

In NSW, strata committees must report all significant insurance risks, including structural defects, water ingress, or changes in building use (e.g., short-term letting), to their insurer immediately, especially at renewal, to avoid claim denial. The Insurance Contracts Act 1984 mandates disclosure, while safety hazards, such as common area dangers, must be managed via annual risk reports.

Due to poor maintenance and ongoing risks, and poor collection of evidence, insurance companies are regularly rejecting claims:

<https://www.nswstratasleuth.info/SP52948-CHU-Insurance-rejected-claim-for-power-cable-failure-Block-A-10-Dec2010.jpg>

<https://www.nswstratasleuth.info/SP52948-BCS-Strata-Management-hiding-huge-costs-to-repair-elevator-two-out-of-three-phase-burnt-allegedly-due-to-building-movement-insurance-company-rejected-as-not-plausible-and-secret-electrical-upgrade-for-Optus-mobile-tower-installation-2010.png>

<https://www.nswstratasleuth.info/SP52948-SUU-Insurance-claim-rejected-9Feb2021.png>

<https://www.nswstratasleuth.info/SP52948-rejected-insurance-claim-for-Lot-190-9May2023.webp>

Some of insurance, OH&S, and maintenance risks in SP52948 which are carried from previous years or are new in 2026:

1) Belated Block A Occupant Warning System (OWS) installations in December 2025 and January 2026 after many years of refusal to comply with City of Ryde Fire Safety Orders.

[SP52948-Block-A-Lot-147-first-owner-upgrading-sprinkler-monitoring-and-OWS-4Nov2025 \(Lot 147\)](#)

[SP52948-Block-A-second-group-of-seven-owners-upgrading-sprinkler-monitoring-and-OWS-13Nov2025 \(Lots 153, 159, 165, 171, 177, 183, 189\)](#)

[SP52948-Block-A-third-group-of-six-owners-upgrading-sprinkler-monitoring-and-OWS-29Nov2025 \(Lots 160, 166, 172, 178, 184, 190 and two other units 148 and 154 made a claim they only needed cabling\)](#)

[SP52948-Block-A-fourth-group-of-eight-owners-upgrading-sprinkler-monitoring-and-OWS-13Jan2026 \(Lots 150, 156, 162, 168, 174, 180, 186, 192\)](#)

[SP52948-Block-A-fifth-group-of-eight-owners-upgrading-sprinkler-monitoring-and-OWS-16Jan2026 \(Lots 151, 157, 163, 169, 175, 181, 187, 193\)](#)

[SP52948-Block-A-sixth-group-of-eight-owners-upgrading-sprinkler-monitoring-and-OWS-24Jan2026 \(Lots 146, 152, 158, 164, 170, 177, 183, 189\)](#)

Based on notices in elevators, these Lots did not appear to have completed the compulsory FULL OWS installations in Block A: 148, 149, 154, 155, 161, 167, 173, 176, 179, 182, 185, 188.

2) Block B is underway whilst Block C and D have not even started yet.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-first-group-of-eight-owners-upgrading-sprinkler-monitoring-and-OWS-7Feb2026.webp>

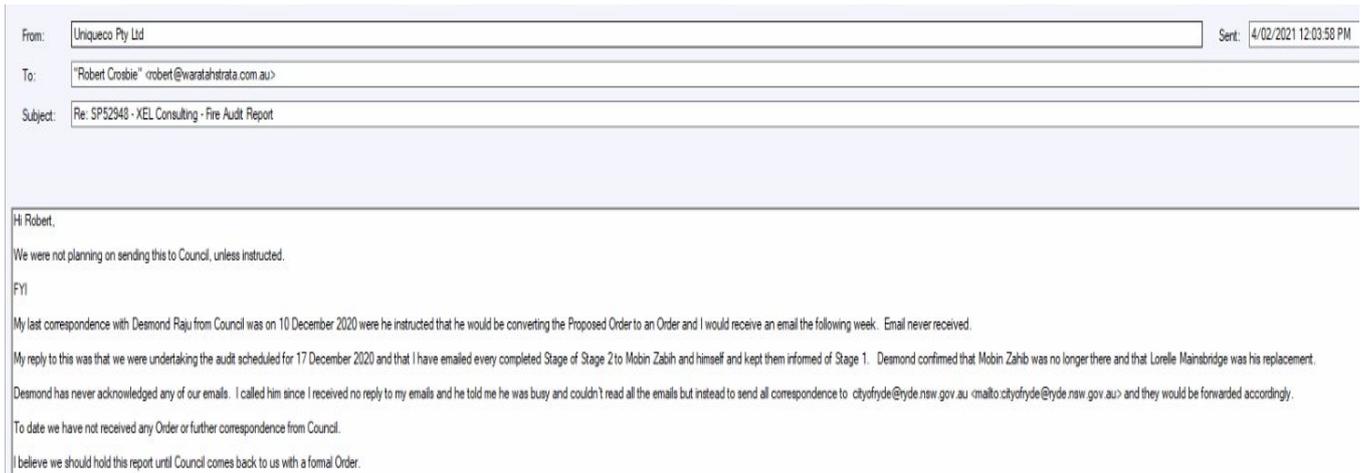
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-second-group-of-eight-owners-upgrading-sprinkler-monitoring-and-OWS-18Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-third-group-of-seven-owners-upgrading-sprinkler-monitoring-and-OWS-27Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-fourth-group-of-seven-owners-upgrading-sprinkler-monitoring-and-OWS-8Mar2026.webp>

3) From 13 February 2026, the routine servicing of all EFSMs in new and existing Class 1b and Class 2 to Class 9 buildings must be conducted in accordance with Australian Standard AS 1851-2012.

4) Correspondence between Uniqueco Property Services Director Steve Carbone and Waratah Strata Management on 4 February 2021 clearly showed they would not take any fire safety remediation until formal City of Ryde Council Orders arrived.



Extract from transcription: *"I believe we should hold this report until Council comes back with a formal Order".*

5) Incident with fire within the building caused by a device being charged using a booster-type charger in February 2026.

[SP52948-Fire-Safety-Incident-Notice-5Feb2026 \(related to EV charging\)](#)

We write as the strata managing agent for the abovementioned property on behalf of the strata committee in relation to a **recent fire incident onsite involving a booster charger**.

A small fire occurred within the building caused by a device being charged using a booster-type charger. Thankfully, the fire was contained quickly, however the incident highlights an important safety risk.

Due to lack of By-Law to cover these type of events, SP52948 has weak grounds to enforce the regulations.

6) Whilst SP52948 still does not have any By-Law related to EV, Building Manager Mr. Steve Carbone is using two EV vehicles and creating risks for SP52948.

- Keeping his EV scooter in new storage room in basement of Block D and charging it within the complex without evidence of authorisation at any legally-convened meeting.

As his EV scooter is hidden in closed location (inside the storage area in basement of Block D), there is a question of liability allocation, insurance coverage, safety standards, storage of cables or faulty installations (can create public liability risks, such as trip hazards or electrical fires).

- Riding the EV scooter without helmet.



- Parking his new EV car in private garages (evidence collected of his abuse in two private garages since February 2026), whilst the allocated slot for building manager's staff was empty outside the complex.
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-SP52948-maintenance-staff-regularly-parking-new-EV-car-in-private-garages-whilst-designated-parking-spot-left-vacant-2Mar2026.webp>
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Steve-Carbone-leaving-private-garage-with-new-EV-car-video-2-4Mar2026.avi>

Uniqueco Property Services Director Steve Carbone abuses private garages in the complex (around 13 different garages) since around 2021:

<https://www.nswstratasleuth.info/SP52948-building-manager-Steve-Carbone-parking-in-private-garages.pdf>

7) Uniqueco Property Services Director Steve Carbone continues to park his ride-on-mower in private garages, in spite of alleged decision at non-compliant EGM on 21 July 2025. This creates risks of damages to common and private property.

Motion 2.	QUOTATION APPROVAL - STORAGE CAGE	Special Resolution
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That the Owners – Strata Plan No. 52948, **SPECIALLY RESOLVE** pursuant to **Section 108 of the Strata Schemes Management Act 2015 (NSW)** to approve the installation of a wire mesh storage cage within the common property car park area for the purpose of securely housing the building managers equipment and items, on the following terms:

1. Purpose of the Cage

The storage cage is intended to:

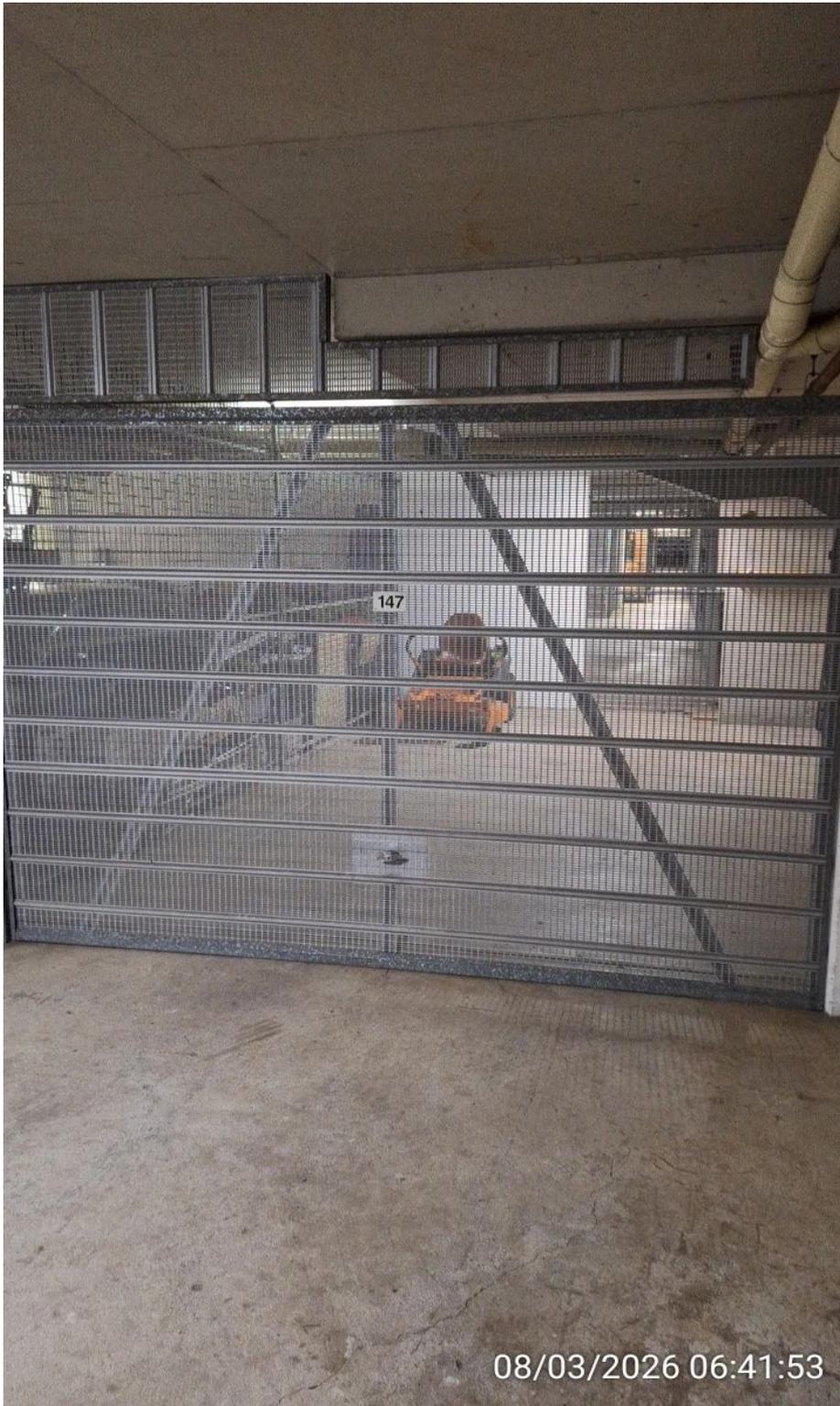
- Consolidate and securely store various items currently located in individual garages and used for the maintenance and management of the scheme;
- Store gardening tools and equipment used for routine property upkeep by the Building Manager;
- Eliminate the use of private garages for storage.

2. Specifications of the Enclosure

- Dimensions: 5.6 metres (length) x 1.9 metres (depth);
- Location: Positioned along the wall where the hydrant hose is located, maintaining a 1.3-metre clearance from the hydrant to ensure adequate access;
- Access: The front of the cage will feature double access gates for ease of use and will be secured, with the Building Manager afforded access;
- Design: Constructed using wire mesh to match the existing mesh design of the garages to ensure visual consistency.

