

- 1) Irrefutable facts show that Bannermans Lawyers fraudulently misrepresented SP52948 at Directions Hearing on 15 January 2025 and 20 February 2025 – they did not have proper authorisation to attend the event.
- 2) Bannermans Lawyers, at Directions Hearing on 15 January 2025 and 20 February 2025, and 22 April 2025 showed serious contempt of court and legal procedures.

On 23 April 2025, the following repeated request was sent to Bannermans Lawyers and they failed to respond. The recipients of the request were: Mr. Joseph Bannerman, Ms. Ishita Rao, Ms. Jennifer Pham, Ms. Arian Shian:

So far, Bannermans Lawyers failed to produce signed Standard Costs Agreement three times at NCAT hearings:

*15 January 2025, first Directions Hearing
20 February 2025, second Directions Hearing
22 April 2025, Hearing*

Please provide this information by the end of business hours today:

a) Signed version of your Standard Costs Agreement as you would have received from SP52948 representatives.

b) Date and time when you received the signed version of your Standard Costs Agreement.

For the record, your involvement in alleged major renovations for Lot 79 which started before approval at general meeting, and without updates to Consolidated By-Laws, are still ongoing, in its sixth month.

- 3) The following persons received numerous concerns from Lot 158, and took no action to enforce below-listed documents be provided to all SP52948 owners and tenants whilst knowingly not complying with multiple NCAT orders and not attempting to facilitate Tribunal's investigations:

Mr. Alex Tomasko, Waratah Strata Management
Mr. Robert Odenthal, Beaumont Property
Mr. Nicolas Cosic, Waratah Strata Management
Mr. Robert Crosbie, Waratah Strata Management
Mr. Heath Crosbie, Waratah Strata Management
Mr. Stan Pogorelsky, SP52948 committee member
Mr. Joe Spatola, SP52948 committee member
Mr. Jeffery Wang, SP52948 committee member
Mr. Andrew Ip, SP52948 committee member
Mr. Carlos Fornieles Montoya, SP52948 committee member
Mr. Ramesh Kamini, SP52948 committee member
Ms. Genelle Godbee, SP52948 committee member
Mr. Basil Gionea, previous SP52948 committee member
Ms. Kathryn Cutler, previous SP52948 committee member
Mr. Thomas Karolewski, previous SP52948 committee member
Mr. Upali Aranwela, previous SP52948 committee member
Mr. John Ward, previous SP52948 committee member
Mr. Bruce Copland, previous SP52948 committee member
Mr. Steve Carbone, Uniqueco Property Services
Mrs. Sandra Carbone, Uniqueco Property Services

Item (status as of 15 April 2025)	Committee meeting on 6 January 2025	Committee meeting on 6 February 2025
Compliance with Interpretations Act 1987 Section 76	<p>Non-compliant</p> <p>24 December 2024, Day of notice put on notice boards and published, Postage date not included</p> <p>25 December 2024, Christmas Day</p> <p>26 December 2024, Boxing Day</p> <p>27 December 2024, First Working Day</p> <p>28 December 2024, Saturday</p> <p>29 December 2024, Sunday</p> <p>30 December 2024, Second Working Day</p> <p>31 December 2024, Third Working Day</p> <p>1 January 2025, New Year's Day</p> <p>2 January 2025, Fourth Working Day</p> <p>3 January 2025, Fifth Working Day</p> <p>4 January 2025, Sixth Working Day</p> <p>5 January 2025, Seventh Working Day</p> <p>Three Notice Days Missing!</p> <p>6 January 2025, Date of Meeting, not counted</p>	<p>Non-compliant</p> <p>24 January 2025, Day of notice put on notice boards and published, Postage date not included</p> <p>25 January 2025, Saturday</p> <p>26 January 2025, Sunday</p> <p>27 January 2025, Australia Day</p> <p>28 January 2025, First Working Day</p> <p>29 January 2025, Second Working Day</p> <p>30 January 2025, Third Working Day</p> <p>31 January 2025, Fourth Working Day</p> <p>1 February 2025, Saturday</p> <p>2 February 2025, Sunday</p> <p>3 February 2025, Fifth Working Day</p> <p>4 February 2025, Sixth Working Day</p> <p>5 February 2025, Seventh Working Day</p> <p>Three Notice Days Missing!</p> <p>6 February 2025, Date of Meeting, not counted</p>
Agenda and minutes of meeting sent to Lot 158	No	No
Agenda detailed	No	No
Bannermans Lawyers Standard Costs Agreement published for owners in agenda for the meeting	No	Yes
Signed version of Bannermans Lawyers Standard Costs Agreement published for owners	No	No
Lot 158 Application Notice, issued by NCAT on 6 December 2024	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner. 	

<p>Notice for first Directions Hearing Listing, issued by NCAT on 10 December 2024</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Lot 158 submission for two more Orders, NCAT email on 10 December 2024</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Mr. Stan Pogorelsky UNFINANCIAL and ILLEGAL TO VOTE and BE COMMITTEE MEMBER, Lot 158 email on 22 December 2024</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Request for summons to Stan Pogorelsky, Lot 158 email on 12 January 2025</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Lot 158 evidence, email on 14 January 2025</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.

