All fire doors have been cleared of any materials etc.
- c) I have checked online what notices are required to be placed on the fire doors. Please confirm they are the 2 below.
- d) The smoking at Fire Door 2 below A Block has ceased. The relevant party has been notified and has confirmed that he has stopped smoking in this area.
- e) There are currently only minor issues with the lifts. When we are notified of a lift fault, we contact Liftronic. A technician is onsite within the hour to inspect and make repairs. Attached is the lift upgrade schedule.
- f) According to internal smoke detectors. Please see below.
- g) From my record, when the complex was built 22 years ago, all external doors were fire compliant. Due to the numerous complaints regarding Unit 158's external door, it was suggested that that the external door be replaced.
- h) The original compliance tag was always present but had been painted over by unknown person. The compliance tag has been replaced and is visible.

- i) Yearly Fire Safety Compliance is carried out annually and relevant documentation is sent to Ryde City Council.
- j) There is a register for replacement of all faulty emergency/external lights. This register is kept upto date. If a light is found faulty and we are notified, the electrician is called and onsite within 1-2 days. Regarding the Exit light in A Block, Level 2 this was inspected on a 6 monthly inspection by Eagle Fire. After the 6 monthly inspection, I am emailed the report within 4-5 days. Once I've received and reviewed the report, I organise for the electrician to make necessary repairs. The electrician orders the necessary lights required and is onsite as soon as he receives stock. The most that this exit light would have been left unattended would be approx. 10 working days due to the inspection period.

Note:

Confirming that I have contacted our locksmith and he will be onsite tomorrow to inspect the 7 fire doors with the push bar access.

Thank you for your time today.

Regards,

Steve Carbone  
Building Manager  
Uniqueco Property Services

Macquarie Gardens  
1-15 Fontenoy Road  
NORTH RYDE NSW 2113

Mobile: 0412 152 948

## Rebuttal of letter sent by Uniqueco Property Services to Ryde Council on 21<sup>st</sup> of May 2019 – undisclosed to owners

a) Uniqueco Property Services implicitly confirmed they had never put yearly fire safety statements on notice boards and deliberately ignored them. They very well knew the regulations (as provided by Lot 158 on many occasions).

b) Fire safety reports documented problems every year but they were always partially ignored or delayed. An example:

On 6 June 2013, Lot 158 submitted the request with the following subject:

SUBMISSION FOR GENERAL MEETING: Maintenance in the complex and compliance with the State and Federal Regulations on 6 June 2013

No response was ever received.

In July 2013, Eagle Fire Protection conducted a second inspection (reports for January 2013 and July 2013).

Due to lack of maintenance, our cost to rectify fire protection issues increased by 30.32% in just six-month period in 2013.

As of July 2013, Eagle Fire Protection's assessment gave total cost of \$26,878.50 (GST inclusive) to rectify all issues.

Attachment "SP52948-Eagle-Fire-Protection-Inspection-Reports-and-Quotes-to-Rectify-Problems-31Jul2013.pdf".

c) Uniqueco Property Services and Waratah Strata Management knew very well the regulations about notices on fire doors but decided to ignore them.

d) Smoking near Fire Door 2 was facilitated by Uniqueco Property Services and Waratah Strata Management for almost nine months. Repeated complaints were ignored.

Attachment "SP52948-FINAL-WARNING-FOR-IMMEDIATE-ACTION-SP52948-providing-illegal-smoking-facility-behind-fire-door-2-in-Block-A-on-9May2019.pdf".

e) Elevator problems are not minor but major.

The frequent problems with elevators and number of professional reports prove it. The first major one was from Napier & Blakeley from July 2012.

Attachments (all of them are hidden from owners' knowledge):

BCS-Strata-Management-hid-professional-building-report-from-SP52948-owners-ThyssenKrupp-Elevator-HR-Assesment-11Dec2013.pdf

BCS-Strata-Management-hid-professional-building-report-from-SP52948-owners-ThyssenKrupp-Elevator-HR-Issues-and-Pricing-11Dec2013.pdf

BCS7328835-Vertical-Transport-Management-Services-lift-report-invoice-25Feb2014.pdf

SP52948-Thompson-Elevator-Consultancy-Service-audit-Mar2017.pdf

Here are some of Lot 158 recent attempts to reason with them via email:

