

The details of the meeting listed herewith was hidden 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). 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). More than 30 ordinary committee and general meetings failed to comply with strata laws since Waratah Strata Management took office on 1 February 2027:

<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
Committee meeting on 2 April 2024 not listed in Mr. Pogorelsky's witness statement as submitted by Bannermans Lawyers on 20 March 2025, with premeditated and deliberate intentions to hamper Tribunal investigations	<p>26 March 2024, Day of Notice, postage date not included</p> <p>27 March 2024, First Working Day</p> <p>28 March 2024, Second Working Day</p> <p>29 March 2024, Third Working Day</p> <p>30 March 2024, Saturday</p> <p>31 March 2024, Sunday</p> <p>1 April 2024, Fourth Working Day</p> <p>Three Working Days missing!</p> <p>Three Notice Days missing!</p> <p>2 April 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) Notice of the meeting hid all details of the financial status in Admin Fund. On 26 March 2024, Admin Fund had negative balance (deficit) in amount of -\$190,679.20:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-agenda-EC-meeting-26Mar2024.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 LEGAL ADVICE

That the strata committee resolves to engage JS Mueller & Co Lawyers in accordance with its fee proposal received 18/03/24 to:

(i) provide advice in relation to recent communication from Lot 158; and

(ii) draft additional by-law for storage of electric bikes, scooters and other electric lithium battery powered mobility equipment.

Date of this notice: 26 March 2024

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Income-and-Expenditure-Report-1Sep2023-to-26Mar2024.pdf>

181100	Reimbursements - Gas Usage	428.93	636.80
181101	Reimbursements - Water Usage	2,914.57	4,520.54

26/03/2024 11:37 Web generated report Waratah Strata Management Pty Ltd Page 2

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
		Current period	Previous year
		01/09/2023-26/03/2024	01/09/2022-31/08/2023
190200	Utility--Electricity	43,916.91	53,704.10
190400	Utility--Gas	5,309.42	27,768.79
191200	Utility--Water & Sewerage	56,803.43	100,993.06
Total expenses		651,154.60	903,398.93
Surplus/Deficit		(196,799.93)	(69,680.22)
Opening balance		6,120.73	75,800.95
Closing balance		-\$190,679.20	\$6,120.73

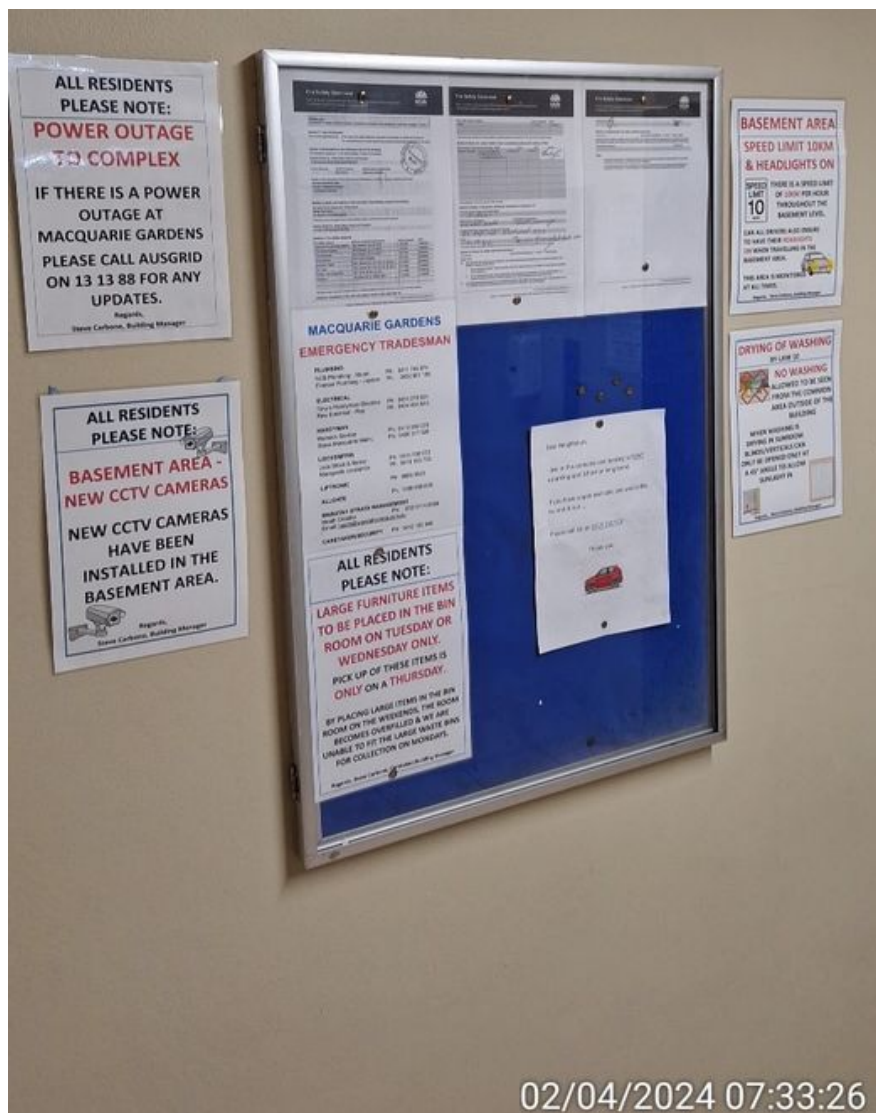
4) Agenda was not detailed and not sent to the Applicant, directly discriminating them.