<p>NCAT Orders issued at first Directions Hearing on 15 January 2025</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Bannermans Lawyers conflict of interest, Lot 158 email on 15 January 2025</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>UPDATES, Lot 158 email on 17 January 2025</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 January 2025 and 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Lot 158 email to Bannermans Lawyers, requesting these documents on 20 February 2025:</p> <p>1) Unredacted electronic copy of all email correspondence between SP52948 representatives and Bannermans Lawyers since 10 December 2024.</p> <p>2) Unredacted electronic copy of email(s) that provided Bannermans Lawyers with signed version of their Standard Costs Agreement before attending Directions Hearing on 15 January 2025.</p> <p>3) Unredacted electronic copy of email(s) that provided Bannermans Lawyers with minutes of committee meeting on 6 January 2025 before attending Directions Hearing on 15 January 2025.</p> <p>4) Unredacted electronic copy of email(s) that provided Bannermans Lawyers with signed version of their</p>	<ul style="list-style-type: none"> • Not published in agenda or minutes of alleged committee meetings dated 6 February 2025. • Not published on six notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner. • Reply from SP52948 or Bannermans Lawyers never received.

<p>Standard Costs Agreement before attending Directions Hearing on 20 February 2025.</p> <p>5) Unredacted evidence that all owners were sent the full agenda for committee meeting (via email and Australia Post) in a timely manner before scheduled meeting on 6 January 2025.</p> <p>6) Unredacted evidence that all owners were sent the full agenda for committee meeting (via email and Australia Post) in a timely manner before scheduled meeting on 6 February 2025.</p> <p>7) Proof that agenda and minutes for meetings on 6 January 2025 and 6 February 2025 were published on Waratah Strata Management website before, on, and after the meetings in a timely manner. Proof that minutes for meeting on 6 February 2025 were published on six notice boards before or on 20 February 2025.</p> <p>8) Proof that the respondent engaged express courier to deliver printed files to Lot 158 before, on, or after 12 February 2025, as per Directions Hearing Orders received on 15 January 2025. The evidence must include proof of express courier payment, delivery to signature of the person who received your documents, date when these events happened, and evidence what Waratah Strata Management and committee members did when they received Lot 158 about missing documents on 14 and 19 February 2025.</p>	
<p>Notice of second Directions Hearing Listing, issued by NCAT on 21 January 2025</p>	<ul style="list-style-type: none"> • Published on notice boards on 28 January 2025 without full details of the case. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.

<p>Concerns about SP52948 not complying with NCAT Orders, issued by NCAT on 18 February 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Notice of Hearing Listing, issued by NCAT on 3 March 2025</p>	<ul style="list-style-type: none"> • Published on six notice boards 10 days after the NCAT listing. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Issues of summonses for Mr. Stan Pogorelsky, delivered by NCAT on 7 March 2025</p> <p>1) Detailed Revenue for financial year 2017 (period from 1 September 2016 to 31 August 2017) - proof Lot 181 was financial to vote and be a committee member.</p> <p>2) Detailed Expenses for financial year 2017 (period from 1 September 2016 to 31 August 2017) - proof Lot 181 did not receive any payments from common funds.</p> <p>3) Detailed Expenses for financial year 2025 (period from 1 September 2024 to date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing) - proof Lot 181 did not receive any payments from common funds.</p> <p>4) Detailed Revenue for financial year 2025 (period from 1 September 2024 to date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing) - proof Lot 181 was financial to vote and be a committee member.</p> <p>5) Levy invoices for Mr. Stan Pogorelsky (Lot 181) in period from 1 February 2017 to the date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing - proof Lot 181 was financial to vote and be a committee member.</p> <p>6) Evidence and results of SP52948 obtaining independent legal advice in regards to Lot 158 claims of Solicitor Adrian Mueller's corruption and Lot</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.

<p>158 being a committee member, as recommended by the Solicitor himself in email to SP52948 representatives on 9 June 2022.</p> <p>7) Evidence of SP52948 Barrister’s response to O’Brien Criminal & Civil Solicitors (who acted on Lot 158 behalf) with answer if Lot 158 was valid committee member, as approved at committee meeting on 7 May 2020.</p> <p>8) Evidence of Bitcoin payment in amount of \$5,052.03 for ransomware attack in February 2019 (including name of benefactor and proof of ransom payment, date the Police notified and the Event number, date mandatory data breach notification was completed with Australian Cybercrime Online Reporting Network (ACORN) - proof that strata files for period prior to February 2017 were lost and Lot 181 had no files to prove he was financial to vote and be a committee member.</p> <p>9) Current contract with Uniqueco Property Services – check if Lot 181 signed it while unfinancial to vote and be a committee member.</p>	
<p>Concerns about SP52948 not delivering documents to Lot 158 by due date, issued by NCAT on 24 March 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Notice of third Directions Hearing Listing for Mr. Stan Pogorelsky’s non-compliance with summonses, issued by NCAT on 28 March 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Outcome of third Directions Hearing on 11 April 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.

<p>Updated order for Hearing on 15 April 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.
<p>Orders made at Hearing on 22 April 2025</p>	<ul style="list-style-type: none"> • Not published on notice boards. • Not published on Waratah Strata website. • There is no evidence that it was provided in any official correspondence to owners in emails or letters. • Full details of the case not provided to any owner.