3. All associated costs for the construction and installation of the cage are to be met by the Owners Corporation - as detailed in quotation #MG338 provided by Handyman Electrics P/L.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-Lot-147-Uniqueco-Property-Services-abusing-private-garage-for-parking-ride-on-mower-27Feb2026.mp4>



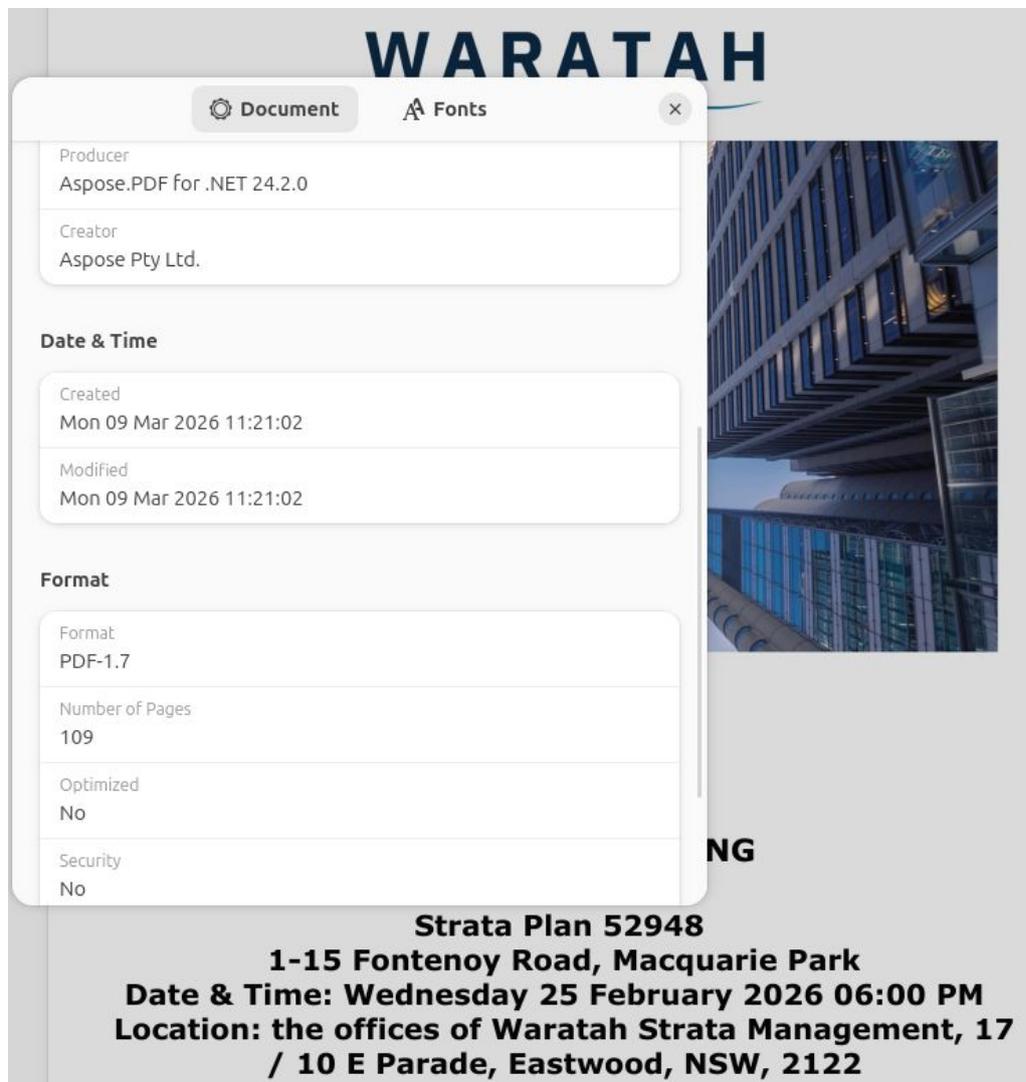
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-Lot-147-Uniqueco-Property-Services-abusing-private-garage-for-parking-ride-on-mower-14Mar2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-Lot-147-Uniqueco-Property-Services-abusing-private-garage-for-parking-ride-on-mower-17Mar2026.webp>

8) Like all meetings in 2025 and most in previous years, the first meeting in 2026 (committee meeting on 25 February 2026) was also non-compliant and based on deliberate efforts to prevent all owners from having access to full documents to make informed decisions.

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

- Agenda was not published on Waratah Strata website until 12 days after the event (electronic version was created on 9 March 2026 at 11:21 hours but backdated on website to 25 February 2026):



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-without-AGM-2025-agenda-or-minutes-or-agenda-for-committee-meeting-page-1-afternoon-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-without-agenda-and-minutes-for-committee-meeting-page-1-afternoon-7Mar2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-agenda-and-minutes-for-committee-meeting-page-1-afternoon-9Mar2026.pdf>

- Agenda that was published on notice boards did not contain full document.
- Waratah Strata website did not list this meeting on two landing pages (Home and Meetings) before or after 25 February 2026:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-23Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-v2-24Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-25Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Meetings-folder-no-scheduled-meeting-26Feb2026.pdf>

The same “backdating trick” applied to agenda and minutes of AGM 2025 on 9 December 2025. They were published 37 days after the meeting, BUT they were never published on notice boards:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Document-folder-first-time-published-AGM-2025-agenda-and-minutes-and-falsely-backdated-date-page-2-14Jan2026.pdf>

- Owners like Lot 158 who receive correspondence by post did not get the agenda on time for the meeting. The envelope shows the date – 20 February 2026 at 10:54 hours (Friday), which means it did not satisfy the requirements for sending it. As recently as 28 November 2018, amendments to the Interpretation Act (section 76(1)(b)) saw the ‘postage’ time period extended from 4 business days to 7 business days. The ‘postage’ period must be calculated before applying the meeting notice period. It is based on the Interpretation Act detailed in a circular issued by Australia Post in 2016 stating 7 business days for Standard Delivery.

[NSW Strata Community perfect summary of strata meeting requirements](#)

Date of postage, weekends, and date of meeting must not be counted into delivery period:

Day/Date	Weekday	Service Calculation Event
1, 20/02/2026	Friday	Notice posted (postage date must not be counted)
2, 21/02/2026	Saturday	(weekend, not counted)
3, 22/02/2026	Sunday	(weekend, not counted)
4, 23/02/2026	Monday	First working day
5, 24/02/2026	Tuesday	Second working day
		Five postage (business) days and three notice days missing
6, 25/02/2026	Wednesday	Date of meeting (must not be counted)



- Owners like Lot 158 who receive correspondence by post did not get the FULL agenda. Copy sent to Lot 158 had only 14 pages, whilst the agenda published on 9 March 2026 had 109 pages.

The document sent to Lot 158 and published on notice boards did not contain any details of electronic StrataVote link.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-notice-boards-incomplete-agenda-for-committee-meeting-19Feb2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-notice-board-incomplete-agenda-for-committee-meeting-23Feb2026.webp>

Discrimination against Lot 158 is undeniable and repetitive.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-deliberately-incomplete-agenda-for-committee-meeting-sent-to-Lot-158-by-Waratah-Strata-Management-on-20Feb2026.pdf>

Further more, agenda sent to Lot 158 and published on notice boards did not contain financial status for the complex and it was only published in belated agenda on Waratah Strata website on 9 March 2026, listing the negative balance in Admin fund in amount of \$109,850.04 (status allegedly taken on 13 February 2026):

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
	Current period 01/09/2025-31/01/2026	Previous year 01/09/2024-31/01/2025	
Maint Bldg--Gym Equipment	560.00	390.00	
Maint Bldg--Hot Water Service	12,036.49	0.00	
Maint Bldg--Intercom	650.00	1,690.00	
Maint Bldg--Lift	15,902.60	3,600.00	
Maint Bldg--Lift--Maintenance Contract	0.00	6,007.13	
Maint Bldg--Lift--Registration Fees	92.00	0.00	
Maint Bldg--Light Fittings	450.00	0.00	
Maint Bldg--Locks, Keys & Card Keys	2,470.40	2,471.99	
Maint Bldg--Pest/Vermin Control	670.00	1,750.00	
Maint Bldg--Plumbing & Drainage	6,095.00	11,330.19	
Maint Bldg--Plumbing--Water & Gas	285.00	0.00	
Maint Bldg--Pumps & Water Equipment	0.00	100.00	
Maint Bldg--Roof & Gutters	2,533.64	3,700.00	
Maint Bldg--Telephone Lines	260.00	79.46	
Maint Bldg--Wall Paper	0.00	120.00	
Maint Bldg--Walls	215.00	100.00	
Maint Bldg--Walls & Ceilings	0.00	1,113.64	
Maint Grounds--Fencing--Boundary	400.00	0.00	
Maint Grounds--Gates	381.82	0.00	
Maint Grounds--Lawns & Gardening	0.00	135.00	
Maint Grounds--Paving	720.00	480.00	
Maint Grounds--Pool	748.80	1,898.91	
Maint Grounds--Pool Cleaning	636.36	0.00	
Maint Grounds--Tree Lopping/Removal	1,000.00	300.00	
Reimbursements - Gas Usage	1,038.58	2,120.32	
Reimbursements - Water Usage	2,282.38	1,764.11	
Utility--Electricity	42,880.77	37,905.90	
Utility--Gas	18,530.12	23,876.01	
Utility--Water & Sewerage	56,842.45	52,185.15	
<i>Total expenses</i>	438,747.05	507,840.51	
Surplus/Deficit	(37,277.86)	(261,880.55)	
Opening balance	(72,572.18)	(45,584.29)	
Closing balance	-\$109,850.04	-\$307,464.84	

- Waratah Strata Management failed to disclose that the negative balance in Admin Fund was much worse on the day of committee meeting (-\$181,406.15) even after \$75,000.00 had been transferred from the 10-Year Capital Works Fund on 9 January 2026:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Income-and-Expenditure-Report-1Sep2025-to-afternoon-25Feb2026.pdf>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Income-and-Expenditure-Report-with-transfer-from-Capital-Fund-1Sep2025-to-9Jan2026.pdf>

9) Roof repairs on four buildings are overdue. In February 2026, it was officially admitted that Block B urgently required remediation work.

[SP52948-urgent-proposal-for-Block-B-roof-membrane-repairs-25Feb2026 \(expense proposal for option 2 of \\$59,520.00 \(excl GST\)\)](#)

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-rooftop-emergency-waterproofing-14Mar2026.webp>

- Block A roof membrane was not properly repaired or upgraded since 1997. Same applies to Block C.
- Some work on four buildings was done in 2004 at cost of \$23,886.85 (GST excl):

<https://www.nswstratasleuth.info/SP52948-second-massive-roof-repair-costs-for-roof-membranes-7May2004.png>

- In 2012, work was primarily done on Block B and townhouses (replacing 240 broken tiles), and cost of \$26,265.45 (GST excl):

<https://www.nswstratasleuth.info/BCS3372672-Kintyre-roof-repair-Block-B-27Mar2012.pdf>

<https://www.nswstratasleuth.info/SP52948-massive-roof-repair-costs-for-Block-B-and-townhouses-2012.png>

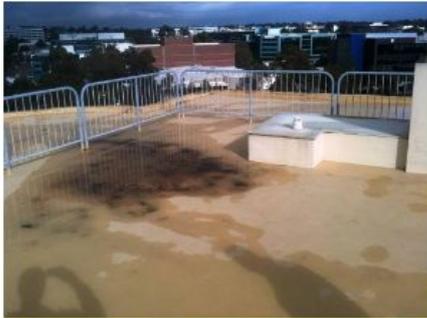
However, that was proven to be poor.

- In July 2012, SP52948 organised professional report on condition of the complex and paid more than \$12,144.00 (GST incl) to Napier & Blakely:

<https://www.nswstratasleuth.info/SP52948-Napier-and-Blakeley-invoice-30Jul2012-BCS4011227.png>

- Napier & Blakeley's report showed serious issues that needed attention, so Solicitor Adrian Mueller, BCS Strata Management, and committee members (with special emphasis on then-Chairperson Bruce Copland) made a decision to hide it from all owners and CTTT (case SCS 12/32675):

Townhouse roof construction comprises concrete tiled pitched roofs draining to perimeter rainwater goods



Block A roof coverings



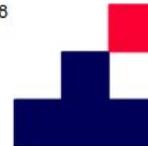
Block C roof coverings

Condition, Observations and Comments

The flat concrete deck roof areas to Blocks A, B, C and D contain large areas of standing water. A number of previous patch repairs have been carried out. The surfaces require preparing and recovering with a liquid applied waterproof membrane within the short to medium term (1-5

1-15 Fontenoy Road
 Macquarie Park NSW
 File Ref 2113061511 / J13290
 July 2012

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years). Block C was observed to be in good overall condition with Block D suffering the most standing water.

