

The agenda for this meeting was deliberately presented by Bannermans Lawyers, Waratah Strata Management, and Mr. Stan Pogorelsky to NCAT in case 2024/00454780 on 20 March 2025. Applicant is highlighting it to show to what extent strata managers and committee members went to ensure non-compliance with strata laws and regulations in regards to organising meetings and managing SP52948. Instead of proving quality of their work to NCAT, they did the opposite: the below evidence proves persistent misconduct and dysfunctional operation of SP52948 (meetings were not sent to all owners, did not have detailed agenda, did not provide any details of continuous and significant negative balances in Admin Fund, and hid long-term fire safety non-compliance orders issued by City of Ryde Council). More than 30 ordinary committee and general meetings failed to comply with strata laws since Waratah Strata Management took office on 1 February 2017:

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-since-1Feb2017.html>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meetings-in-SP52948-evidence.pdf>

Meeting Details	Calculation of delivery and basic comments
Attachment 26 Notice for strata committee meeting on 17 May 2024, listed in Mr. Pogorelsky's witness statement on 20 March 2025, as submitted by Bannermans Lawyers on page 838	<p>17 May 2024, Day of Notice, postage date not included</p> <p>18 May 2024, Saturday</p> <p>19 May 2024, Sunday</p> <p>20 May 2024, First Working Day</p> <p>21 May 2024, Second Working Day</p> <p>22 May 2024, Third Working Day</p> <p>Four Working Days missing!</p> <p>Three Notice Days missing!</p> <p>23 May 2024, Date of Meeting, not counted</p>

1) Extract from 976-page witness statement by unfinancial committee member Mr. Stan Pogorelsky on 20 March 2025, where he also claimed he was authorised by the owners corporation to make the statements on its behalf:

WITNESS STATEMENT

I, Stan Pogorelsky, make the following statements:

1. I am a co-owner of lot 181 in strata scheme 52948 (the "**Scheme**"). I am a current member of the strata committee for The Owners – Strata Plan No. 52948 ("**owners corporation**") and have been since in or around 1999.
2. The Scheme is located at 1-15 Fontenoy Road, Macquarie Park NSW 2113 and comprises of 218 residential lots.

(See attachment "**1**" common property title search for registered strata plan 52948)

(See attachment "**2**" registered by-laws for the scheme)

(See attachment "**3**" registered strata plan)

3. I am authorised by the owners corporation to make this statement on its behalf.
4. I made this statement from my own knowledge and belief, save where otherwise stated.
5. The current strata managing agent of the Scheme is Waratah Strata Management.

(See attachment "**4**" strata management agency agreement dated 27 October 2022)

1.1) This conflicted with decisions at committee meeting on 6 January 2025:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-minutes-EC-meeting-6Jan2025-published-15Jan2025.pdf>

Motion 2	
Election of Office Bearers	Ordinary Resolution Submitted by Strata Committee
THAT the office bearers positions for chairperson, treasurer & secretary will be nominated and elected.	
MOTION DEFEATED	

Motion 4 Alternatives	
Alternatives for Appointment of Emergency Contact	Motion Alternatives Submitted by Strata Committee
(Option A) The Strata Managing Agent. (Option B) The Chairperson. (Option C) The Secretary. 'OPTION A' has been selected with the highest votes.	

Motion 5	
Record Chairperson's Details on NSW Strata Hub	Ordinary Resolution Submitted by Strata Committee
<p>THAT the Chairperson's contact information be recorded on the NSW Strata Hub.</p> <p><i>(Please note, if motion is carried the chairperson's name and email address will be uploaded to Strata Hub and they will receive automatic system emails from NSW Strata Hub. If motion is defeated, the strata managing agent's details will be uploaded and they will receive these emails.)</i></p>	
MOTION DEFEATED	

Motion 6	
Record Secretary's Details on NSW Strata Hub	Ordinary Resolution Submitted by Strata Committee
<p>THAT the secretary's contact information be recorded on the NSW Strata Hub.</p> <p><i>(Please note, if motion is carried the secretary's name and email address will be uploaded to Strata Hub and they will receive automatic system emails from NSW Strata Hub. If motion is defeated, the strata managing agent's details will be uploaded and they will receive these emails.)</i></p>	
MOTION DEFEATED	