REQUEST FOR MAINTENANCE: Elevator in Block A caused tenants in Lot 158 to travel in wrong direction three times in two months and elevator did not settle level with the floor of the building several times - 25Dec2018

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A caused tenant in Lot 158 to travel in wrong direction again on 6Jan2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A caused tenant in Lot 158 to travel in wrong direction again on 21Jan2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A caused tenants in Lot 158 to travel in wrong direction sixth time on 28Jan2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block C took three times to open and close door automatically before travelling on 9Feb2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block C and Block A additional issues on 10 and 17 February 2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A additional issues on 21 February and 1 March 2019

FOR CONSIDERATION AND OFFICIAL RESPONSE: Elevator in Block A on 20 May 2019

f) Internal smoke detectors are responsibility of owners corporation. They have always been paid from common funds (attachment "SP52948-examples-of-smoke-detectors-in-units-and-townhouses-replaced-from-common-funds.pdf").

Attached images show payments for smoke alarm replacements in four units in 2018 and how Waratah Strata Management mislead owners in Minutes of EC meeting on 21<sup>st</sup> of March 2019 by stating that they never approved such payments from common funds:

- Smoke alarms in units - It is noted that the smoke alarms inside each unit are the lot owners

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responsibility to service and replace as required. It is further noted that a small number of smoke alarms within units were replaced during the BCS management period, but that was incorrect practice and has not continued under Waratah Strata's management.

Lot 158 found contrary evidence in FY 2018 financials on 31<sup>st</sup> of May 2019:

Date	Details	Payee	Macquarie Park NSW 2113 Amount Status (GST exclusive)	Type	Ref.No.	Payment No.
27/04/2018	AFSS 2018 Council Lodgement Fee	City of Ryde Council	60.45 Paid	Chq	10528	000005
30/04/2018	AFSS Repairs	Eagle Fire Protection Pty Ltd	4,515.00 Paid	DE	00028381	000437
02/05/2018	Lodge Annual Fire Safety Statement May 2018	Waratah Strata Management	150.00 Paid	DE		000440
07/05/2018	Block A Replace Exit Lights	Thor Electrics Pty Ltd	330.00 Paid	DE	22577	000443
14/05/2018	Block B U8 Smoke Alarm	Thor Electrics Pty Ltd	150.00 Paid	DE	22587	000448
04/06/2018	Th198 Install Smoke Alarm	Thor Electrics Pty Ltd	160.00 Paid	DE	22592	000454
04/06/2018	U204 Repair Sprinkler System	W & M Gordon Property	300.00 Paid	DE		000458
25/06/2018	20/6/18 - 19/9/18	Eagle Fire Protection Pty Ltd	2,815.25 Paid	DE	00028860	000478
23/07/2018	Test Emergency Lights in Garage Area	Thor Electrics Pty Ltd	360.00 Paid	DE	22612	000501
30/07/2018	Block C U83 Install Smoke Alarm	Thor Electrics Pty Ltd	160.00 Paid	DE	22617	000507
06/08/2018	Block C Exit Door Light	Thor Electrics Pty Ltd	470.00 Paid	DE	22620	000514
			<b>\$23,857.45</b>			

23/04/2018	Block D U139 Install Smoke Alarm	Thor Electrics Pty Ltd	150.00 Paid	DE	22576	000435
16/10/2018	16.05 Administrator	Waratah Strata Management Pty Ltd				Page 9

2019-05-31 11:39:31

Under current legislation, the owners corporation is responsible for repairing AND maintaining smoke alarms IF the smoke alarms are hard-wired to the lot's electricity supply with a backup battery or connected to a common fire board or panel.

However, if the smoke detectors are stand alone and battery-operated, then the lot owner (or tenant) is responsible for checking and changing the battery. Ultimately, the owners corporation is responsible for replacing or repairing a faulty smoke alarm.

The law is that repair and maintenance of smoke alarms are an owner's responsibility unless it was installed at time of construction (which is the case in SP52948).

g) Uniquenco Property Services is looking for an excuse about fire door compliance. He and his staff were very well aware of the issues (video and photo evidence collected for previous years proves it and they had access to them).

h) Compliance tags on the doors were missing on MANY doors, not just Lot 158. There is nobody who could "paint" over the door frames in so many properties. Uniquenco Property Services was reminded about them several times but decided to ignore the requests.

i) It was proven to Ryde Council that Uniquenco Property Services and strata agencies failed to disclose non-compliance fire safety issues in the past.

j) Not true that Uniquenco Property Services replaces the faulty lights in the complex promptly. In just one example, on Level 2 Block A, they delayed replacement of the faulty fire exit light in period between 7<sup>th</sup> of February 2018 and 26<sup>th</sup> of March 2018 (total of 48 days!). Photo evidence exist for every day of that period.