5) Evidence if the agenda was sent to all other owners who do not live in the complex was undisclosed by Waratah Strata Management.

6) Agenda was not published on any of six notice boards before the meeting and on the day of the meeting - example from Block A:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-without-agenda-for-paper-EC-meeting-1Apr2024.webp>

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-without-agenda-for-paper-EC-meeting-2Apr2024.webp>



7) 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):



Waratah Strata Management
ABN 75 161 033 745
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9599
Fax (02) 9114 9598
www.waratahstrata.com.au

**NOTICE 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 will be held on 2/04/2024 as a paper only meeting. The meeting will commence at 09:00 AM.

This meeting is being held in accordance with Schedule 2 Sec 9(2) of the Strata Schemes Management Act 2015. It is not necessary for you to attend this meeting in person. Please complete and return the attached written voting form prior to the meeting.

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 LEGAL ADVICE

That the strata committee resolves to engage JS Mueller & Co Lawyers in accordance with its fee proposal received 18/03/24 to:

(i) provide advice in relation to recent communication from Lot 158; and

(ii) draft additional
powered mobili

Date of this notice: 26 Mar 2024

NOTES:

Only executive committee memb

A quorum at an Strata Committee
Chairman does not have a castin

In the event than an agenda item

Appointees acting on behalf of a

An owner or company nominee c
Strata Committee members.

For large schemes (over 100 lots
members, all lot owners and plac
meetings are to be sent to strata

Properties

General

Fonts

Location:

file:///tmp/SP52948-agenda-EC-meeting-26Mar2024.pdf

Producer:

iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)

Created:

Tue 26 Mar 2024 13:53:26

Modified:

Tue 26 Mar 2024 13:53:26

Format:

PDF-1.4

Number of Pages:

6

Optimised:

No

Security:

No

Paper Size:

A4, Portrait (210 × 297 mm)

Contains Javascript:

No

Size:

427.0 kB

8) Motion 2 was listed as:

Engage JS Mueller in accordance with its fee proposal received 18/03/24 to (estimate of costs not disclosed):

(i) provide advice in relation to recent communication from Lot 158; and

(ii) draft additional by-law for storage of electric bikes, scooters and other electric lithium battery powered mobility equipment.

9) Copy of Solicitor's Standard Costs Agreement did not have any concrete figure of the cost estimates.

10) Waratah Strata Management and committee members deliberately prevented owners from having knowledge of Office of Legal Services Commissioner's case CAS016659 for Solicitor Adrian Mueller misconduct and criminal actions in three CTTT and NCAT cases, one District Court case, and one Supreme Court case. His fraudulent activities included forging evidence, providing false statements, coercing strata managers and committee members to make huge insurance claims for his fictive work, and much more:

https://www.nswstratasleuth.info/Brief-evidence-of-Solicitor-Adrian-Mueller-involvement-in-fraudulent-activities-in-CTTT-case-SCS-12_32675.pdf

https://www.nswstratasleuth.info/Brief-evidence-of-Solicitor-Adrian-Mueller-involvement-in-fraudulent-activities-in-CTTT-case-SCS-12_50460.pdf

