

Subject: SUMMARY Evidence of Lot 158 trying to avoid bankruptcy of SP52948 through patience and persistence

From: Sp52948 owner

Date: 2/6/19, 7:57 pm

To: undisclosed-recipients: ;

Hi,

For SP52948 owners' attention. Please let us know if you wish not to be notified about what is happening in the complex. All such requests have always been respected and complied with.

The information is shared for two reasons:

- a) To educate owners and residents who do not know their rights,
- b) Because strata managers and EC members do not want owners to know their rights and continue to prevent information sharing at EC meetings.

Here is evidence that Lot 158 tried (and still tries) to avoid litigation and prevent bankruptcy of our complex because Waratah Strata Management and Uniqueco Property Services refuse to manage the properties in accordance with the laws and regulations.

Also enclosed are details of further efforts by Lot 158 to ensure all owners are safe and live in a healthy environment.

Had Lot 158 decided to take legal action, the owners corporation would have been bankrupt because the evidence of deliberate lack of actions to prevent smoking was overwhelming. Just that case alone would be horrendous for owners corporation. Plus many other problems that waste money... Note that once elevators are replaced and membranes, two and a half roofs replaced (must be done soon as it is overdue), and Block D hot water system replaced, our owners corporation will have almost no money in Sinking Fund. Take a look at the costs and calculate for yourself.

Lot 158 does not want litigation. It only ever wanted/wants proper management of the complex and EQUAL RIGHTS AND PRIVILEGES FOR ALL OWNERS. Lot 158 also collected number of emails with what EC members, strata managers, and building manager talk about Lot 158 and treat genuine requests for action in accordance with laws.

- a) Smoking in the basement area near Fire Door 2. Lasted for almost 11 months. In spite of around dozen warnings, no action was taken until May 2019, and Secretary of the owners corporation failed to respond to Lot 158 and inform owners about it.

Refer to attachment

"SP52948-Waratah-Strata-Management-and-Uniqueco-Property-Services-facilitating-smoking-May2019.pdf",

which Waratah Strata Management and Uniqueco Property Services received six times in eight months and refused to action.

- b) Waratah Strata Management was warned about smoke alarms in units several times (including Lot 158). You received first information

SUMMARY Evidence of Lot 158 trying to avoid ...

several days ago. A follow up, based on found evidence during document search at Waratah Strata Management on 31 May 2019.

Waratah Strata Management claimed at EC meeting on 21 March 2019 that the smoke alarms were personal responsibility, their replacement was at owners' own expense, and that such practice BCS Strata Management had for 16 years was not done by Waratah Strata Management (attachment "SP52948-Waratah-Strata-Management-misleading-information-about-smoke-alarms-EC-Meeting-21mar2019.png").

Access to strata files for FY 2018 on 31 May 2019 now shows that four Lots had replacement of smoke alarms from our Admin Fund:

23 April 2018, Lot 139	smoke alarm \$150.00 (GST excl.)
14 May 2018, Lot 8	smoke alarm \$150.00 (GST excl.)
4 June 2018, Lot 198	smoke alarm \$160.00 (GST excl.)
30 July 2018, Lot 83	smoke alarm \$160.00 (GST excl.)

Attachments "SP52948-smoke-alarm-replacements-in-three-units-FY2018.png" and "SP52948-Lot-139-smoke-alarm-23Apr2018.png".

Executive Committee and Waratah Strata Management need to make urgent decision to fix it for all owners.

c) Ventilation of bathrooms and laundry room. Very serious health issue that most owners do not know about. Lot 158 personally worked with several owners to fix their problems and helped them organise Uniqueco Property Services to resolve poor ventilation in bathrooms.

In every home there are particular rooms that are prone to problems created by localised humidity, namely the kitchen, bathroom, and laundry. The effectiveness of exhaust fans is dependent on the size of the room, and the airflow rate necessary for that area. For example, a bathroom without a shower requires approximately eight air changes per hour. A bathroom with a shower may need 20.

How much air an exhaust fan can shift over a given amount of time is most commonly measured in cubic feet per minute (CFM), but is also referred to in terms of cubic metres per minute (m³/min). The amount of air a fan can shift depends on both its size and speed. A small fan may shift the same amount of air as a large fan, but would normally have to be oscillating faster to do so - depending on how the fan's constructed, this may also make it more noisy.

The easiest way to determine what size and speed of fan you require is to figure out the volume of the room, then multiply it by the number of air changes you'll need to keep it clear:

laundry 10-15 changes of air per hour
bathroom 6-10 changes of air per hour
toilet 10-15 changes of air per hour

typical bathroom = 20 sqm
typical laundry = 8 sqm

required air movement per hour = changes per hour x room size

For bathroom = 200-300 cubic meters/per hour

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For laundry = 80-120 cubic meters/per hour

Law is very strict about health and safety. Lot 158 collected videos and information from several units who have serious ventilation problems. The problem is wide-spread but it seems lot of owners do not know how to complain.

Exhaust fans and ventilation problems are part of maintenance responsibilities by owners corporation. An example of repair is enclosed for Lot 187 dated 16 July 2018.

Regards,

PS. The document search at Waratah Strata Management on 31 May 2019 showed terrible state of affairs. Strata files are in serious disarray and require immediate scrutiny through financial audits.

Nothing was prepared at 09:30 hours and the computer desk was empty. Secretary in the office did not have any information about Lot 158 document search. She then rushed to Mr. Robert Crosbie who quickly put boxes with paper-based documents and stated that Waratah Strata Management provided all they had available.