Lot 158 email to Waratah Strata Management and Uniqueco Property Services on 17<sup>th</sup> of June 2019 - reply never received and owners not notified

*Subject: SUMMARY: Smoke alarm - deliberately misleading and misconstrued statements by Waratah Strata Management to owners in March 2019*  
*From: SP52948 owner*  
*Date: 17/6/19, 7:18 pm*  
*To: Robert Crosbie*  
*CC: Frank Tallaridi, Steve Carbone Caretaker*

*Today, agenda for another EC meeting was put on notice boards, but yet again, Lot 158 and most probably any other owner who did not provide email address, did not receive it via post. House rules (attachment "SP52948-house-rules-carefully-avoiding-to-mention-meeting-documents-being-sent-via-post-12May2019.png"), sent to owners on 12 May 2019, implicitly state that minutes of meetings and agendas are published on notice boards (which was not always the case) and via email.*

*In regards to statement about smoke alarms in units - no further communication is needed. Attachments are more than sufficient evidence.*

*Attachments/SP52948-house-rules-carefully-avoiding-to-mention-meeting-documents-being-sent-via-post-12May2019.png*  
*Attachments/SP52948-Lot-139-smoke-alarm-23Apr2018.png*  
*Attachments/SP52948-smoke-alarm-replacements-in-three-units-FY2018.png*  
*Attachments/SP52948-Waratah-Strata-Management-misleading-information-about-smoke-alarms-EC-Meeting-21mar2019.png*



SP52948 Lot 154 not checked for fire safety five months after the scheduled inspections on 13<sup>th</sup> of June 2019



Extract from EC meeting on 20<sup>th</sup> of June 2019 as provided on notice boards by Waratah Strata Management and Uniqueco Property Services

Important to notice is that no disclosure of faults has been given to owners.

- Resident complaint to Ryde Council & Fire & Rescue NSW - Ryde Council have conducted an inspection of the fire equipment in the building following an owner complaint to Council, Council provided a list of items that were attended to by the building managers.

Email sent to Waratah Strata Management and Uniqueco Property Services about open fire door near swimming pool and unattended on 29<sup>th</sup> of June 2019 – no response received

*Subject: SUMMARY: Additional fire safety and other issues on 29Jun2019*

*From: SP52948 ownwr*

*Date: 29/6/19, 8:34 pm*

*To: Robert Crosbie, Frank Tallaridi, Steve Carbone Caretaker*

*Just 20-minute spot check of the Block A and surrounding areas in the complex over several days show the quality of services provided to owners.*

*a) Fire exit light on level 4 in Block A is still faulty. Photo attached.*

*b) Fire exit door near swimming pool was wide open and shows no fire safety signs early in the morning - completely unattended and unmonitored on 17 June 2019. Photo attached.*

*c) Painting of the BBQ area done again. Lot 158 needs confirmation if it was done as part of the warranties, or an extra cost to owners?*

*d) Lock on tennis court is completely rusted, Unattended by Uniqueco Property Services for three years.*

*e) Water leak on level 7 in Block A still unattended by Uniqueco Property Services. That nicely complements frequent water leak repairs in Block A and elsewhere. Lot 191 had more than 24 repairs over eight years (at cost above \$21,000.00).*

*f) Rubbish chute on level 7 in Block A is completely damaged and cannot close. Unattended by Uniqueco Property Services.*

*g) Garden bed damages are obvious. A few photos attached. Who is going to pay for the repairs: warranties as part of painting project or additional costs to owners?*

*h) Colorbond fence behind a townhouse unstable and unattended by Uniqueco Property Services for five years.*

*i) Fence towards Fontenoy Road still unsafe and unattended by Uniqueco Property Services since December 2018.*

*j) And more.*

*Spot check of all buildings and fire safety will be conducted by Lot 158 without advanced announcements.*

*Uniqueco Property Services staff are advised that they will not dictate where Lot 158 goes within the complex - attachment "SP52948-Uniqueco-Property-Services-excuses-for-poor-maintenance-20May2019.png".*