<https://www.nswstratasleuth.info/District-Court-case-13-360456-Lot-158-Affidavit-ignored-by-Solicitor-Adrian-Mueller-4Feb2014.pdf>

<https://www.nswstratasleuth.info/SP52948-Lot-158-cost-submission-reply-ignored-by-Solicitor-Adrian-Mueller-in-Supreme-Court-27Feb2022.pdf>

11) Legal expenses for alleged Solicitor's work were logged in accounting figures in May 2024. Admin Fund recorded legal fees in amount of \$921.93 on 22 May 2024 and \$4,471.93 on 23 May 2024:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Income-and-Expenditure-Report-1Sep2023-to-22May2024.pdf>



Suite 17, First Floor, 10 E Parade
Eastwood NSW 2122

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02 9114 9599
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Income & Expenditure Report for the financial year-to-date 01/09/2023 to 22/05/2024

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2023-22/05/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	1,776.14	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	697,622.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	1,035.50	1,090.00
147000	Strata Roll Inspection Fees	186.00	217.00
<i>Total revenue</i>		700,619.80	833,718.71
Less expenses			
150200	Admin--Accounting	600.00	900.00
153800	Admin--Agent Disbursements	10,828.99	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,510.00	1,205.00
150900	Admin--Auditors--Taxation Services	160.00	475.00
153000	Admin--Key Deposit Refunds	(122.00)	200.00
153200	Admin--Legal & Debt Collection Fees	921.93	2,214.58



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Income & Expenditure Report for the financial year-to-date 01/09/2023 to 23/05/2024

Strata Plan 52948

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

Administrative Fund

		Current period 01/09/2023-23/05/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	1,776.14	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	697,622.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	1,035.50	1,090.00
147000	Strata Roll Inspection Fees	186.00	217.00
<i>Total revenue</i>		700,619.80	833,718.71
Less expenses			
150200	Admin--Accounting	600.00	900.00
153800	Admin--Agent Disbursements	10,828.99	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,615.00	1,205.00
150900	Admin--Auditors--Taxation Services	160.00	475.00
153000	Admin--Key Deposit Refunds	(122.00)	200.00
153200	Admin--Legal & Debt Collection Fees	4,471.93	2,214.58

12) Minutes of the meeting stated that 7 of 9 strata committee members were financial for the purposes of this meeting. A quorum of the eligible 7 members was achieved by 4 members votes received who all voted in favour of the below motions but Waratah Strata Management failed to disclose that Lot 181 (Mr. Stan Pogorelsky) was NOT FINANCIAL:

<https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-minutes-paper-EC-meeting-2Apr2024.pdf>

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 2/04/2024 as a paper only meeting.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
87	87	Yes	Basil Gionea
142	142	Yes	Genelle Godbee
159	159	Yes	Ramesh Desai
181	181	Yes	Stan Pogorelsky

NOTE:

7 of 9 strata committee members were financial for the purposes of this meeting.

A quorum of the eligible 7 members was achieved by 4 members votes received who all voted in favor of the below motions.

IN ATTENDANCE: Heath Crosbie - Waratah Strata Management

CHAIRPERSON (acting): Heath Crosbie

13) Results of alleged Solicitor's work were never provided and the by-law never presented at any meeting.

Bannermans Lawyers submitted witness statement of Mrs. Genelle Godbee to NCAT on 20 March 2025 where she stated that a letter was sent to the Applicant on 5 June 2024, which was a completely false statement as such letter never arrived, was never shared with any owner, and never published on Waratah Strata Management website:

Lot 158's **'unreasonable communications'** also ignored a letter from our previous lawyer Adrian Mueller, at the end of which he states:

"If you do not comply with that request, and you continue breaching the by-law, the owner's corporation will be forced to consider:

1. Issuing a notice to comply with the by-law against you pursuant to section 146 of the Strata Schemes Management Act 2015;
2. Applying to the Civil & Administrative Tribunal for an order that you pay a monetary penalty if you continue to contravene the by-law after the notice to comply is issued against you;
3. Taking legal action against you in the Civil & Administrative Tribunal to obtain (among other things) an order restraining you from contravening the by-law.

We trust that we have made the position of the owner's corporation clear. **Annexure A:**

Likewise, alleged by-law for storage of electric bikes, scooters and other electric lithium battery powered mobility equipment was never submitted or considered as of 18 September 2025.