Electronic documents was almost non-existent. The electronic folders in SP52948 portfolio contained the following files (mobile phone screenshots were taken as evidence):

Agency Agreement

Single file for Waratah Strata Contract, Doc ID 8056 dated 23 March 2019

AGM Reports

No files found

Audit Report

Single file for FY 2018, Doc ID 15772 dated 17 May 2019

Bank Reconciliation

No files found

Bank Statements

No files found

Business Activity Statements

Two files, Doc IDs 16109, 16108

By Laws

Two files, Doc IDs 11168, 9712

Capital Works Forecast Reports

Certificate of Title

One file, Doc ID 8914

Contracts

Five files for elevator registrations (first four for year 2020 and last for 2019), Doc IDs 12 871, 12870, 12869, 12868, 11013

CORRESPONDENCE

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116 files, earliest file dated 25 January 2019 with Doc ID 3786

Debt Recovery Notices
No files found

Essential Services
Two files for AFSS, Doc IDs 11458, 8461

Health & Safety, Asbestos Reports
No files found

Insurance Claims
No files found

Insurance Policy
Not reviewed, Lot 158 already has the file

Insurance Valuation, Land valuation
Single file

Interim Reports
No files found

Legal Matters
No files found

Levy Notices
No files found

Lift Contracts & Registrations
Five files for elevator registrations (first four for year 2020 and last for 2019), DocIDs 12 871, 12870, 12869, 12868, and 11013

MINUTE BOOK
Six files, Doc IDs 13819, 12780, 9550, 7256, 15773, 15771

Photo
No files found

Registered Strata Plan
Not reviewed, Lot 158 already has the file

Sec 184/26 Certificates
Three files

Sec 22 Notices, Change of Owner Details
93 files

Tax Returns
No files found

Voting Form
No files found

The findings in hard-copy format (paper format) are being summarised now and will be ready in next two days. Lot 158 spent five and a half hours collecting evidence. The summary will shock.

SP52948-smoke-alarm-replacements-in-three-units-FY2018.png

Date	Details	Payee	Macquarie Park NSW 2113 Amount Status (GST exclusive)	Type	Ref.No.	Payment No.
27/04/2018	AFSS 2018 Council Lodgement Fee	City of Ryde Council	60.45 Paid	Chq	10528	000005
30/04/2018	AFSS Repairs	Eagle Fire Protection Pty Ltd	4,515.00 Paid	DE	00028391	000027
02/05/2018	Lodge Annual Fire Safety Statement May 2018	Waratah Strata Management	150.00 Paid	DE		000040
07/05/2018	Block A Replace Exit Lights	Thor Electrics Pty Ltd	330.00 Paid	DE	22577	000043
14/05/2018	Block B U8 Smoke Alarm	Thor Electrics Pty Ltd	150.00 Paid	DE	22587	000048
04/06/2018	Th198 Install Smoke Alarm	Thor Electrics Pty Ltd	160.00 Paid	DE	22592	000064
04/06/2018	U204 Repair Sprinkler System	W & M Gordon Property	300.00 Paid	DE		000066
25/06/2018	20/6/18 - 19/9/18	Eagle Fire Protection Pty Ltd	2,815.25 Paid	DE	00028390	000079
23/07/2018	Test Emergency Lights in Garage Area	Thor Electrics Pty Ltd	360.00 Paid	DE	22612	000501
30/07/2018	Block C U83 Install Smoke Alarm	Thor Electrics Pty Ltd	160.00 Paid	DE	22617	000507
06/08/2018	Block C Exit Door Light	Thor Electrics Pty Ltd	470.00 Paid	DE	22620	000514
			\$23,857.45			

SP52948-Lot-139-smoke-alarm-23Apr2018.png

23/04/2018	Block D U139 Install Smoke Alarm	Thor Electrics Pty Ltd	150.00 Paid	DE	22576	000435
16/10/2018	16.05 Administrator	Waratah Strata Management Pty Ltd				

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SP52948-Waratah-Strata-Management-misleading-information-about-smoke-alarms-EC-Meeting-21mar2019.png

responsibility to service and replace as required. It is further noted that a small number of smoke alarms within units were replaced during the BCS management period, but that was incorrect practice and has not continued under Waratah Strata's management.

SP52948-Lot-187-bathroom-exhaust-fan-16Jul2018.png

Maint Bldg--Exhaust/Ventilation Systems 165600						
06/11/2017	Supply/Install Fan - Swimming Pool Entrance	Thor Electrics Pty Ltd	530.00 Paid	DE	22510	000294
30/01/2018	Lift Motor Room 3 Exhaust Fan	Pinto Air Conditioning	150.00 Paid	DE	INV-10373	000360
21/05/2018	BlockA Lift Motor Room No.4 Exhaust Fan	Pinto Air Conditioning	150.00 Paid	DE	INV-10155	000456
16/07/2018	U187 Bathroom Exhaust Fan	W & M Gordon Property	100.00 Paid	DE	16	000496
06/08/2018	Block B Exhaust Fan on Roof Top	Thierry Handyman Services	1,495.00 Paid	DE	496	000509
			\$2,425.00			

Attachments:

- SP52948-smoke-alarm-replacements-in-three-units-FY2018.png 326 KB
- SP52948-Lot-139-smoke-alarm-23Apr2018.png 241 KB
- SP52948-Waratah-Strata-Management-misleading-information-about-smoke-alarms-EC-Meeting-21mar2019.png 39.8 KB

SP52948-Waratah-Strata-Management-and-Uniqueco-Property-Services-facilitating-smoking-May2019.pdf	6.6 MB
SP52948-Lot-187-bathroom-exhaust-fan-16Jul2018.png	236 KB