*Attachments/SP52948-terrible-garden-wall-status-just-two-years-after-major-works-near-Block-A-second-corner-29Jun2019.jpg*

*Attachments/SP52948-terrible-garden-wall-status-just-two-years-after-major-works-near-Block-A-29Jun2019.jpg*

*Attachments/SP52948-unstable-garden-bed-with-major-movement-just-two-years-after-major-works-near-Block-D-29Jun2019.jpg*

*Attachments/SP52948-paint-peeling-just-two-years-after-the-expensive-works-garden-bed-near-Block-D-29Jun2019.jpg*

*Attachments/SP52948-poor-attempt-to-fix-tripping-hazard-pavers-near-swimming-pool-29Jun2019.jpg*

*Attachments/SP52948-paint-bubbling-just-two-years-after-the-expensive-works-garden-bed-near-Block-D-29Jun2019.jpg*

Attachments/SP52948-damaged-fence-near-carwash-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-completely-rotten-wood-fence-and-risk-of-termites-29Jun2019.jpg  
Attachments/SP52948-potentially-unstable-wooden-fence-and-risk-to-staff-working-29Jun2019.jpg  
Attachments/SP52948-rotten-remnants-of-wooden-railings-behind-townhouses-29Jun2019.jpg  
Attachments/SP52948-missing-wooden-railings-not-replaced-after-old-ones-removed-behind-townhouses-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-unstable-townhouse-fence-still-unattended-for-five-years-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-unstable-gate-still-unattended-since-December-2018-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-eroded-soil-after-tree-fall-still-unattended-since-December-2018-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-faulty-fire-safety-exit-light-level-4-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-damaged-rubbish-chute-that-cannot-close-7-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-water-leak-level-7-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg  
Attachments/SP52948-completely-rusted-lock-tennis-court-unattended-by-Uniqueco-Property-Services-for-three-years-photo-2-23Jun2019.jpg  
Attachments/SP52948-completely-rusted-lock-tennis-court-unattended-by-Uniqueco-Property-Services-for-three-years-23Jun2019.jpg  
Attachments/SP52948-unprotected-open-fire-door-without-compulsory-fire-safety-signs-near-swimming-pool-early-morning-17Jun2019.jpg  
Attachments/SP52948-Uniqueco-Property-Services-excuses-for-poor-maintenance-20May2019.png  
Attachments/SP52948-Lot-191-Examples-of-Repetitive-Water-Leak-Repairs-without-Permanent-Results-2011-Sep2018.pdf



Waratah Strata Management and Uniqueco Property Services - faulty light near fire door in Block A Level 4 unattended for several days on 29<sup>th</sup> of June 2019



Waratah Strata Management and Uniqueco Property Services - faulty light near fire door in Block B unattended for several days on 2<sup>nd</sup> of July 2019

Video recording of the event is kept as evidence.



SP52948 – Random check of external fire doors (final exit doors) from basement under the four buildings on 6<sup>th</sup> of July 2019 – un-uniform signage on fire doors 1, 2, and 3, whilst final exit doors 4, 5, 6, and 7 have no signage and sound alarms

*Fire door 1 (final exit door)*





Fire door 2 (final exit door)



2019-07-06 06:47:42

Fire door 3 (final exit door)



2019-07-06 06:48:59

*Fire doors 4 (internal going towards fire stairs and final exit door)*





2019-07-06 06:50:23

*Fire doors 5 (internal going towards fire stairs and final exit door)*





2019-07-06 06:52:15

*Fire doors 6 (internal going towards fire stairs and final exit door)*







*Fire doors 7 (internal going towards fire stairs and final exit door)*





2019-07-06 06:55:14

SP52948 - Smoke alarms in Lot 158 still not replaced and occasionally not working properly as of 7<sup>th</sup> of July 2019

One smoke alarm was supposed to be replaced in 2005 and the other in 2018.



CONSTANT EXPOSURE TO  
OR LOW TEMPERATURE OR  
HIGH HUMIDITY MAY REDUCE  
BATTERY LIFE.

**WARNING  
BATTERY  
REMOVED.**

DRAWER WILL NOT CLOSE  
WITHOUT A BATTERY.  
REPLACE ALARM WITHIN 10  
YRS. OF MANUFACTURE DATE  
STAMPED ON BACK OF UNIT.

100-482-00





2019-03-01 22:14:06



2019-03-01 22:11:48