The falls to the drainage are insufficient and improving the existing falls should also be considered. The internal units were not inspected for any water penetration via the roof slab.

[SP52948-Building-report-Napier-and-Blakeley-Jul2012](#)

In their report, Napier & Blakeley recommended roof membranes be addressed in 2-5 years from 2012.

- Planning for maintenance of roofs was allegedly delayed until year 2023 in 10-Year Capital Works Fund Plan in March 2017 without consultation with owners corporation. Waratah Strata Management and EC members, without consultation with owners corporation allegedly approved the 10-Year Capital Works Fund plan in March 2017, which, among the other concerns, delayed maintenance of roofs until year 2023 (directly discriminating against owners in Block A and C, because half of Block B and whole Block D were completed in 2015/2016).

The most revealing figures are related to when to rectify roof problems (major issue in the complex):

In BIV's plan in March 2017, it was recommended to complete the work in August 2023 at estimated cost of \$571,275.00:

[SP52948-BIV-report-Capital-Works-Fund-Mar2017](#)

In BIV's plan in October 2021, it was recommended to delay the work to September 2031 at estimated cost of \$900,722.00:

[SP52948-BIV-report-Capital-Works-Fund-6Oct2021](#)

- That makes Block A roof not properly maintained for almost 29 years, which is against professional recommendations to do it around every 10 years.
- At AGM 2017, Solicitor Adrian Mueller and Waratah Strata Management prevented Lot 158 Motions from appearing in the agenda, including Motion about root membrane maintenance on roofs of Block A and C:
<https://www.nswstratasleuth.info/SP52948-Solicitor-Adrian-Mueller-prevented-Motion-and-disallowed-owners-to-vote-on-overdue-upgrades-for-roof-membranes-on-Block-A-and-C-at-AGM-2017.webp>
<https://www.nswstratasleuth.info/SP52948-owner-Motion-lack-of-proper-10-year-Sinking-Fund-now-called-Capital-Works-Fund-Oct2017.png>
<https://www.nswstratasleuth.info/NCAT-case-20-33352-SP52948-Solicitor-Adrian-Mueller-provided-advice-to-prevent-Motions-by-Lot-158-to-be-listed-in-agenda-AGM-2017.pdf>
<https://www.nswstratasleuth.info/SP52948-premeditated-plan-by-Solicitor-Adrian-Mueller-to-prevent-Applicant-Motions-and-disallow-owners-to-vote-at-AGM-2017.pdf>

- Half of Block B and whole Block D received full root membrane replacement in 2015/2016 without tender that was "won" by Kintyre:

\$7,785.00 Block D: roof membrane - fourth part

\$25,000.00 Block D: roof membrane - third part

\$32,786.00 Block D: roof membrane - second part

\$43,714.00 Block D: roof membrane - first part

\$35,613.60 Block B: roof membrane - second part

\$23,742.40 Block B: roof membrane - first part

Waterproofing one whole roof in Block D cost SP52948 around \$107,000.00 (GST inclusive). One a half roofs (Blocks B and D only) were done at cost of around \$170,000,00.

Waratah Strata Management and maintenance staff were contacted to submit this information to owners multiple times since 2018, which they declined.

Due to long-term neglect of roofs, Kintyre decreased warranties for roof membranes on half of Block B and whole Block D to only five years (down from originally expected 15 years):

[SP52948-roof-repairs-15-year-warranty-impossible-due-to-neglect-Kintyre-invoice-27Feb2015](#)

- At least 24 repairs for water-related issues in Lot 191 in Block A were completed in period September 2011 to January 2019, of which six were reported in lift of Block A since Waratah Strata Management took office on 1 February 2017. The cost estimate (strata managers hide information for few of the events) is above \$21,000.00 from owners corporation funds:

<https://www.nswstratasleuth.info/SP52948-Lot-191-Examples-of-Repetitive-Water-Leak-Repairs-without-Permanent-Results-2011-Sep2018.pdf>

Number of water leaks on the roof of Block A and other lots on top floor of Block A (189 and 190 as examples). The costs for repetitive repairs without proper warranties also goes in thousands.

It increased our insurance risk, which was evident from 2012.

Warning by NCS Plumbing about major work required in Lots 189, 190, 191, and 192 on 24 February 2016 which maintenance staff, BCS Strata Management, and Waratah Strata Management deliberately withheld from owners:

[BCS15039233-NCB-Plumbing-water-leak-Lot-191-192-24Feb2016](#)

Extract from their invoice:

Please note: to fix all these ongoing water leaks throughout units 189, 190, 191 and 192 would be a very big job, as all the ceilings would need to be pulled down throughout all these units kitchens, bathrooms and possibly hallways and bedrooms to access all the piping.

10) Roofs of 24 townhouses have not been fully repaired since 1997. Fraudulent building painting in 2017 (SP52948 already had history of fraudulent building painting project in 2004/2005, where owners suffered losses above \$110,000.00 (27.7% higher than allegedly approved value at ordinary paper meeting - the painting work was supposed to be supervised by independent Dulux consultant (the same Mr. Brian Tompson who was then re-hired in 2017), who, after serious disagreements about quality of services offered by painters, resigned six month later on 20 July 2005). There is finally evidence that major works on townhouses allegedly costing \$92,950.00 in 2017 did not happen and the owners' funds were spent somewhere else, directly discriminating 26 townhouse owners.

Major works on townhouses allegedly costing \$92,950.00 in 2017 did not happen and the owners' funds were spent somewhere else, directly discriminating 26 townhouse owners.

Minutes for Motion 15 and 16 at Annual General Meeting on 18 October 2016, with Townview Painting Services with their quote in amount of \$572,498.00 (GST excl) allegedly approved in spite of two other quotes being cheaper (CPR Painting and Moris C) and with completion time almost two-third lower than the one by Townview Painting Services. The Inspector (Consultant) costs were extra approved in amount of \$39,000.00 to \$42,250.00 (GST excl). Secret contract with Paint Solutions & Associates in amount of \$630,846.00 (GST incl, or \$567,761.40 GST excl), as signed on 3 March 2017 and undisclosed to any owner, and in NCAT cases SC 20/33352 and 2024/00454780. Waratah Strata Management failed to disclose to owners the following breakdown of expenses for the painting project in amount of \$629,750.00 (GST incl, or \$566,775.00 GST excl):

Block A	Contract value \$107,000.00 plus GST		\$117,700.00	
20%	\$23,540.00	\$23,540.00		
40%	\$23,540.00	\$47,080.00		
60%	\$23,540.00	\$70,620.00		
80%	\$23,540.00	\$94,160.00		
95% Practical completion	\$17,655.00	\$118,815.00		
100%	\$5,885.00	\$117,700.00		

Townhouses	Contract value \$84,498.00 plus GST		\$92,950.00	
	<i>(Numbers have been rounded to avoided cents in the schedule)</i>			
20%	\$18,590.00	\$18,590.00	7610	31/03/17
40%	\$18,590.00	\$37,180.00	7617	19/04/17 *
60%	\$18,590.00	\$55,770.00	7618	30/04/17 *
80%	\$18,590.00	\$74,360.00	7618	30/04/17 *
95% Practical completion	\$13,943.00	\$88,303.00	7630	26/05/17
100%	\$4,647.00	\$92,950.00	7631	Not approved

Note: Invoice 7631 - 100% claim - will sit until end of the defects liability period.

Exterior painting

Townview Australia Pty Ltd - Contract payment schedule

Appendix to contract clause 12 "Progress Payments"

This is a progressive summary of claims made and approved – updated mid May 2017

Those past approved in earlier reports (In red) have been re-colored to black.

The "new" claims are therefore identified in red

UPDATED 29 MAY 2017 FOR PAYMENT OF ITEMS HIGHTLIT IN YELLOW – ML&SP

Block B	Contract value - \$107,000.00 plus GST		\$117,700.00		
<i>Milestone completed</i>	<i>Payment</i>	<i>Progressive</i>	<i>Invoice</i>	<i>Approved</i>	
10% - project deposit	\$11,770.00	\$11,770.00	7606	04/03/2017	
20%	\$11,770.00	\$23,540.00	7612	31/04/2017 *	
40%	\$23,540.00	\$47,080.00	7618	24/04/2017 *	
60%	\$23,550.00	\$70,620.00	7624	22/05/2017	
80%	\$23,540.00	\$94,160.00	7624	22/05/2017	
95% - Practical completion	\$17,655.00	\$111,815.00	7626	Not approved	
100%	\$5,875.00	\$111,700.00	7629	Not approved	

Notes: Claims for Practical Completion and retention are to and but the milestones have not been reached yet.

Claim 7626 - PC is eminent but not quite there yet.

Claim 7629 will not be approved until Contract End – 3 months after PC

Block C	Contract value - \$107,000.00 plus GST		\$117,700.00	
20%	\$23,540.00	\$23,540.00	7618	24/04/2017 *
40%	\$23,540.00	\$47,080.00	7625	22/05/2017
60%	\$23,540.00	\$70,620.00	7627	Not approved
80%	\$23,540.00	\$94,160.00	7627	Not approved
95% - Practical completion	\$17,655.00	\$111,815.00		
100%	\$5,885.00	\$117,700.00		

Note: Invoice 7627 is a composite claim for both the 60% and 80% milestones.

Whilst 60% has been achieved, 80% has not yet and approval deferred until reached

Block D	Contract value \$107,000.00 plus GST		\$117,700.00	
20%	\$23,540.00	\$23,540.00	7628	22/05/2017
40%	\$23,540.00	\$47,080.00		
60%	\$23,540.00	\$70,620.00		
80%	\$23,540.00	\$94,160.00		
95% Practical completion	\$17,655.00	\$111,815.00		
100%	\$5,885.00	\$117,700.00		

Various structures \$66,000.00	Contract value \$60,000.00 plus GST	
20%	\$13,200.00	\$13,200.00
40%	\$13,200.00	\$26,400.00
60%	\$13,200.00	\$39,600.00
80%	\$13,200.00	\$59,400.00
90% Practical completion	\$6,600.00	\$59,400.00
100%	\$6,600.00	\$66,000.00

Extract from Minutes of committee meeting on 20 July 2017 listed around half of the project cost having been paid to date, with allegedly three quotes from RJ Bird Services to carry out remedial repairs required prior to painting were accepted at a total cost of \$27,580.00. No details of the "remedial repairs", and no evidence or statements about multiple quotes being sought from different providers were provided to any owner:

<https://www.nswstratasleuth.info/SP52948-Minutes-EC-meeting-20Jul2017.pdf>

Letter sent by Paint Solutions & Associates to owners on 31 July 2017, claiming that the project was approaching practical completion by Townview Painting Service:

<https://www.nswstratasleuth.info/Paint-Solutions-notice-to-SP52948-owners-31Jul2017.pdf>

Expenses (GST excl) related to major building painting, undisclosed to owners, showing hidden and undisclosed costs for building painting, with nothing related to townhouse upgrades. Expenses (GST excl) related to major building painting in Detailed Expenses for FY 2019, where \$4,042.50 (GST excl) was paid to Townview Painting Service for Lot 15 and 69 repairs of cracked walls and window resealing which should have been part of building painting works in 2017:

<https://www.nswstratasleuth.info/SP52948-payments-for-major-renovations-Detailed-Expenses-FY2017.pdf>

<https://www.nswstratasleuth.info/SP52948-payments-for-major-renovations-Detailed-Expenses-FY2018.pdf>

<https://www.nswstratasleuth.info/SP52948-payments-for-major-renovations-Detailed-Expenses-FY2019.pdf>

<https://www.nswstratasleuth.info/SP52948-payments-for-major-renovations-Detailed-Expenses-FY2020.pdf>

At AGM 2018, a townhouse owner submitted Motion 17 "TOWNHOUSE LATTICE That the correspondence from Mr Rob Brown, owner of Lot 209, to remove and replace the townhouse carport lattice be tabled and a decision made on that proposal", which was forced due to lack of maintenance during alleged painting project. Sadly, owners, coerced by unfinancial owners and proxy farming, rejected this Motion:

Sent: Friday, 14 September 2018 1:12 PM

To: Robert Crosbie <Robert@waratahstrata.com.au>

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Subject: RE: SP 52948

Importance: High

Dear Robert,

Would you please explain what the aesthetic reasons are as the purpose of my request was to, in fact, improve the aesthetics of the townhouses associated with Strata Plan 52948.

The following points are also forwarded in response to the matter raised.

1: Has the SC discussed this matter with the other owners of Macquarie Gardens townhouses before reaching their decision? If not, why not? Also when is the SC prepared to recognise that a Strata Plan issued in July, 1996 (22 years ago) will need to be upgraded from time-to-time to maintain capital value. In this regard there seems to be a policy disparity with respect to the town houses.