14) 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 24 August 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>

<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-2-9Sep2025.pdf>

8/24/25, 12:24 PM

WARATAH

STRATA MANAGEMENT

Documents

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
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
Levy Notice		February 2025	24/12/2024
MINUTE BOOK			05/12/2024
MINUTE BOOK			04/11/2024
Insurance Policy			25/09/2024

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9/9/25, 2:45 PM

WARATAH

STRATA MANAGEMENT

Documents

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
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
MINUTE BOOK			05/12/2024
MINUTE BOOK			04/11/2024

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Solicitor Adrian Mueller's legal costs were \$3,905.00 and the certified audited accounts listed \$4,561.93 for legal costs in FY 2024:

Creditor Payments

Payee Name	Creditor Type	Total Amount Paid
AJ Fixie	Handyman	99.00
Allgate Automation	Garage Doors	7,007.89
Australian Taxation Office	ATO	45,615.30
Blue Flame	Gate Installer/Repairer	544.63
Body Corporate Brokers	Insurance Broker	134,959.31
Bugden Allen Graham Lawyers Pty Ltd	Solicitors & Debt Collectors	1,276.00
City of Ryde Council	Council	79.50
Core Project Consulting	Engineer	20,272.45
CovaU Pty Ltd	Gas supplier	36,150.72
Custom Gas	Gas Appliance Service & Repair	1,039.28
D & N Plumbing Services Pty Ltd	Plumber	4,405.45
Economos Pty Ltd	Accountant/Auditor	1,650.00
Economos Strata Services Pty Ltd	Accountant/Auditor	1,430.00
ENVIRO-LCS Pty Ltd	Bathroom Supplies	813.19
FlameSafe Fire Protection Pty Limited	Fire Protection	24,404.60
Flash Blaze Holdings	Cleaner - Bins	858.00
Flash Window Cleaning Hills District	Window Cleaner	2,387.00
FMT Services	Electrician	5,566.00
G & L Cleaning Services	Cleaner	2,640.00
H & T Security	Security Alarm/System	1,896.93
Handyman Electrics Pty Ltd	Electrician	30,098.89
Hills Irrigation	Irrigation	4,964.35
J.S. Mueller & Co	Solicitors & Debt Collectors	3,905.00
Lift Connect	Lift Maintenance	5,610.00
Liftronic Pty Ltd	Lift Maintenance	25,972.14
Lock Stock & Barrel Locksmiths Pty Ltd	Locksmith	10,098.00
Man & His Tools	Handyman	10,813.00
Mario's Gutter Cleaning	Gutter Repairs/Cleaning	3,740.00
NCB Plumbing Pty Ltd	Plumber	19,861.60
New World Pumps	Pump Maintenance	535.70
NSW Government Strata Hub	Government	654.00
O'Briens Services Australia Pty Ltd	Cleaner - Windows	2,145.00
Optus	Telecom/Internet supplier	545.00
Origin Energy (747428)	Electricity supplier	57,228.46
Palmer's Glass & Carpentry Pty Ltd	Glazier	5,071.00
PCK Air & Electrical	Airconditioning - Maint	1,980.00
Pool Service 2U	Swimming Pool/Spa Maint	3,337.90
Robert Bates & Co	Accountant/Auditor	407.00
RS Electrical	Electrician	3,124.00
Sterling Pest Control Pty Ltd	Pest Control	1,925.00
Steve Vogel The Tree Guy	Tree Surgeon/Lopper	19,487.50

Income & Expenditure Report for the financial year to 31/08/2024

Strata Plan 52948

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

Administrative Fund

	Current period 01/09/2023-31/08/2024	Annual budget 01/09/2023-31/08/2024	Previous year 01/09/2022-31/08/2023
Revenue			
Gas - Additional Service	2,945.45	2,900.00	2,945.40
Interest - Other	27.29	0.00	0.00
Interest on Arrears--Admin	2,056.69	0.00	976.85
Key Deposits	122.00	0.00	862.00
Levies Due--Admin	942,502.16	980,000.00	810,586.82
Miscellaneous Income--Admin	120.00	0.00	17,040.64
Status Certificate Fees	1,471.50	0.00	1,090.00
Strata Roll Inspection Fees	214.18	0.00	217.00
Total revenue	949,459.27	982,900.00	833,718.71
Less expenses			
Admin--Accounting	800.00	900.00	900.00
Admin--Agent Disbursements	14,477.26	14,593.06	13,771.85
Admin--Agent Disburst--Other	0.00	100.00	100.00
Admin--Auditors--Audit Services	1,300.00	1,200.00	1,205.00
Admin--Auditors--Taxation Services	475.00	475.00	475.00
Admin--Key Deposit Refunds	0.00	0.00	200.00
Admin--Legal & Debt Collection Fees	4,561.93	0.00	2,214.58