Motion 8	
Notice of Directions Hearing	Ordinary Resolution Submitted by Strata Committee
<p>That the Strata Committee review the Notice of Directions Hearing and NCAT Tribunal Application, case number 2024/00454780.</p>	
MOTION RESOLVED	

1.3) In Bannermans Lawyers submission to NCAT on 12 February 2025, which Ms. Pham did not send to the Applicant and failed to comply with Tribunal Orders made on 15 January 2025, and even lied to Tribunal at Directions Hearing on 20 February 2025 that she had sent the letter to the Applicant via courier, the following was stated in Paragraph 12:

12. Paragraph 3.3 of the POC is irrelevant to the Applicant's application. In addition, there is no requirement for a strata committee member to be financial to be elected to the strata committee.

Bannermans Lawyers made this senseless statement in direct contradiction with SSMA 2015 Section 23 (8):

(4) Voting rights cannot be exercised if contributions not paid A member of the strata committee is not entitled to vote on any motion put or proposed to be put to the strata committee if the member was, or was nominated as a member by a member who was, an unfinancial owner of a lot in the strata scheme at the date notice of the meeting was given and the amounts owed by the unfinancial owner were not paid before the meeting.

Under the Strata Schemes Management Act 2015 (NSW), an owner cannot vote at a general meeting if they are "unfinancial" at the time of the meeting, meaning they have not paid all contributions and other amounts owed in relation to the lot. This rule also applies to the exercise of voting rights on the strata committee. An owner must make these payments before the meeting to be eligible to vote on motions other than those requiring a unanimous resolution.

An owner is considered unfinancial if they have outstanding contributions or other amounts (like late fees or charges) owed to the owners corporation at the time of the meeting. The restriction applies to general meetings of the owners corporation and meetings of the strata committee. An unfinancial owner cannot exercise their voting rights at the meeting. To regain their voting rights, the owner must pay all overdue contributions and any other outstanding amounts related to their lot before the meeting. The payment must be made by the meeting date to be eligible to vote on most matters.

Ms. Pham could not provide any evidence on how would Mr. Pogorelsky , or any other unfinancial owner, vote at any meeting if all contributions not paid before the meeting.

2) The meeting 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).

In public display of keeping appearances, Bannermans Lawyers are well aware of risks with time limits to send notices for general meetings (similar applies to ordinary meetings too, but with shorter time frames):

<https://www.bannermans.com.au/library/what-a-difference-a-day-makes-well-two-days-beware-of-time-limits-when-using-mail-services/>



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What a difference a day makes (well two days) – Beware of time frames for General Meetings when using mail services

POSTED 08 DECEMBER 2023

Category: Strata

Beware of time limits when placing notices for general meeting into the postal system

A recent case brought us back to basics with respect to the timeframes in which notices of general meetings must be served under the Strata Scheme Management Act 2015 ("SSMA").

Pursuant to Schedule 1 Clause 7(3) of the SSMA, different notice periods apply to different types of general meetings of the owners corporation. For annual general meetings, notice must be served on each lot owner at least 14 days before the general meeting. For general meetings other than an annual general meeting, notice of the general meeting of the owners corporation must be served on each owner at least 7 days before the general meeting. Please see below the excerpt of clause 7(2) of the SSMA:

3) As of 13 September 2025, Bannermans Lawyers, Waratah Strata Management, and three committee members who attended two Hearings on 22 April 2025 and 22 July 2025 (Mr. Stan Pogorelsky, Mr. Joe Spatola, and Mrs. Genelle Godbee) failed to respond to this evidence or refute it.