2: Would you please indicate the cost estimate the SC decision is based on.

3: Under the circumstances it is requested that the matter be included on the agenda for the next AGM.

Your cooperation in this matter is appreciated.

Regards,

Rob Brown (Owner lot 209)

17 TOWNHOUSE LATTICE

Resolved that the correspondence from Mr Rob Brown, owner of Lot 209, to remove and replace the townhouses carports lattice was tabled and a decision made not to agree to that proposal.

Few photos of townhouse roof tops showing newer tiles and differences in colors (photos do not depict real extend of discolorization due to ordinary mobile phone camera being used):



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-replaced-tile-on-townhouse-roof-example-1-8Mar2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-unsightly-townhouse-roof-tiles-example-2-8Mar2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-unsightly-townhouse-roof-tiles-example-3-8Mar2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-unsightly-townhouse-roof-tiles-example-5-8Mar2026.webp>

Appearance of townhouses and its surroundings show that no major work was done in many years, including pergolas (we have evidence that, for example, there was a secret pergola replacement for Lot 196 one-and-half years after major upgrades in the complex – May 2019), colorbond fences, window frames, doors, garage doors, townhouse carport lattices, bollards, and roofs.

11) Large concrete slab behind townhouses, just waiting to roll down the steep slope towards neighbouring property.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-danger-of-concrete-slab-crashing-down-behind-townhouses-8Mar2026.mp4>

12) Early 2026 in agenda for committee meeting reported number of works that were not planned or approved at AGM on 9 December 2025, or scheduled in 10-Year Capital Works Fund for this year, highlighting complete lack of proper planning.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-waratahstrata-Maintenance-Open-Work-Orders-folder-9Mar2026.pdf>

[SP52948-AFSS-remediation-work-order-20Feb2026 \(expense for Q-2318 of \\$1,962.40 and Q-2281 of \\$1,155.01\)](#)

[SP52948-AFSS-remediation-work-order-26Feb2026 \(expense for QU246 of \\$6,462.50 \(incl GST\)\)](#)

[SP52948-pool-skylight-dome-replacement-26Feb2026 \(expense for EST0182 of \\$9,768.00 \(incl GST\)\)](#)

Skylights were already replaced in 2017 at cost of \$3,150.00 durring major renovations (GST excl):

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113		Group	Amount (GST exclusive)	Status	Type	Ref.No.	Payment No.
				Capital Works Fund					
					<u>\$3,722.00</u>				
Maint Bldg--Roof, Gutter & Downpipes	272800								
05/06/2017	Th 198 Replace Damaged Gutters	Kintyre Building Services			420.00	Paid	DE	46367	000122
10/07/2017	Pool Area - Replace Skylight	Kintyre Building Services			3,150.00	Paid	DE	46640	000161

[SP52948-urgent-proposal-for-elevator-security-keys-25Feb2026 \(expense proposals for two pieces of work of \\$21,500.00 \(excl GST\) and \\$2,328.00 \(excl GST\)\)](#)

[SP52948-urgent-proposal-for-intercom-video-system-25Feb2026 \(expense of \\$350.00 \(excl GST\) per unit, totaling \\$67,200.00 \(excl GST\) for 192 units in four buildings\)](#)

Allegedly, at committee meeting on 25 February 2026, they "approved" these works:

- Fire safety quotations:
 - Quote 0246 from Lock, Stock & Barrel Locksmiths Pty Ltd \$5,875 (incl GST).
 - Quote 450 from Raw Electrical \$8,844 (incl GST).
- Replacing 3 pool skylights \$9,768 (incl GST).
- H&T Security (Ref: FERQ28229) for the supply and installation of lift swipe card access readers at basement lift entrances, associated intercom integration works, and related lift interface works for the total sum of \$21,500.00 (excl GST), subject to the terms and conditions of the quotation.
- Liftronic Pty Limited (Tender No: 029691-1) for labour assistance with the installation and integration of the security fob access system on four (4) lifts \$2,560.80 (incl GST), based on 8 hours of work during normal business hours, with any additional hours to be charged at the applicable hourly rate.
- H&T to revise the submitted quotations to move readers to the inside of the lift and reflect the block configuration and the reprogramming of fobs as discussed (unknown costs).
- Block B roof waterproofing: H2O costs of \$27,000.00 (excl GST). Allegedly, in spite of being the lowest cost originally not considered, now it provided a superior technical scope for this specific roof:

Motion 8.	ROOF MEMBERING	Ordinary Resolution
<p>THAT the Strata Committee undertake a preliminary review of the application and the three submitted quotations for the B Block rooftop waterproofing/membrane works, and provide a recommendation to the Owners Corporation, comprising:</p> <ul style="list-style-type: none"> • H2O Fix Waterproofing, \$27,000.00 plus GST • First Response Maintenance Solutions (Option 2 only), \$59,520.00 plus GST • East Coast Membranes, \$57,600.00 plus GST <p><u>Explanatory Note:</u> The B Block rooftop requires waterproofing and membrane works to address existing deterioration and to prevent potential water ingress and associated damage to common property and lots below. To assist the Strata Committee in making an informed decision, three quotations have been obtained from H2O Fix Waterproofing, First Response Maintenance Solutions (Option 2 recommended for consideration), and East Coast Membranes.</p> <p>The purpose of this motion is for the Committee to review the submitted quotes, discuss the scope and pricing, and select a preferred contractor so the necessary works can proceed in a timely manner and minimise the risk of further deterioration or costly future repairs.</p>		

13) There is a dubious work order to repair colorbond fence of Lot 50 in Block C, which then got "converted" into modifying common property and adding a new gate.

[SP52948-Lot-50-work-order-colorbond-fence-repair-25Dec2025](#)

[SP52948-urgent-proposal-for-Lot-50-gate-installation-on-colorbond-fence-25Feb2026](#)

Video evidence on 4 January 2026 found no significant damages to Lot 50 colorbond fence (there are others which were in much worse state):

[SP52948-Lot-50-resonable-appearance-of-colorbond-fence-4Jan2026 \(video\)](#)

On 10 January 2022, ex-committee member Lot 151 (Ms. Maureen McDonald) installed gate with lock on colorbond fence towards external gardens without decision at any meeting or registration of Special By-Law. Since this is a fence dividing the owner's Lot and common property, the responsibility for this fence is shared equally between that particular Lot 151 and the owners corporation – gates located in this area are treated in the same way.

The new colorbond door was prepared on 21 December 2021.

The common property attached to Lot 151 was changed with the installation of a new colorbond door as shown on 10 January 2022.

Mrs. Maureen McDonald changed common property and installed gate on colorbond fence without special resolution at any general meeting, and without registration of the By-Law. She is the only owner of such gate which allows her to enter/exit her property without using main entrances in the complex.

Lot 151 must be invoiced for at least 50% of agreed total cost. In addition, approval to change common property for Lot 151 was not documented in any Minutes and such decision was not made at any legally convened meeting. That is especially important due to fact that Admin Fund balance had negative balance of \$53,036.39 three days earlier, on 7 January 2022:

[SP52948 Balance Status on 7 January 2022, Admin Fund has negative balance of \\$53,036.39 \(one month before next collection of levies was due on 1 February 2022\).](#)

Lot 151 regularly opens new colorbond door, towards backyard area of Block A where children play on most days and other occupants walk as shown on 10 March 2022. This door also allows unregistered visits to the property by maintenance staff and others without being recorded on CCTV which applies when going through foyer of the building.

When change or damage has been caused by work undertaken by an owner who did not receive consent from the owner's corporation, it is the owner's own responsibility. Courts have held that when considering maintenance and reparation to be the owners corporation's responsibility, it must be in relation to the ORIGINAL common

property, not in relation to alterations or additions that have been made by an owner without permission. This was concluded in *The Owners Strata Plan 50276 v Thoo* [2013] NSWCA 270 and the case of *Krimbogiannis*.

If an owner wants to keep the unauthorised alterations, a by-law needs to be made to permit this (full costs of organising Extraordinary General Meeting and by-law registration must be borne by Mrs. Maureen McDonald). This new by-law should impose on the owner the obligation to maintain and repair the works. If the owners corporation does not want the work to remain, an order by NCAT should be made to require the owner to remove the work, or for the owner to allow the owners corporation to remove the work. Section 132 of the SSMA allows for NCAT to make an order that the owner that performed the work takes steps to repair the damage, or an order that the owner pays the owners corporation the cost of repairs of the damage.

At Annual General Meeting on 27 October 2022, based on flawed advice by Solicitor Adrian Mueller, Waratah Strata Management denied owners to vote on irrefutable evidence of terrible financial status and other issues in spite of irrefutable evidence:

16 MOTIONS REQUISITIONED BY LOT 158

The Owners Corporation incurred legal fees of \$1,391.50 to have JS Mueller and Co review the validity of the motions requisitioned by Lot 158. Mueller's advised that all of the motions submitted (except one) should be ruled out of order by the chairperson on the grounds that:

- (a) The motions, if carried, would be unenforceable; or
- (b) The motions, are in fact, not motions at all but rather statements of opinion that do not require any decision to be made.

The Chairman ruled Motions, 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 out of order as advised.

Motion 6 was ruled out of order and the Owners Corporation does not agree to provide Lot 158 with access to the legally privileged records.

Motion 7: Resolved the Owners Corporation does not authorise Lot 158 to be empowered to represent the Owners Corporation in legal cases against Adrian Mueller to recover money from him.

Motion 15 relates the installation of a gate to Lot 151. The owner of that lot, Maureen McDonald, refutes the allegations made that the gate was not approved and that she did not pay 50% of the cost of that work. The installation of the gate was approved by the strata committee in November 2021 and 100% of the cost of the gate was paid by Maureen McDonald.

Lot 151 not only did not offer any proof of her alleged payment, but also did not prove decision to install gate was made at any legally-convened meeting, did not prove (and cannot) that such decision was recorded in Minutes of any meeting, and did not prove (and cannot) that such change of common property was registered with Department of Land through any legally-valid procedure.

For Lot 50 and Lot 151, the addition of gate on colorbond fence introduce these workflows:

- Exclusive Use By-Law: Grants rights to specific common property (e.g., balcony, parking) while the area remains common property. Requires a special resolution (not more than 25% opposition) and the written consent of the affected owner.
- Strata Subdivision: To formally own common property (adding it to the lot title), a strata plan of subdivision must be registered with NSW Land Registry Services.
- Changing Entitlements: If the subdivision involves common property, the schedule of unit entitlements must be updated. This process usually requires a registered valuer's certificate.
- Costs Recovery: At least 50% of the costs for the gate must be recovered from the owner.
- NCAT Orders: NSW Civil and Administrative Tribunal can reallocate unit entitlements if they are considered unreasonable.

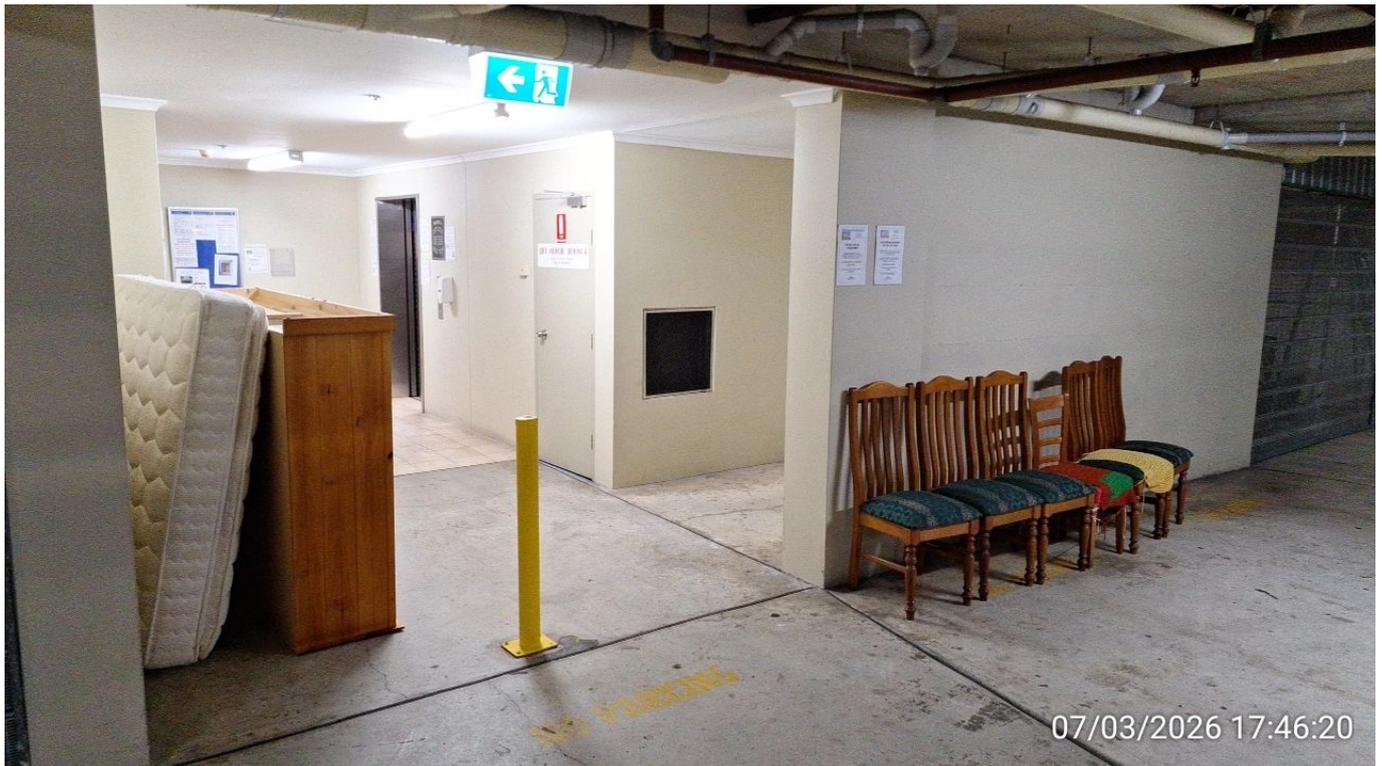
14) Damaged entrance to the complex, unrepaired for more than four months, creating safety risks.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-damaged-external-gate-and-unprotected-entrance-to-complex-since-12Nov2025-as-of-8Mar2026.mp4>



