



**Fair
Trading**

Mediation Services, Strata and Community Living

PO Box 972

Parramatta NSW 2124

www.fairtrading.nsw.gov.au

23 September 2024

1-15 FONTENOY RD
MACQUARIE PARK NSW 2113

**Application for Mediation. SP52948. File No: 00994497
MACQUARIE GARDENS 1-15 FONTENOY RD, MACQUARIE PARK, NSW, 2113**

I refer to your application for mediation concerning issues relating to the management of the strata scheme including the request for Special by-law 11 to be rescinded; meetings; contracts for the Strata Manager and Building Manager; insurance renewal; maintenance of common property; administrative and capital works funds and capital works plan; access to strata records; the request for certain decision to be made at a general meeting and not by the strata committee; the request for removal of Stan Pogorelsky, Jeffery Wang, Ramesh Kamini, Carlos Fornieles Montoya, Kathryn Cutler, Marianna Paltikian and Genelle Godbee from the strata committee.

The *Strata Schemes Management Act 2015* sets out specific provisions for the resolution of disputes, the first step being mediation.

In this instance, mediation has been declined by the owners corporation.

If the issues you described in your mediation application remain unresolved, you have the option to apply for a hearing at the NSW Civil and Administrative Tribunal (NCAT). Further information can be found at www.ncat.nsw.gov.au. If you choose this option, you may wish to contact the Fair Trading Contact Centre on **13 32 20** to ensure the issues you have raised are matters that can be resolved by the Tribunal.

Should you decide to proceed with an application with NCAT you will be required to indicate on your application form that mediation has been attempted, by attaching a copy of this letter to the application.

I have included a link in my email to the NCAT application form.

Yours sincerely

Rebecca Gleeson
**Mediator | Strata and Community Living
NSW Fair Trading | Department of Customer Service**