Further more, they did not address Applicant's submission on 7 July 2025, with Table of Contents shown herewith:

<https://www.nswstratasleuth.info/SP52948-year-2025/Table-of-Contents-NCAT-2024-00454780-concerns-about-procedural-errors-and-misleading-statements-6Jul2025.pdf>

4) Notice of the meeting hid all details of the financial status in Admin Fund. On 17 May 2024, Admin Fund had negative balance (deficit) in amount of -\$54,526.34:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Income-and-Expenditure-Report-1Sep2023-to-17May2024.pdf>

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
		Current period	Previous year
		01/09/2023-17/05/2024	01/09/2022-31/08/2023
181100	Reimbursements - Gas Usage	(2,516.47)	636.80
181101	Reimbursements - Water Usage	2,914.57	4,520.54
190200	Utility--Electricity	48,644.59	53,704.10
190400	Utility--Gas	9,088.97	27,768.79
190800	Utility--Rubbish Removal	72.27	0.00
191200	Utility--Water & Sewerage	85,145.48	100,993.06
Total expenses		761,242.35	903,398.93
Surplus/Deficit		(60,647.07)	(69,680.22)
Opening balance		6,120.73	75,800.95
Closing balance		-\$54,526.34	\$6,120.73

5) Agenda was not detailed and did not publish any information for Motion 2 and Motion 4:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-agenda-EC-meeting-17May2024.pdf>

The Agenda for the meeting is:

- 1 MINUTES**
That the minutes of the previous strata committee meeting be confirmed as a true record of the proceedings of that meeting.
- 2 FINANCIAL REPORT**
That the financial reports for the current financial year be tabled and discussed.
- 3 FIRE ORDER**
That the tender analysis and recommendation prepared by CORE Consulting Engineers be tabled and discussed.
- 4 GENERAL BUSINESS**
That any general business items be raised and discussed.
- 5 NEXT MEETING**
That the date time and location of the next Strata Committee meeting be decided.

Date of this notice: 17 May 2024

6) Agenda was not sent to Applicant, whilst evidence if it was sent to all other owners who do not live in the complex was undisclosed by Waratah Strata Management.

7) None of six notice boards published agenda of the alleged meeting until one day before the meeting on 22 May 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-without-agenda-for-EC-meeting-21May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-without-agenda-for-EC-meeting-21May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-C-notice-board-without-agenda-for-EC-meeting-21May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-D-notice-board-without-agenda-for-EC-meeting-21May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-22May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-22May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-C-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-22May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-D-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-22May2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-letterbox-2-notice-board-published-agenda-for-EC-meeting-just-one-day-before-meeting-22May2024.webp>

8) 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 incomplete, in spite of fire safety non-compliance for many years (still unresolved as of mid-September 2025).

Agenda for committee meeting sent on 17 May 2024 and AGM sent on 4 November 2024 repeated Core Consulting Engineering alleged tender analysis which did not failed the criteria of truth:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-delayed-actions-by-Core-Consulting-Engineers-since-15May2024.pdf>

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 serious concerns of costs not being finalised:

“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:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Insurance-Policy-24Sep2024.pdf>

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

CERTIFICATE OF CURRENCY



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.

Core Consulting Engineers received concerns and inquiries from the Applicant but failed to respond each time:

- 30 November 2022 (email in two parts)
- 13 March 2022
- 12 May 2022

Excluding FY 2024 (Waratah Strata Management claimed there were no payments for “Maint Bldg -- Consultants Code 164200” in agenda for 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:

<https://www.nswstratasleuth.info/SP52948-AGM-2023-dubious-invoices-24Oct2023.pdf>

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

9) Waratah Strata Management website in two folders (Main landing page for Applicant owner and the Meetings folder) had information they did not schedule any meetings as of 21 May 2024:

Tue May 21 16:37

Welcome to Waratah Strata - x Home x +

https://www.lookatmystrata.com.au/187035/ho 80%

WARATAH

STRATA MANAGEMENT


CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Property Details

Strata Plan 52948
Plan #: 52948

Macquarie Gardens
1 -15 Fontenoy Road
Macquarie Park NSW 2113



Financial Details

Paid to:	31/07/2024	Last Receipt:	13/05/2024
		Amount:	\$1,611.10
		Receipt #:	7528

Maintenance

Open work orders	15
Open quotes	0

Scheduled Meetings

There are no scheduled meetings for this plan

Tue May 21 16:38

Welcome to Waratah Strata - x Meeting x +

https://www.lookatmystrata.com.au/187035/me 80%

WARATAH

STRATA MANAGEMENT

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Scheduled Meetings Past Meetings

There are no scheduled meetings for this plan

CONTACT MANAGER

... and conflicted with the Documents folder which listed the meeting since 17 May 2024:

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
MINUTE BOOK			17/05/2024
MINUTE BOOK			03/04/2024
MINUTE BOOK			26/03/2024
CORRESPONDENCE			22/03/2024
Levy Notice		May 2024	14/03/2024
MINUTE BOOK			27/02/2024
MINUTE BOOK			27/02/2024
CORRESPONDENCE			23/02/2024
MINUTE BOOK			31/01/2024
MINUTE BOOK			31/01/2024

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Show rows 10

10) Agenda did not disclose to owners details of Solicitor Adrian Mueller's costs in Standard Costs Agreement and that Police Event was opened for his alleged criminal activities, whilst Office of Legal Services Commissioner and Law Society of New South Wales continued to investigate his misconduct in relation to Supreme Court case and insurance fraud.

11) In Bannermans Lawyers witness submission to NCAT on behalf of Mr. Stan Pogorelsky on 20 March 2025, they listed minutes of the alleged committee meeting on 6 January 2025 (also non-compliant) stating that the previous committee meeting was on 2 April 2024, directly confirming that the Attachment 26 of agenda for strata committee meeting on 17 May 2024 on page 838 of Mr. Pogorelsky's witness statement was falsified and void:



**MINUTES OF THE STRATA COMMITTEE MEETING
OF Strata Plan NO: 52948
1-15 FONTENOY ROAD MACQUARIE PARK**

Meeting Date	6 January 2025 10:00 AM		
Additional Attendees	Alex Tomasko (Waratah Strata Management)		
Committee Members	Lot 7	James Zachary Zuravle	Paper vote
	Lot 88	Marianna Hagop	Paper vote
	Lot 112	Carlos Fornieles Montoya	Electronic vote
	Lot 159	Ramesh Desai	Paper vote
	Lot 142	Genelle Godbee	Electronic vote
	Lot 181	Stanley Pogorelsky	Paper vote
	Lot 200	Giuseppe Anthony Spatola	Paper vote
	Lot 218	Jeffery Wang	Electronic vote

Motion 1	
Minutes	Ordinary Resolution Submitted by Strata Committee
THAT the minutes of the last meeting of the strata committee held on 2 April 2024 be confirmed.	
MOTION RESOLVED	

Motion 2	
Election of Office Bearers	Ordinary Resolution Submitted by Strata Committee
THAT the office bearers positions for chairperson, treasurer & secretary will be nominated and elected.	
MOTION DEFEATED	

12) In SP52948 Delegated Functions Report for period 1 January 2024 to 31 December 2024, which Waratah Strata Management hid from all owners and NCAT (allegedly created on 8 April 2025 by Marth Lim), and did not publish it on their website even as late as 18 September 2025, it clearly listed committee meeting on 23 May 2024 as valid.

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Delegated-Functions-Report-1Jan2024-to-31Dec2024.pdf>

Meeting Management

Details of Meetings

Meeting Date	Meeting Type
Meeting Venue	
22/02/2024	Executive Committee Meeting
via Zoom Video/Audio Conference	
22/02/2024	Extraordinary General Meeting
via Zoom Video/Audio Conference	
2/04/2024	Executive Committee Meeting
as a paper only meeting	
23/05/2024	Executive Committee Meeting
via Zoom Video/Audio Conference	
19/09/2024	Committee Meeting
Electronic vote required only NSW NSW 2000	
28/11/2024	Annual General Meeting
Online Meeting Via Zoom Only NSW 2000	
28/11/2024	Committee Meeting
Online Meeting Via Zoom Only NSW 2000	

Arranging Work to Common Property

08/04/2025	13:38	Marth Lim	Waratah Strata Management Pty Ltd	Page 25
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<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-2-24Aug2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-2-18Sep2025.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Document-folder-page-3-18Sep2025.pdf>

Strata Plan 52948



Document Type	Creditor	Description	Date
MINUTE BOOK			07/04/2025
Insurance Policy			26/03/2025
Insurance Policy			21/03/2025
Levy Notice		May 2025	17/03/2025
Debt Recovery Notice		Manual	12/02/2025
MINUTE BOOK			06/02/2025
MINUTE BOOK			06/02/2025
MINUTE BOOK			15/01/2025
Delegated Functions Report			31/12/2024
Levy Notice		February 2025	24/12/2024

