

LIST OF DOCUMENTS REQUESTED from SP52948 by Lot 158 in February 2024

- 1) Detailed income transaction list for FY 2018, 2019, 2020, 2021, 2022, and 2023 (financial year from 1 September previous year to 31 August next year, inclusive). This applies to both Admin Fund and Capital Works Fund.
- 2) Detailed income transaction list for FY 2024 from 1 September 2023 to day of Lot 158 document search in 2024. This applies to both Admin Fund and Capital Works Fund.
- 3) Detailed expenditure transaction list for FY 2020 and 2021 (financial year from 1 September previous year to 31 August next year, inclusive). This applies to both Admin Fund and Capital Works Fund.
- 4) Detailed expenditure transaction list for FY 2024 from 1 September 2023 to day of Lot 158 document search in 2024. This applies to both Admin Fund and Capital Works Fund.
- 5) Fire Safety inspection reports for 2018, 2019, 2020, 2021, 2022, and 2023.
- 6) Evidence that Lot 3 and Lots 136/137 comply with Special By-Laws in regards to public liability insurance for FY 2018, 2019, 2020, 2021, 2022, 2023, and 2024.
- 7) Copies of detailed AGM agenda including quorum calculations for financial owners for FY 2018, 2019, 2020, 2021, 2022, and 2023.
- 8) Copies of detailed EGM agenda including quorum calculations for financial owners for:
EGM on 27 April 2023
EGM on 17 August 2023
EGM on 30 November 2023
- 9) Copy of all SP52948 correspondence and invoices by Solicitor Adrian Mueller from 1 September 2018 to day of Lot 158 document search in 2024.
- 10) Copy of all SP52948 correspondence with Economos Auditor and their staff from 1 September 2018 to day of Lot 158 document search in 2024.
- 11) All insurance claims from 1 September 2018 to day of Lot 158 document search in 2024.
- 12) Details of all elevator faults and risks from 1 September 2019 to day of Lot 158 document search in 2024.
- 13) Copies of recovery of funds from parties responsible for frequent damages to car entrance gate from 1 September 2018 to day of Lot 158 document search in 2024.
- 14) Copies of all correspondence with Ryde Council and Fire and Rescue NSW 1 September 2018 to day of Lot 158 document search in 2024, including fire orders and show cause orders.
- 15) Uniqueco Property Services monthly reports for every month in FY 2019, 2020, 2021, 2022, 2023, and each month in FY 2024 up to day of Lot 158 document search in 2024.
- 16) Strata Roll.

- 17) Copies of current signed contracts with Waratah Strata Management and Uniqueco Property Services.
- 18) Copy of current signed contract for electricity supply contract.
- 19) All invoices for the following expenses in amount of \$122,843.87 (GST excl) as requested in Lot 158 email to Waratah Strata Management and Uniqueco Property Services on 10 November 2023):

<https://www.nswstratasleuth.info/SP52948-AGM-2023-dubious-invoices-24Oct2023.pdf>
- 20) Cash Book payments.
- 21) Receipt Book.
- 22) Copies of all evidence for alleged ransomware attack in February 2019, where Bitcoin ransom was paid by a third-party known to Waratah Strata Management to the threat actor in the equivalent amount of \$5,052.03 (including name of benefactor and proof of ransom payment, date the Police notified and the Event number, date mandatory data breach notification was completed (Privacy Amendment (Notifiable Data Breaches) Bill 2016)).
- 23) Notices of recovery action for unpaid levy contributions, interest or expenses.
- 24) Voting papers relating to motions for resolutions by the owners corporation for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.
- 25) Voting papers relating to the election of the strata committee for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.
- 26) Proxy forms delivered to the owners corporation for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.
- 27) Up-to-date bank statements, including term deposits and trust accounts.
- 28) All invoices from W & M Gordon Property Management, R S Electrical, Kintyre Building Services, Liftronic Pty Ltd, RJ Bird Building Pty Ltd, Townview Painting Service Pty Ltd, Macquarie Maintenance Services, Handyman Electrics Pty Ltd, Man & His Tools, RS Electrical, FMT Services, Core Consulting Engineers Pty Ltd, Urban Access Rescue, PCK Air & Electrical, AA Allgate Automation (NSW) Pty Ltd, Blue Flame, and NCB Plumbing from 1 September 2018 to day of Lot 158 document search in 2024.
- 29) Invoices by Lot 77 for their garage space rental to owners corporation (as per payment on 16 July 2019 and 12 August 2019).
- 30) Copy of alleged agenda and minutes of meeting in November 2021 approving illegal transfer of common property to Lot 151.
- 31) Copy of current Consolidated By-Laws.

32) Copies of invoices for five Lot 158 payments:

<https://www.nswstratasleuth.info/SP52948-insurance-reimbursements-and-blackmail-payments-for-alleged-legal-costs-of-Solicitor-Adrian-Mueller-2022-and-2023.png>