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-damaged-external-gate-and-unprotected-entrance-to-complex-since-12Nov2025-as-of-21Mar2026.mp4>

15) Block A elevator was damaged during tenant relocation on 7 March 2026 and Uniqueco Property Management staff was not found on the property at the time when this issue was detected (fire door 1 was wide open to allow owners to go to upper floors of Block A).



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-basement-unattended-fire-opened-door-due-to-elevator-damage-during-tenant-relocation-7Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-elevator-damaged-during-tenant-relocation-7Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-elevator-damaged-during-tenant-relocation-video-3-7Mar2026.mp4>

16) Two large holes in walls of Block C foyers, created after major water leaks, covered by metal plates instead of proper repair.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-ground-floor-fire-exit-unrepaired-wall-since-2023-as-of-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-level-6-fire-stairs-unrepaired-wall-since-2018-as-of-8Mar2026.mp4>

17) Massive water leaks and concrete cancers in basement of the complex.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-basement-unmaintained-fire-door-and-long-term-water-leak-damages-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-basement-unmaintained-fire-door-frame-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-basement-long-term-neglect-for-water-leaks-and-concrete-cancer-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-basement-long-term-neglect-for-water-leaks-and-concrete-cancer-18Jan2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Lot-27-garage-long-term-neglect-for-water-leaks-and-concrete-cancer-27Feb2026.mp4>

18) Long-term problems behind townhouses.

- Completely rotten wooden railings due to lack of maintenance over the years, making it VERY dangerous for maintenance staff to work behind the townhouses,
- Rotten timber fence towards neighbouring property (only half of it was repaired several years ago).

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-danger-of-concrete-slab-crashing-down-behind-townhouses-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-1-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-2-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-3-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-4-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-5-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-6-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-7-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-8-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-9-8Mar2026.mp4>

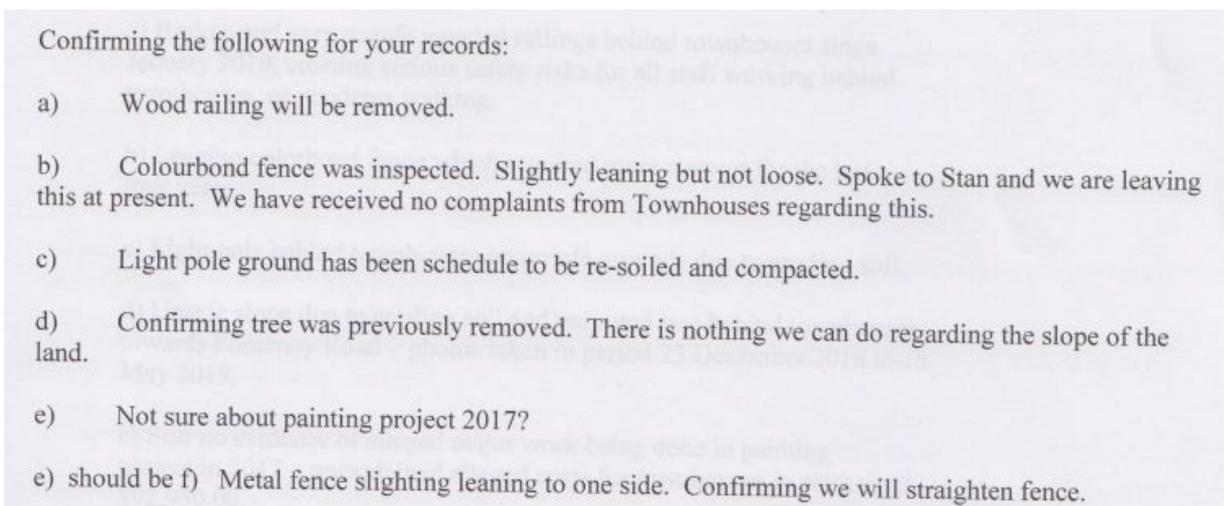
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-10-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-11-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-12-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-long-term-OHS-risks-disappeared-railings-to-protect-workers-behind-townhouses-example-13-8Mar2026.mp4>

Colorbond fence for one owner is kept upright by two posts for more than 11 years. On 20 May 2019, Uniqueco Property Services Director Steve Carbone made an official statement that he would not resolve it as "owner was not complaining":



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-townhouse-colorbond-fence-unmaintained-for-more-than-11-years-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-townhouse-colorbond-fence-unmaintained-for-more-than-11-years-video-2-8Mar2026.mp4>

- Number of large trees need pruning, like this one behind townhouses:

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-risks-of-trees-behind-townhouses-falling-on-Fontenoy-Road-8Mar2026.mp4>

There were many incidents with fallen trees in the past:

<https://www.nswstratasleuth.info/SP52948-risks-with-fallen-trees-and-lack-of-their-proactive-maintenance.html>

19) More than 20 areas with significant cracks on garden bed walls, simply covered by metal plates with sharp edges, and not protecting against further damages and water-related risks, and creating risks of injuries because children play in those areas every day.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-metal-plate-hiding-damages-to-garden-bed-wall-OHS-risks-for-children-regularly-playing-nearby-example-2-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-metal-plate-hiding-damages-to-garden-bed-wall-OHS-risks-for-children-regularly-playing-nearby-example-3-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-metal-plate-hiding-damages-to-garden-bed-wall-OHS-risks-for-children-regularly-playing-nearby-example-4-8Mar2026.mp4>

20) Continuous poor maintenance of garden bed walls.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-damaged-garden-bed-wall-near-tennis-courts-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-damaged-garden-bed-wall-near-tennis-courts-video-2-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-damaged-wall-near-Lot-147-courtyard-since-Jan2026-as-pf-8Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-damaged-garden-bed-wall-near-courtyard-10Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-unmaintained-garden-bed-wall-near-swimming-pool-10Mar2026.mp4>

21) Problems reported by Lot 158 in their property, including poor (almost non-existent air flow in master bathroom and laundry since 2018).

<https://www.nswstratasleuth.info/SP52948-unresolved-common-property-maintenance-issues-in-Lot-158.html>

22) Internal walls and foyers are overdue for repairs and repainting.

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-foyer-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-level-3-foyer-cracks-on-the-wall-28Sep2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-102-and-telecom-cabinet-cracks-on-wall-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-102-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-99-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-104-cracks-on-wall-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-115-cracks-on-wall-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-120-and-telecom-cabinet-cracks-on-wall-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-116-and-garbage-room-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-122-and-garbage-room-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-133-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-129-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-58-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-64-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-61-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-63-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-81-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-87-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-91-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-2-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-11-cracks-on-wall-near-entrance-2Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-44-cracks-on-wall-near-entrance-video-2-2Aug2025.mp4>

23) Examples of overgrown trees leaning into private courtyards of owners in Block C and D.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-overgrown-tree-leaning-into-private-courtyard-10Mar2026.mp4>

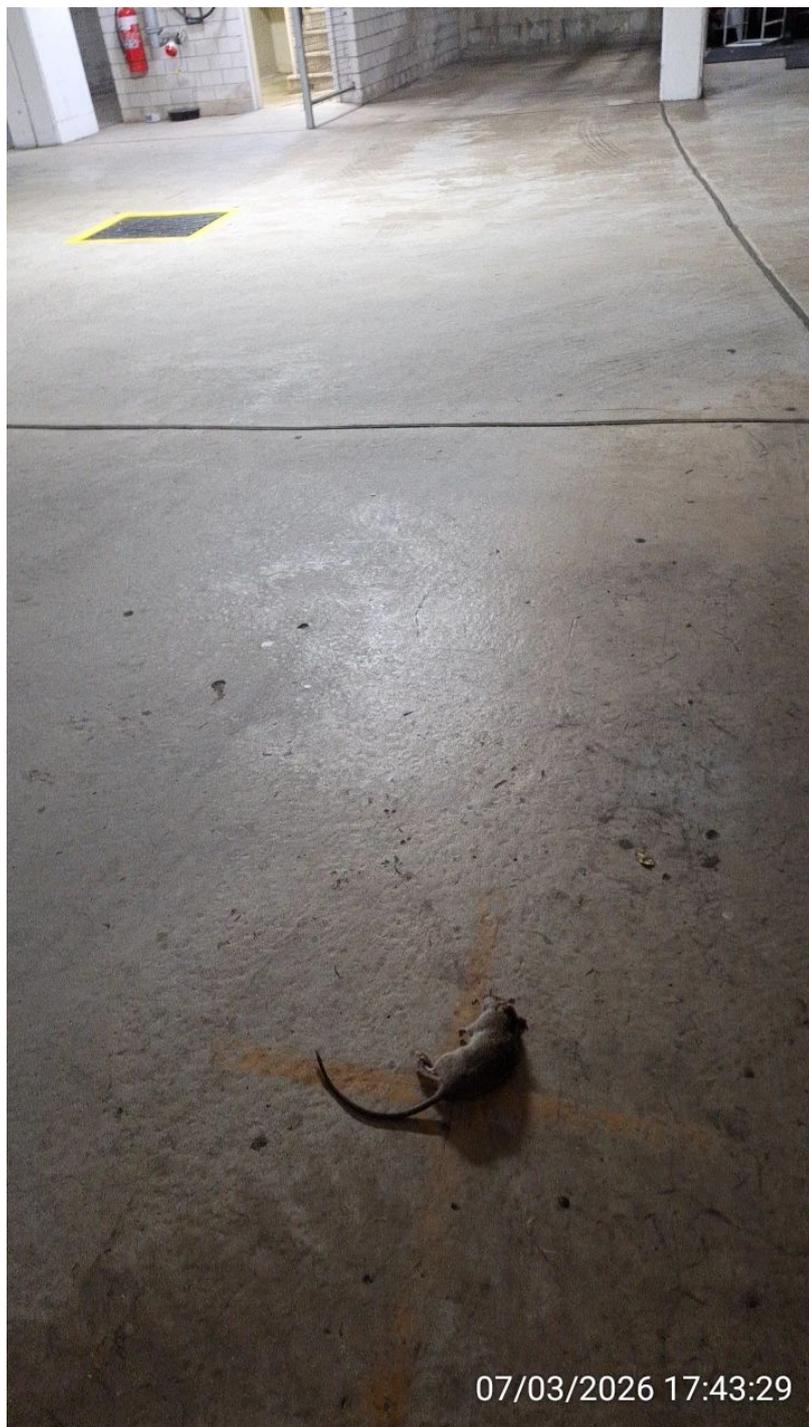
<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-overgrown-tree-leaning-into-private-courtyard-video-2-10Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-overgrown-tree-leaning-into-private-courtyard-10Mar2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-overgrown-tree-leaning-into-private-courtyard-video-2-10Mar2026.mp4>

24) Does this event for not cleaning dead rat in basement of Block A for two days (it was actually removed by a concerned owner, not Uniqueco Property Management staff) not speak for itself?