15) Mrs. Genelle Godbee received updated letter of demand from the Applicant on 22 April 2025 and she has not responded as of 18 September 2025:

- Evidence that Solicitor Adrian Mueller, or someone on his behalf sent a letter or email to Lot 158 on 5 June 2024.
- Evidence of alleged Applicant's criminal record at Burwood Court (Applicant called her a liar during the Hearing on 22 April 2025 and asked her to repeat that statement under oath, which Mrs. Godbee refused).
- Mrs. Godbee's actions since 25 May 2013, when she supported mediation without Solicitor Adrian Mueller's engagement in CTTT case SCS 20/32675:
- Evidence of Mrs. Godbee's responses and actions in regards to Applicant's complaints and reports of mismanagement, with special emphasis on:

Lot 158 letter of demand on 3 October 2020.

Lot 158 email SP52948 Unfinancial EC members and other owners - second gas connection on 25 June 2017.

Lot 158 email CHU Insurance claim and defamation of Lot 158 on 1 April 2017.

Lot 158 email REQUEST - Prepare responses to Lot 158 at AGM 2024 on 5 November 2024.

Lot 158 email SUMMARY NCAT 2024/00454780 and latest fire safety on 1 April 2025, including Applicant's long-term common property issues.

16) Extract from agenda for AGM sent on 4 November 2024, showing continuous engagement of Solicitor Adrian Mueller, and his planned costs of \$25,000.00 in FY 2025:

Unfortunately, though, we live in difficult times with huge cost of living increases. We will require an increase of levies, but the 'blow-out' in the budget is largely due to the repeated actions of Lot 158, on three 'fronts':

1) Fire and Safety Order

Repeated complaints to Fire & Rescue NSW to pressure City of Ryde to issue a Fire Safety Order. Compliance with this Order comes at a very high cost - \$333,000 per year, (spread over 3 years. It should be noted that these costs are additional to obtaining the services of an independent fire engineer (already paid) as the fire order instructed.

The independent fire auditor acknowledges that councils across the country have not enforced fire safety upgrades on owners of older buildings but our upgrade, due to the age of the complex, will comply with codes and standards that have been implemented over the past 30 years.

2) Insurance.

The Fire Safety Order has had a flow on effect to our Insurance Policy. We could only obtain a six-monthly Insurance Premium which cost \$135,000 (compared to the same cost for a year in 2023.) So, we have provided as well for another \$135,000 for the next six months (in total \$270,000 for the year).

3) Legal Costs

The actions of Lot 158 have also necessitated our engagement of a lawyer, Adrian Mueller. We are forced to predict further legal costs for 2025 that could be as much as \$25,000.

Adrian continues to advise the Committee of the legality of the copious, historical and often defamatory communication, (despite a By- Law to the contrary) including motions submitted to our Annual General Meeting, that are not motions (but must be checked).

The Strata Committee recently declined further mediation with Lot 158 because their complaints were resolved (legally) at a NSW Civil and Administrative Appeals Tribunal (NCAT) meeting (in 2022). All claims were dismissed, and costs awarded against the owner. The recovery of Strata legal costs used an agreed schedule of payments to our insurers from whom we claimed our legal costs. Repeating this process would only achieve the same result but further add to our Insurance and Legal costs.

In total, an additional half a million dollars has had to be provided for in this financial year's budget due to the actions of Lot 158!

Finally, it should also be noted that due to the infrequent and limited access that can legally be granted to owners, any financial discussion owners might receive from Lot 158 will always be based on outdated information (e.g. missing quarterly Strata fee deposits). Most saliently, the allegedly 'missing' money is safely invested in Term Deposits!

17) 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>

18) 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. Some of the evidence was in Parts 5 to 10 in Applicant's submission on 29 January 2025:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-001-remove-committee-member-Stan-Pogorelsky-SSMA-2015-Sec238-part-1-public.pdf>

- 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.