Meeting Management Details of Meetings

Meeting Date	Meeting Type
Meeting Venue	
22/02/2024	Executive Committee Meeting
via Zoom Video/Audio Conference	
22/02/2024	Extraordinary General Meeting
via Zoom Video/Audio Conference	
2/04/2024	Executive Committee Meeting
as a paper only meeting	
23/05/2024	Executive Committee Meeting
via Zoom Video/Audio Conference	
19/09/2024	Committee Meeting
Electronic vote required only NSW NSW 2000	
28/11/2024	Annual General Meeting
Online Meeting Via Zoom Only NSW 2000	
28/11/2024	Committee Meeting
Online Meeting Via Zoom Only NSW 2000	

Arranging Work to Common Property

13) As of 18 September 2025, Bannermans Lawyers, Waratah Strata Management, and three committee members who attended two Hearings on 22 April 2025 and 22 July 2025 failed to comply with Tribunal orders for access to strata files.

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-22Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-22Jul2025.webp>

On 22 April 2025 the following orders (and/or directions) were made:

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar
- 2 The applicant's application to revoke the leave granted to the respondent on 20 February 2025 to be represented is dismissed.
3. Pursuant to s 188 of the SSM Act, the respondent is to produce for visual inspection at the Strata Manger's office the Building Manager's Contract dated 1 February 2024 on or before 6 May 2025.
4. The respondent is to advise the applicant whether there is any correspondence available for inspection between the Strata Manager and the OC's auditor for the period 2017 to 2024 on or before 6 May 2025.
5. The respondent is to make available for inspection to the applicant details of income and expenditure for the period 2017 to 2024 on or before 6 May 2025.

N Vrabac, Senior Member

Issued: 22 April 2025



On 22 July 2025 the following orders (and/or directions) were made:
By consent,

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar.
2. The time is extended for the respondent to comply with direction 3 of the orders made by the Tribunal on 22-Apr-2025 to 12-Aug-2025.
3. The time is extended for the respondent to comply with direction 5 of the orders made by the Tribunal on 22-Apr-2025 to 12-Aug-2025.

N Vrabac, Senior Member

Issued: 22 July 2025



14) Bannermans Lawyers and Waratah Strata Management deliberately hampered NCAT investigations whilst profiteering through unnecessary delays of presenting evidence.

In addition, they deliberately prevent Applicant's access to strata files to help with these events:

- Police Events 174560202 and E65804633 for five fraudulent insurance claims and forgery of statements in Statutory Declaration to CTTT in case SCS 12/32675 on 19 April 2013, forgery of signature on Mueller's Standard Costs Agreement, Affidavit to District Court in February 2014, forgery of statements and invoices to NCAT and Supreme Court in case SC 20/33352 in 2022) as orchestrated by Solicitor Adrian Mueller.
- NSW Fair Trading complaint 11317277 (escalation to NSW Fair Trading Commissioner Natasha Mann).
- NSW Fair Trading case C2025/7500 - Matters Involving Waratah Strata Management Pty. Ltd.
- Office of Legal Services Commissioner's case CAS016659 for Solicitor Adrian Mueller misconduct and criminal actions.
- Case PSD2024_58792 with The Law Society of NSW for Solicitor Adrian Mueller misconduct and criminal actions, as referred by the Office of Legal Services Commissioner.
- Office of Legal Services Commissioner's case CAS022167 for Solicitor Ms. Jennifer Pham misconduct (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Case PSD2025_61759 with The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct, as referred by the Office of Legal Services Commissioner (even they could not force Ms. Pham to provide evidence of her legal engagement).
- Dubious ransomware attack against Waratah Strata Management with secret Bitcoin payment in amount of \$5,052.03 and refusal by the Respondents to co-operate in CIRS-20190810-40.
- Australian Taxation Office case 2410206414046.
- Australian Competition & Consumer Commission case 345200.
- City of Ryde issued yet another warning about fire safety non-compliance on 31 March 2025.
- Significantly underinsured complex by \$23,522,500.00 for buildings in March 2025 with secret insurance commissions in amount of \$13,750.00.
- Two fresh cases initiated with Office of Legal Services Commissioner and The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct in August 2025.