Dead large rat was found in basement of Block A on 7 March 2026. It is not clear for how long it was there. The fact is that rats are commonly seen in garages:



[SP52948-Block-A-basement-dead-rat-not-cleaned-up-from-common-property-7Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-from-common-property-video-2-7Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-8Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-video-2-8Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-even-after-half-day-of-building-manager-onsite-presence-8Mar2026](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-even-after-half-day-of-building-manager-onsite-presence-8Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-even-after-half-day-of-building-manager-onsite-presence-2-8Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-even-after-full-day-of-building-manager-onsite-presence-8Mar2026 \(video\)](#)

[SP52948-Block-A-basement-dead-rat-not-cleaned-up-for-two-days-from-common-property-even-after-full-day-of-building-manager-onsite-presence-video-2-8Mar2026 \(video\)](#)

25) Number of external walls on four buildings started developing bubbles due water under the paint. One such example is about half-meter bubble on level 6 of Block D.

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-level-6-wall-with-bubbled-paint-damaged-by-rain-leaks-10Mar2026.mp4>

26) Major renovations were not properly approved or registered in Special By-Laws, in spite of some of them making significant structural changes inside their units, without providing engineering documents and City of Ryde approvals (where applicable).

Every major renovation since November 2022 imposed additional costs to owners requiring it. To summarise:

- Application fee in amount of \$120.00 (plus GST) for the strata manager to review the application, search by-laws and obtain instructions from the strata committee.
- Bond in amount of:
 - \$1,000.00 if total cost of works is less than \$20,000.00
 - \$5,000.00 if total cost of works is less than \$20,000.00
- Legal costs in amount of \$500.00 for registering updates to Consolidated By-Laws.
- Strata manager's reasonable costs for holding a general meeting to approve the major renovation (including printing and postage of agendas and minutes) and the costs of preparation and attendance at that meeting.
- Based on their submission to NCAT on 20 March 2025, latest version of Consolidated By-Laws was dated November 2022. Attachment 1 to the Witness Statement of Mr. Stan Pogorelsky dated 20 March 2025 (Common Property Title Search for registered strata plan 52948) on Page 5 conflicts with Consolidated By-Laws in Attachment 2. Certificate of Title edition 16 is dated 11 February 2021, which ended with latest updates AQ793279 (consolidation of Registered By-Laws), showed there were no updates to By-Laws since that date and do not include updates presented on page 7 (Registered By-Laws) dated 17 November 2022. Mr Pogorelsky's Attachment 2 is on page 7. In their NCAT submission, latest update of the By-Laws was on 17 November 2022, which directly conflicts with statements for Certificate of Title edition 16 dated 11 February 2021.

Belated access to Detailed Expenses for FY 2024 found undisclosed updates of Consolidated By-Laws on 7 November 2023 (amount paid was \$701.93), which were never published on Waratah Strata website, or given to owners and NCAT (confirming that the Tribunal was deliberately misled):

<https://www.nswstratasleuth.info/SP52948-secret-and-undisclosed-registration-of-Consolidated-By-Laws-7Nov2023.png>

- The only owners who paid partial renovation fee applications (GST excl) since 2022 were:
 - 01/05/2023 Lot 27: Renovation Application Meeting Preparation, \$90.00
 - 01/08/2023 Lot 205: Renovation Application Fee, \$109.09
 - 01/08/2023 Lot 103: Renovation Application Meeting Preparation, \$270.00
 - 01/08/2023 Lot 87: Renovation Application Processing, \$109.09
 - 01/05/2024 Lot 86: Renovation application fee, \$120.00
- Lot 5 (not approved at any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 7 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 8 November 2023 for meeting on 30 November 2023; allowed Lot 7 to attend the general meeting and vote, in spite of being unfinancial; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services). Lot 7 did not pay fees for his major renovation. Lot 7 also had unusual, and undisclosed to owners, transactions for interest on overdue levy payments, and strata manager failed to prove this owner is financial.
- Lot 8 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 31 January 2024 for meeting on 22 February 2024; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 27 (major renovations approved at SP52948 Extraordinary General Meeting dated 27 April 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 11 April 2023 for meeting on 27 April 2023; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 39 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 8 November 2023 for meeting on 30 November 2023; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 72 (major renovations approved at SP52948 Extraordinary General Meeting dated 17 August 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 3 August 2023 for meeting on 17 August 2023; EGM attended by only five owners, of which three were themselves involved in non-compliant major renovations at various times: Lot 136, Lot 137, and Lot 139; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services)

- Lot 79 (major renovations started without owners corporation meeting approval, including noise on 3 November 2024; major renovations approved at SP52948 Annual General Meeting dated 28 November 2024, as organised by Waratah Strata Management and directly orchestrated by Bannermans Lawyers, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services). Renovations lasted almost six months.
- Lot 86 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 31 January 2024 for meeting on 22 February 2024; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 87 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 103 (major renovations approved at SP52948 Extraordinary General Meeting dated 27 April 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 11 April 2023 for meeting on 27 April 2023; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 104 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 116 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); agenda prepared on 31 January 2024 for meeting on 22 February 2024; approval not registered in Consolidated By-Laws before major renovations started or at any other time afterwards withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 139 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 140 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 143 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 149 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 170 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services).
- Lot 5: major renovations not approved at any legally-convened general meeting and not registered in Consolidated By-Laws withholding information from and misleading the Registrar General of the NSW Land Registry Services; did not pay any fees for major renovations as prescribed by Special By-Law.

27) Unapproved and excessive legal costs.

- \$51,015.64 (GST excl) was paid to Bannerman Lawyers in 2025 (up to late October 2025) without any legally-valid decision at ordinary or general meetings of strata plan SP52948 and these figures were not disclosed by Solicitor Jennifer Pham to owners or NCAT in case 2024/00454780 even though Bannermans Lawyers' Standard Costs Agreement listed figure of \$14,300.00 (GST incl), which as soon as significant change of that figure happened, Solicitor Pham had duty to report to owners corporation. Solicitor Pham ignored warnings that her profiteering caused significant negative balances in strata funds (Admin Fund had severe deficits).

Date	Payee	Amount (GST excl)
13/02/2025	Bannermans Lawyers	\$5,036.00
10/03/2025	Bannermans Lawyers	\$4,894.90
10/04/2025	Bannermans Lawyers	\$11,926.55
15/04/2025	Bannermans Lawyers	\$1,044.15
06/05/2025	Bannermans Lawyers	\$9,519.51
11/06/2025	Bannermans Lawyers	\$631.90
03/07/2025	Bannermans Lawyers	\$1,403.00
11/08/2025	Bannermans Lawyers	\$14,567.43
09/09/2025	Bannermans Lawyers	\$1,504.20
13/10/2025	Bannermans Lawyers	\$488.00

On 22 December 2025, legal expenses grew by additional \$6,835.28, whilst negative balance in Admin Fund was -\$62,471.75 on the day.

<https://www.nswstratasleuth.info//SP52948-year-2025/NCAT-2024-00454780-non-compliant-meeting-illegally-engaging-Bannermans-Lawyers-6Jan2025.pdf>

<https://www.nswstratasleuth.info//SP52948-year-2025/NCAT-2024-00454780-non-compliant-meeting-illegally-ratifying-engagement-of-Bannermans-Lawyers-6Feb2025.pdf>

<https://www.nswstratasleuth.info//SP52948-year-2025/NCAT-2024-00454780-non-compliant-EGM-illegally-ratifying-engagement-of-Bannermans-Lawyers-1May2025.pdf>

- Office of Legal Services Commissioner sent the following statement in case CAS025826 on 4 March 2026:

In the event that the Tribunal makes any finding that the Respondent Lawyer knowingly filed false evidence or otherwise acted in breach of her professional obligations, you are at liberty to refer those findings to my Office. Further as advised by the Law Society, NCAT may refer any conduct of the Respondent Lawyer to my Office, if it considers that the conduct may warrant consideration of disciplinary action.

- The First Respondent failed to comply with THREE Directions Hearing orders for Lot 158 access to strata documents.
- The Second Respondent (Mr. Stan Pogorelsky) failed to comply with Issue of Summonses and provided numerous false and misleading statements to defend his lack of providing files.
- At two Hearings, NCAT Senior Member Vrabac made an official statement that he would leave investigations about Bannermans Lawyers (specifically, Solicitor Jennifer Pham) in hands of OLSC and/or The Law Society of NSW Wales and did not want to deal with it himself. Lot 158 has certified audio recordings of these statements, where the one on 21 October 2025 was the latest event.
- Bannermans Lawyers refused to provide evidence of their retainer (signed version of Standard Costs Agreement), or that they even submitted a "Notice of Representation" form.
- At second Directions Hearing Bannermans Lawyers made an official statement that they did not represent the Second Respondent (Mr. Stan Pogorelsky).

- Three secret payments to Solicitor Adrian Mueller (total amount of \$3,827.27 GST excl) without disclosure of Standard Costs Agreement, strongly suggesting that Solicitor Jennifer Pham is co-operating with Solicitor Adrian Mueller, or has knowledge of his actions:

9/01/2025 Professional Fees JS Mueller & Co, \$650.00

29/01/2025 Professional Fees JS Mueller & Co, \$2,727.27

10/02/2025 Professional Fees re election of Committee J.S. Mueller & Co, \$450.00

28) SP52948 already committed fraud against insurance companies for alleged legal costs two times.

- Four insurance claims for non-existent “Defence of Lot 3” in CTTT case SCSD 12/32675 after secret insurance policy change several weeks before the first claim and forged signed version of Solicitor Adrian Mueller’s Standard Costs Agreement. CHU Insurance paid \$24,919.31 (GST excl) in total. Four years later, CHU Insurance forced recovery of \$8,800.00 from SP52948:

4 July 2012: BCS Strata Management secretly transferred \$50,000.00 into strata funds from MBL account due to lack of money to pay bills for Strata Plan 52948.

17 July 2012: Signed Standard Costs Agreement by BCS Strata Management Epping Branch Manager Mr. Paul Banoob in document generated on 16 April 2013 and undisclosed to owners, CTTT, and District Court in 2012, 2013, and 2014. Found in strata documents in sixth paid document search on 13 June 2017.

9 July 2012: Secret EC meeting in Lot 181 (Mr. Stan Pogorelsky who was unfinancial to represent Strata Plan 52948 as Executive Committee member) without notifying owners corporation. Two other EC members were unfinancial due to undeclared personal benefits from common funds or unpaid levies: Mr. Moses Levitt and Mr. Bruce Copland.

25 July 2012: Allegedly signed Standard Costs Agreement by BCS Strata Management Mr. Gary Webb as provided in Statutory Declaration by Mr. Peter Bone to CTTT on 19 April 2013.

1 August 2012: Undisclosed and unauthorised change of insurance policy (high risk warning by Insurer) by BCS Strata Management on behalf of Strata Plan 52948.

28 August 2012: Undisclosed to owners, CTTT, and District Court in 2012, 2013, and 2014. BCS Strata Management insurance claim form and files without signed Standard Costs Agreement.

31 August 2012: First of four insurance claims for non-existent “CTTT Defence of Lot 3” by BCS Strata Management on behalf of SP52948 (\$367.64).

26 October 2012: Solicitor Mr. Adrian Mueller confirming to CTTT that Lot 3 is not part of proceedings.

5 December 2012: EC meeting without motion or decision to engage Solicitor Mr. Adrian Mueller to reopen the CTTT case.

7 December 2012: BCS Strata Management made second insurance claim (\$12,714.65).

10 December 2012: Solicitor Mr. Adrian Mueller initiated CTTT case for alleged losses to SP52948 three days later on 10Dec2012 without approval or knowledge of owners.

29 January 2013: Solicitor Mr. Adrian Mueller’s submission to CTTT without signed Standard Costs Agreement.

28 February 2013: Lot 158 issued request for summonses to BCS Strata Management Mr. Peter Bone to provide evidence of Standard Costs Agreement (response never received).

16 April 2013: Secret Solicitor Mr. Adrian Mueller’s request to EC members and BCS Strata Management asking for Standard Costs Agreement signed on 25 July 2012.

19 April 2013: Allegedly signed Standard Costs Agreement by BCS Strata Management Mr. Gary Webb as provided in Statutory Declaration by Mr. Peter Bone to CTTT.

2 May 2013: BCS Strata Management made third insurance claim (\$1,320.00).

4 June 2013: BCS Strata Management made fourth insurance claim (\$10,517.02).

<https://www.nswstratasleuth.info/SP52948-secret-insurance-policy-change-for-legal-defence-without-owners-corporation-knowledge-1Aug2012.webp>

<https://www.nswstratasleuth.info/SP52948-Lot-3-all-four-insurance-claims-NH201212589.pdf>

<https://www.nswstratasleuth.info/Police-Event-E65804633-Timelines-for-premeditated-fraud-by-Solicitor-Adrian-Mueller-and-SP52948.pdf>

<https://www.nswstratasleuth.info/SP52948-SUU-declined-to-quote-due-to-risky-legal-case-with-Solicitor-Adrian-Mueller-and-CHU-worried-about-water-leaks-Sep2012.webp>

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/SP52948-CHU-Insurance-requesting-repayment-for-insurance-claims-three-years-after-the-event-19Oct2016.webp>

<https://www.nswstratasleuth.info/SP52948-attempt-to-prevent-Lot-158-from-providing-CHU-Insurance-with-evidence-of-alleged-fraud-3Apr2017.html>

Through BCB Brokers, insurance paid SP52948 amount of \$19,758.14 for six invoices containing alleged legal services by Solicitor Adrian Mueller in NCAT case SC 20/33352, which were also requested from Lot 158 (myself) through fraudulent claim by Solicitor Adrian Mueller at Supreme Court. In essence, SP52948 wanted to recover legal costs two times for the same expenses ("double jeopardy for cost claims"):

11/12/2020 Inv# 101676 \$8,833.00 (GST inclusive)
3/02/2021 Inv# 102134 \$2,434.90 (GST inclusive)
11/02/2021 Inv# 102255 \$5,413.54 (GST inclusive)
6/05/2021 Inv# 103514 \$3,337.12 (GST inclusive)
9/06/2021 Inv# 104085 \$2,089.39 (GST inclusive)
12/07/2021 Inv# 104547 \$726.00 (GST inclusive)

Lot 158 Payments to SP52948 for alleged legal costs of Solicitor Adrian Mueller in NCAT case SC 20/33352			
Item	Date	Amount (GST excl)	SUU Insurance recovered part of claims from SP52948
Lot 158 payment to SP52948 account 182-222 2128 4383 3 – instalment 1	2 July 2022	\$5,000.00	SUU Insurance was paid back \$4,545.45 (GST excl) on 8 August 2022, (delay of 37 days, keeping money from Lot 158 and SUU Insurance for the same legal expenses)
Lot 158 payment to SP52948 account 182-222 2128 4383 3 – instalment 2	27 September 2022	\$5,000.00	SUU Insurance was paid back \$4,545.45 (GST excl) on 28 September 2022
Lot 158 payment to SP52948 account 182-222 2128 4383 3 – instalment 3	3 January 2023	\$5,000.00	SUU Insurance was paid back \$4,545.45 (GST excl) on 21 February 2023, (delay of 49 days, keeping money from Lot 158 and SUU Insurance for the same legal expenses)
Lot 158 payment to SP52948 account 182-222 2128 4383 3 – instalment 4	3 April 2023	\$5,000.00	SUU Insurance was paid back \$1,281.25 (GST excl) on 4 April 2023
Lot 158 payment to SP52948 account 182-222 2128 4383 3 – instalment 5	4 July 2023	\$3,744.72	

Lot 158 made total payments in amount of \$23,744.72.

SUU Insurance recovered ONLY \$14,917.60 out of their total payments of \$19,758.14.

29) Hot and cold water system problems and water leakages are frequent and repetitive.

In period from September 2012 to March 2025, insurance companies enforced \$10,000.00 excess for every water damage, exploratory work, or burst pipe:

<https://www.nswstratasleuth.info/SP52948-incomplete-insurance-policy-disclosures-to-owners-in-period-2012-to-2023.pdf>

Extract from SP52948 Insurance Policy signed before Annual General Meeting 2012 with insurance policy excess for each and every water damage, burst pipe, and exploratory cost in amount of \$10,000.00 – strata manager was BCS Strata Management:

		For each claim or series of claims during a period of 72 hours for loss or damage caused by Earthquake or Tsunami:	
SECTION 1	Earthquake	i. Where the Building(s) Sum Insured is up to \$5,000,000 and the Building is occupied solely for residential purposes; or	\$ 250
		ii. Where the Building Sum Insured is greater than \$5,000,000 and the Building is occupied solely for residential purposes; or	\$ 20,000 or 1% of the Building Sum Insured (whichever is the lesser)
		iii. Where the Building is occupied partly or solely for commercial purposes	\$ 20,000 or 1% of the Building Sum Insured (whichever is the lesser)
SECTION 1	Water Damage/Burst Pipe/Exploratory Cost on each & every claim		\$ 10,000
SECTION 1	Flood Damage claims		\$ 5,000
SECTION 1	All Other Claims as per Policy Wording and		\$ 1,000
SECTION 2	For each and every claim		\$ 250
SECTION 3	For each and every claim		\$ 250
SECTION 4	7 days		
SECTION 5	For each and every claim		\$ 250
SECTION 6	For each and every claim for loss of damage to machines		\$ 5,000 - Chillers, Cooling Works, Generators & Central Air Conditioners \$ 2,500 – Lifts and pump motors 1,000 – All Other Losses
SECTION 7	For each and every claim		\$ 10% of all Legal Expenses or \$1,000 for each claim, whichever is the greater
SECTION 8	For each and every claim		\$ 250

Some of recent problems:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-D-Lot-142-ceiling-leak-in-kitchen-19Feb2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-Lot-81-cold-water-valve-replacement-19Feb2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-boiler-room-water-leak-15Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-A-installation-of-cold-water-shutoff-valve-28Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-D-installation-of-cold-water-shutoff-valve-29Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-installation-of-cold-water-shutoff-valve-29Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-installation-of-cold-water-shutoff-valve-29Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-boiler-room-water-leak-19May2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-A-leaking-isolation-valves-boiler-room-18Jun2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-84-water-leaks-in-private-garage-and-common-property-3Aug2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52048-Block-B-Lot-9-cold-water-valve-leaking-5Aug2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-A-leaking-pump-boiler-room-25Aug2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-A-hot-water-tank-fault-29Sep2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-boiler-room-two-faulty-circulating-pumps-11Oct2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-boiler-1-repairs-13Jan2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-boiler-2-faulty-check-valve-18Jan2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-Lot-173-cold-water-valve-replacement-18Jan2026.webp>

30) Rusted and unmaintained louvres in basement of the four buildings.



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-basement-neglected-louvres-example-1-15Feb2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-basement-neglected-louvres-example-2-15Feb2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-basement-neglected-louvres-example-3-15Feb2026.mp4>

31) Rusted and unmaintained high temperature alarms in four buildings.



<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-A-entrance-rusted-high-temperature-alarm-13Jan2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-entrance-rusted-high-temperature-alarm-13Jan2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-C-entrance-rusted-high-temperature-alarm-13Jan2026.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-D-entrance-rusted-high-temperature-alarm-13Jan2026.mp4>

32) Long-term problems near the BBQ area on 14 March 2026.

[SP52948-example-of-Uniqueco-Property-Services-maintenance-long-term-damage-below-BBQ-area-creating-OHS-risks-video-1-3Dec2023](#)

[SP52948-example-of-Uniqueco-Property-Services-maintenance-long-term-damage-below-BBQ-area-creating-OHS-risks-video-2-3Dec2023](#)

[SP52948-unrepaired-wall-damages-below-BBQ-sink-14Mar2026](#)

[SP52948-long-term-unmaintained-area-below-BBQ-14Mar2026](#)

[SP52948-long-term-unmaintained-area-below-BBQ-creating-OHS-risks-photo-2-14Mar2026](#)

[SP52948-long-term-unmaintained-area-below-BBQ-creating-OHS-risks-photo-3-14Mar2026](#)

[SP52948-long-term-unmaintained-area-below-BBQ-creating-OHS-risks-photo-4-14Mar2026](#)

33) Units like Lot 48 continue to provide short-term rental facilities, in spite of Lot 158 warnings since 2020 that it was non-compliant with SP52948 Development Approval Conditions.

- Short-term tenants are allowed ONLY if owner stays and lives in property and shares it with visitors. In that case they still have to get Ryde Council approval.
- The other valid options for a property to be occupied in our complex are:

Owner occupied, or
Subject to a lease under Residential Tenancy Act 1987.

Services like AirBnB, StayZ, and similar are not allowed as yet.

Waratah Strata Management and maintenance staff share the responsibility for ensuring the compliance and ensuring their staff are not involved in supporting those facilities (for example, keeping keys of the properties and delivering them to guests, and so on).

Under the NSW Environmental Planning and Assessment Regulation 2000 and the Building and Development Certifiers Act 2018, all commercial property owners also have a legal responsibility to ensure the safety of residents, tenants, staff and visitors.

Strata owner or managers must maintain essential fire prevention measures as outlined in the legislation and in accordance with Australian Standards and local council requirements. They are also obligated to meet all compliance requirements, including Annual Fire Safety Statements.

Evacuation diagrams do not exist on SP52948 common property.

In non-compliance with strata plan registrations, number of properties are used for non-hosted short-term rental accommodation (short-term rental accommodation provided where the host does not reside on the premises during the provision of the accommodation) and they also have special requirements in regard to fire safety, which has never been checked or applied in SP52948. The mandatory Code of Conduct for the Short-term Rental Accommodation Industry (Code) started on 18 December 2020. It is administered by the Commissioner for Fair Trading in the NSW Department of Customer Service. The Code sets out the legal responsibilities and creates new minimum standards of behaviour and requirements for all industry participants, including:

booking platforms
hosts
guests
letting agents and facilitators.

The Code also establishes the STRA Exclusion Register which commenced in August 2022. The Exclusion Register is a list of guests and hosts who have been excluded from participating in the short-rental accommodation industry.

Work health & safety / hazardous material survey on common property never conducted or shared with owners since 1997.

Waratah Strata Management is well aware of this obligation since they took office on 1 February 2017. They apply it in other complexes, for example SP75860, but not in SP52948.

<https://www.shorttermapartmentrentals.com.au/apartment/macquarie-park-2-bedroom-fontenoy-road-mq48/>

<https://www.nswstratasleuth.info/SP52948-warnings-ignored-by-Waratah-Strata-Management-about-compliance-issues-with-Residential-Tenancy-Act-1987-26Mar2020.html>

<https://www.nswstratasleuth.info/Waratah-Strata-Management-warned-about-SP52948-insurance-risks-safety-financial-health-and-non-compliance-with-laws-part-6-13Sep2023.html>

34) Deliberate refusal by Waratah Strata Management to prove current and previous committee members are financial and can vote. Some examples:

- Lot 7 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), and allowed Lot 7 to attend the general meeting and vote, in spite of being unfinancial; not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services). Lot 7 did not pay fees for his major renovation:

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-and-Uniqueco-Property-Services-repeatedly-allow-excessive-noise-and-pollution-during-renovations-that-were-not-properly-approved-at-general-meetings.html>

Lot 7 had unusual, and undisclosed to owners, transactions for interest on overdue levy payments (GST excl):

27/12/2023 Lot 7: interest on arrears to 27/12/2023 \$13.66 (Admin Fund)
27/12/2023 Lot 7: Owner invoice cancellation \$13.66 (Admin Fund)
27/12/2023 Lot 7: interest on arrears to 27/12/2023 \$5.35 (Capital Works Fund)
27/12/2023 Lot 7: Owner invoice cancellation \$5.35 (Capital Works Fund)
15/03/2024 Lot 7: Interest on arrears to 15/03/2024 \$12.38 (Admin Fund)
15/03/2024 Lot 7: Owner invoice cancellation \$12.38 (Admin Fund)
15/03/2024 Lot 7: interest on arrears to 15/03/2024 \$3.37 (Capital Works Fund)
15/03/2024 Lot 7: Owner invoice cancellation \$3.37 (Capital Works Fund)

- Lot 72: completed major renovations without legally-convened general meeting, without registration of Special By-Law before proceeding with work, and without paying prescribed fees:

<https://www.nswstratasleuth.info/NCAT-2024-00454780-non-compliant-EGM-approving-Lot-72-major-renovations-17Aug2023.pdf>

On 26 November 2025, she was approached directly to discuss issues with SP52948 management, and she never replied.

- Lot 88: previous owner received secret approval for gas heating around March 2013 but officially listed only as of 19 September 2013 (Mrs. Marianna Paltikian purchased Lot 88 on 31 October 2014 and inherited the debt of previous owner); Uniqueco Property Services Director Steve Carbone hid this connection in his report dated 21 March 2016. Also, unpaid full overdue levies for past events:

<https://www.nswstratasleuth.info/SP52948-Lot-88-angry-about-second-gas-connection-levies-and-missing-details-about-amount-payable-in-Special-By-Law-27Mar2013.png>

<https://www.nswstratasleuth.info/SP52948-Lot-88-approved-gas-connection-19Sep2013.pdf>

<https://www.nswstratasleuth.info/SP52948-Building-Manager-second-gas-connection-report-21Mar2016.pdf>

<https://www.nswstratasleuth.info/SP52948-outstanding-levies-Lot-88-Marianna-Paltikian-16Feb2015.pdf>

<https://www.nswstratasleuth.info/SP52948-outstanding-levies-Lot-88-Marianna-Paltikian-3Mar2015.pdf>

04/12/2018 Interest on arrears \$8.25
04/12/2018 Interest on arrears \$3.23
09/12/2019 Lot 88: Debt recovery Stage 1 (\$25.00)
16/12/2019 Interest on arrears \$10.29
01/04/2020 Interest on arrears \$12.60
16/12/2019 Interest on arrears \$3.79
16/03/2020 Lot 88: Debt recovery Stage 1 (\$25.00)
15/09/2022 Lot 88: Debt recovery Stage 1 (\$25.00)
01/04/2020 Interest on arrears \$7.11
22/12/2021 Interest on arrears \$0.37
31/12/2021 Interest on arrears \$0.01
22/12/2021 Interest on arrears \$0.21
15/09/2022 Interest on arrears \$11.89
19/09/2022 Interest on arrears \$0.04
15/09/2022 Interest on arrears \$5.47
19/09/2022 Interest on arrears \$0.02
02/10/2024 Lot 88: Interest on arrears in Admin Fund to 01/05/2024 \$6.41
02/10/2024 Lot 88: Interest on arrears in Admin Fund to 25/09/2024 \$3.32
02/10/2024 Lot 88: Interest on arrears in Capital Works Fund to 25/09/2024 \$0.91
02/10/2024 Lot 88: Interest on arrears in Capital Works Fund to 01/05/2024 \$6.33
10/06/2025 Lot 88: Interest on arrears \$0.41

Lot 88 has an outstanding Letter of Demand since 8 October 2020:

<https://www.nswstratasleuth.info/SP52948-Marianna-Paltikian-stayed-silent-when-approached-with-letter-of-demand-8Oct2020.html>

She has an outstanding demand from O'Brien Criminal & Civil Solicitors since 24 April 2020:

<https://www.nswstratasleuth.info/OBrien-Criminal-and-Civil-Solicitors-redacted-letter-to-SP52948-Secretary-24April2020.pdf>

- Lot 112:
17/06/2019 Lot 112: Debt recovery Stage 1 (\$25.00)
- Lot 159: Overdue levies in 2017 and 2019, without evidence if full amount was paid:
19/06/2017 Lot 159: Debt recovery Stage 1 (\$25.00)
19/06/2017 Lot 159: Owner invoice cancellation \$25.00
09/12/2019 Lot 159: Debt recovery Stage 1 (\$25.00)
- Lot 181: never paid full gas heating levies, with conservative estimate of owing at least \$13,091.39 in unpaid gas heating levies (including 10% interest per year):

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Stan-Pogorelsky-efforts-to-avoid-paying-gas-heating-levies-Apr2025.pdf>

Lot 181 has an outstanding Letter of Demand sent to him on 2 October 2020:

<https://www.nswstratasleuth.info/SP52948-Stan-Pogorelsky-stayed-silent-when-approached-with-letter-of-demand-2Oct2020.html>

On 30 October 2025, new Director of Waratah Strata Management (Mr. Michael Hosford) received summary of special relationship between Mr. Pogorelsky and Waratah Strata Management, and in spite of his appearance of honesty, he failed to respond. Further more, he deleted the email without reading on 4 November 2025.

- Lot 200: Mr. Joe Spatola, did not pay fees for his major renovation request before general meeting.

Previous owner of Lot 200 had history of unpaid full levies, which current owner inherited. On 21 March 2019, Mr. John Gore received an invoice for levies, which included \$19.71 for interest up to 1 May 2019:

<https://www.nswstratasleuth.info/SP52948-Lot-200-overdue-levies-with-interest-charges-21Mar2019.jpg>

Evidence shows that the interest was waived without approval at any meeting, where strata manager used flawed excuse of alleged ransomware attack that did not happen in February 2019 (including alleged ransomware attack, 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):

<https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-dubious-process-for-levy-invoicing-and-advice-not-to-pay-interest-for-Lot-200-21Mar2019.jpg>

21/03/2019 Lot 200: Cancel interest (\$4.30)
08/05/2019 Lot 200: Cancel interest (\$13.57)
08/05/2019 Lot 200: Cancel interest (\$5.94)

In 2015, previous owner Mr. John Gore forced owners corporation to replace his private smoke alarm (directly defrauding owners corporation), in spite of clear regulation that in a NSW strata townhouse, the owner is responsible for smoke alarms located inside their individual unit, while the owners corporation is responsible for smoke alarms in common areas:

<https://www.nswstratasleuth.info/SP52948-replaced-faulty-smoke-alarms-Lot-200-10Aug2015.pdf>

In December 2015, previous owner Mr. John Gore was reimbursed \$92.08 for his private gas usage without proof of invoice, and repeated the same process in March 2016 (claiming \$69.29), directly defrauding owners corporation:

<https://www.nswstratasleuth.info/SP52948-Lot-200-claimed-gas-reimbursement-without-invoice-Dec2015.pdf>

<https://www.nswstratasleuth.info/SP52948-Lot-200-claimed-gas-reimbursement-without-invoice-Dec2015.pdf>

Previous owner, Mr. John Gore, had poor understanding of how water and gas levies and reimbursements email on 4 January 2017 should apply, as per his secret email:

<https://www.nswstratasleuth.info/SP52948-Lot-200-does-not-understand-correct-structure-for-gas-usage-in-the-complex-4Jan2017.png>

Previous owner of Lot 200 (Mr. John Gore) has an outstanding Letter of Demand sent to him on 10 February 2022:

<https://www.nswstratasleuth.info/SP52948-John-Gore-stayed-silent-when-approached-with-letter-of-demand-10Feb2022.html>

- Lot 218 (also co-owning Lots 34 and 35): unpaid full overdue levies for past events, including Mr. Jeffery Wang's inheritance of outstanding debt where 50% of legal fees were waived without general meeting on 22 March 2000:

<https://www.nswstratasleuth.info/SP52948-BCS-Strata-Management-waived-outstanding-levies-without-owners-corporation-approval-Minutes-EC-meeting-22Mar2000-legal-fees-Lot-103-and-218.jpg>

Of special importance is the fact that Mr. Jeffery Wang had debt of \$3.90 (secret document "Debtors Age Trial Balance" on the date of AGM on 23 October 2013) and was accepted as financial at the meeting. Mr. Wang was made aware of this and he never replied.

Additional examples of debts:

<https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-34-Jeffery-Wang-outstanding-levies-reminder-1July2014.pdf>

<https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-218-Jeffery-Wang-outstanding-levies-reminder-3Oct2014.pdf>

<https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-218-Jeffery-Wang-outstanding-levies-reminder-20Oct2014.pdf>

18/09/2017 Lot 34: Debt recovery Stage 1 (\$25.00)

15/06/2020 Lot 35: Debt recovery Stage 1 (\$25.00)

Lot 218 has an outstanding Letter of Demand sent to him on 2 October 2020:

<https://www.nswstratasleuth.info/SP52948-Jeffery-Wang-stayed-silent-when-approached-with-letter-of-demand-2Oct2020.html>

35) Waratah Strata Management failed to provide any owner with details of when last audit of gas heating connections was conducted as these owners were also reported for having them in the past and why were they not paying gas heating levies any longer.

Lot 68 (owner received incomplete gas levy invoice for FY 2012 and 2013 on 15 July 2016)

Lot 88

Lot 102

Lot 134 (owner received incomplete gas levy invoice for FY 2012 and 2013 on 15 July 2016)

Lot 144 (owner received incomplete gas levy invoice for FY 2012 and 2013 on 15 July 2016)

Lot 148 (gas heating connection on 13 August 2007)

Lot 154

Lot 167

Lot 175 (gas heating connection since 2002)

Lot 192

36) Waratah Strata Management fairy-tale about attack in 2019: 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 and strata agency "lost" many files for customers. Waratah Strata Management even hired Sententia to "justify" the attack but Sententia staff could not explain their analysis when approached four times.

<https://www.nswstratasleuth.info/SP52948-letter-sent-to-owners-by-Waratah-Strata-Management-about-ransomware-page-1-12Mar2019.png>

<https://www.nswstratasleuth.info/SP52948-letter-sent-to-owners-by-Waratah-Strata-Management-about-ransomware-page-2-12Mar2019.png>

<https://www.nswstratasleuth.info/Sententia-brief-analysis-with-limited-evidence-ransomware-attack-against-Waratah-Strata-Management-undisclosed-to-owners-of-strata-plan-SP52948.pdf>

<https://www.nswstratasleuth.info/Fairy-tale-story-about-made-up-ransomware-attack-against-Waratah-Strata-Management-computers-in-2019.pdf>

On 30 October 2025, new Director of Waratah Strata Management (Mr. Michael Hosford) received updated summary of this ransomware and, in spite of his appearance of honesty, he failed to respond. Further more, he deleted the email without reading on 4 November 2025.

37) 10-Year Capital Works Fund is useless and never approved with proper evaluation at any general meeting. Ms. Jennifer Pham from Bannermans Lawyers submitted obsolete version of Capital Works Fund (allegedly provided by Waratah Strata Management) from 2017 in Mr. Stan Pogorelsky's witness document with intention to deceive and hamper Tribunal investigations. And there was a strong reason for it. Committee meeting on 23 September 2021 documented shortage of \$1,515,541.00 in Capital Works Fund against the forecast in April 2017 but failed to include it at the general meeting.

<https://www.nswstratasleuth.info/SP52948-discrepancies-in-BIV-report-for-10-Capital-Works-Fund-in-2017-and-2021-updated-Jun2025.pdf>

Some of examples of serious problems with 10-Year Capital Works Fund:

- In BIV's plan in March 2017, it was recommended to complete the roof upgrades in August 2023 at estimated cost of \$571,275.00. In BIV's plan in October 2021, it was recommended to delay the roof upgrades to September 2031 at estimated cost of \$900,722.00. Due to long-term problems in Block B, which everybody was well aware of, committee made a decision at non-compliant meeting on 25 February 2026 to urgently repair the membrane at cost of \$27,000.00 (excl GST):

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-Block-B-rooftop-emergency-waterproofing-14Mar2026.webp>

<https://www.nswstratasleuth.info/SP52948-year-2026/SP52948-urgent-proposal-for-Block-B-roof-membrane-repairs-25Feb2026.png>

- In BIV's plan in March 2017, elevator upgrades were scheduled in August 2026 at estimated cost of \$339,831.00. Due to multiple incidents, expired equipment, OH&S risks, and poor maintenance, elevator upgrades were completed in 2019 at cost of above \$880,000.00 (plus GST). In BIV's plan in October 2021, it was recommended to run further upgrades in September 2030 at estimated cost of \$680,632.00.
- In BIV's plan in March 2017, external painting was scheduled for August 2027, at estimated cost of \$1,640,783.00. Just a year later, agenda for the AGM 2018 sent to owners contained information that the total costs for the painting project were \$646,200.00 plus GST (totalling \$710,820.000). That did not include professional consultancy fees and failed to provide evidence and invoices for all work related to painting and major works on townhouses allegedly costing \$92,950.00.
- In BIV's plan in March 2017, it was recommended to complete the work for central HWS in August 2019 at estimated cost of \$70,560.00. This work was not done. In BIV's plan in October 2021, it was recommended to delay the work to August 2026 at estimated cost of \$103,329.00.
- In BIV's plan in March 2017, it was recommended to complete the work for internal painting in four buildings in August 2021 at estimated cost of \$243,101.00. This work was not done. In BIV's plan in October 2021, it was recommended to delay the work to September 2028 at estimated cost of \$244,955.00. There are many large cracks and problems with internal walls in buildings.
- In BIV's plan in March 2017, it was recommended to complete the work for gym area and facilities in August 2022 at estimated cost of \$82,958.00. In BIV's plan in March 2017, it was recommended to complete the work for pool and sauna area and facilities in August 2026 at estimated cost of \$231,885.00. In BIV's plan in October 2021, it was recommended to delay the work for BOTH pool area and gym to September 2024 at estimated cost of measly \$21,509.00 (massively under estimated). Due to long-term neglect, in May 2023, committee had to make urgent (unapproved at general meeting) decision to repair pool and spa area in amount of \$55,000.00.
- In BIV's plan in October 2021, it scheduled the work for common property lighting to September 2023 at estimated cost of \$26,781.00. Almost no work was done on this item. In BIV's plan in October 2021, it was recommended to delay the work for fire safety services to September 2028 at estimated cost of \$29,939.00. SP52948 is deliberately delaying serious fire and OH&S work, in spite of City of Ryde council orders for many years (even worse, as we allow short-term letting in the complex, we have special duty to protect guests of our "hotel"). Due to high risks and City of Ryde warnings, SP52948 allegedly approved urgent fire safety upgrades in amount of \$907,124.00 at AGM on 28 November 2024.