

Subject: FINAL REQUEST FOR REPAIR: Poor ventilation in one bathroom and laundry in Lot 158 since June 2018
From: SP52948 Lot 158 owner
Date: 22/12/18, 21:04
To: Robert Crosbie <Robert@waratahstrata.com.au>
CC: Steve Carbone Caretaker Uniqueco Property Services,

Hi,

In accordance with SSMA 2015 Section 106 (Duty of owners corporation to maintain and repair property), and in compliance with Motion 19 at Annual General Meeting 2018 (strata affairs directly affecting Lot 158), it is requested that exhaust fan vents be properly maintained for Lot 158 in laundry and second bathroom, or appropriate applicable actions be taken to ensure proper flow of fresh air in those areas.

Back in June 2018, Lot 158 asked for better flow of fresh air when the alleged replacement of the roof exhaust fan on top of Building A was completed. The problem started in May 2018.

That request has been ignored for six months so far.

The attachments prove that maintenance of exhaust fan vents and fans is part of common property as many owners enjoyed such services in the past (\$512.00 was spent from common funds for Lot 88 in 2012 alone).

Other evidence of such repairs from common funds: Lot 32 in 2013, Lot 166 in 2013, Lot 67 in 2013, Lot 89 in 2013, Lot 166 in 2013, Lot 67 in 2013, Lot 73 in 2013, Lot 26 in 2014, Lot 29 in 2014, and much more.

Mr. Simon Wicks, while working for BCS Strata Management, was involved with approving such work for SP52948 owners in the past.

No staff of Waratah Strata Management, Uniqueco Pty Ltd, or any other representative on behalf of SP52948 has verified with us if the problem disappeared since June 2018.

Due to large size of video files, evidence is provided on secure web site (login details provided to Waratah Strata Management on 20 June 2018):

22 December 2018

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-first-bathroom-good-ventilation-and-suction-22Dec2018.mp4>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-laundry-poor-ventilation-22Dec2018.mp4>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-second-bathroom-poor-ventilation-22Dec2018.mp4>

10 October 2018

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-first-bathroom-good-ventilation-and-suction-10Oct2018.3gp>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-second-bathroom-poor-ventilation-10Oct2018.3gp>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-laundry-poor-ventilation-10Oct2018.3gp>

20 June 2018

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-first-bathroom-good-ventilation-and-suction-20Jun2018.3gp>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-second-bathroom-poor-ventilation-and-lack-of-suction-20Jun2018.3gp>

<https://www.vk2cot.id.au/WARATAH2018/SP52948-Lot-158-laundry-poor-ventilation-20Jun2018.3gp>

Regards,

On 20/6/18 9:23 pm, SP52948 Lot 158 owner wrote:

b) Proof that ventilation is appallingly poor in one bathroom and laundry on 20 June 2018, and for the last month or so.

Access to these files is strictly controlled and secured by using 2048-bit SSL encryption:

<https://www.vk2cot.id.au/WARATAH2018/>

You will reach this welcome banner:

<https://www.vk2cot.id.au> is requesting your username and password. The site says: "ROBERT-only"

WORK ORDER

Function Exercised Date: 20/09/2011

Function Exercised on behalf of the Owner **Strata Plan No. 52948**

Building Name

Building Address 1-15 FONTENOY ROAD, MACQUARIE PARK NSW

Portfolio Manager: SIMON WICKS

Phone: (02) 9868 2999

Email: simon.wicks@bcms.com.au

Site Contact:

Contact Phone:

Contact Mobile:

Contact Email:

Issuing Manager: Simon Wicks

Phone: (02) 9868 2999

Email: simon.wicks@bcms.com.au

Signature:



Office of Issue: EPPING Office Address: LOCKED BAG 22 HAYMARKET NSW 1238

PERSON/CONTRACTOR INSTRUCTED:

Name: Ability Property Maintenance Pty Ltd

Address: PO Box 281 Castle Hill NSW 1765

Tel - 1: (02) 9899 8899 **Mob:** 0438 440 450

Tel - 2: **Fax:** (02) 9899 8899

Email: info@optusnet.com.au

CONTRACTOR IS NOT BCSblue CERTIFIED - Visit www.bcsblue.com.au for information

Please refer to the instructions below, undertake a risk assessment of the site and if safe proceed with the required works.
By proceeding with the job instructions specified you are deemed to have accepted the terms and requirements of this work order

JOB INSTRUCTIONS

Unit 33 - Secure bathroom exhaust vent. Unit is currently vacant. Please collect keys from James at Raine & Home Epping.

SP52948-work-order-exhaust-fan-Lot-179-22Feb2012.PNG.PNG

WORK ORDER

Function Exercised Date: 22/02/2012

Function Exercised on behalf of the Owner **Strata Plan No. 52948**

Building Name

Building Address 1-15 FONTENOY ROAD, MACQUARIE PARK NSW

Portfolio Manager: GARY WEBB

Phone: (02) 9868 2999

Email: garry.webb@bcms.com.au

Site Contact: N K TANG

Contact Phone: 0411 2435503

Contact Mobile: 0433672389 K

Contact Email: nktang@hotmail.com

Issuing Manager: Gary Webb

Phone: (02) 9868 2999

Email: garry.webb@bcms.com.au

Signature:



Office of Issue: EPPING Office Address: Locked Bag 22 HAYMARKET NSW 1:

PERSON/CONTRACTOR INSTRUCTED:

Name: Electron Management Pty Ltd

Address: 6 Tarban Street Gladesville NSW 2111

Tel - 1: 0418 222 374 **Mob:** 0418 222 374

Tel - 2: **Fax:**

Email: info@electronmanagement.com.au

Please refer to the instructions below, undertake a risk assessment of the site and if safe proceed with the required works.
By proceeding with the job instructions specified you are deemed to have accepted the terms and requirements of this work order

JOB INSTRUCTIONS

U179, Inspect and repair exhaust fans as required.

Attachments:

SP52948-Lot-88-clean-three-exhaust-fan-vents-16Oct2012-BCS4389907-1.pdf	83.3 KB
SP52948-Lot-88-clean-exhaust-fan-vent-9Aug2012-BCS4389906-1.pdf	88.3 KB
Simon-Wicks-order-exhaust-fan-work-for-Lot-33-2011.pdf	62.6 KB
SP52948-work-order-exhaust-fan-Lot-33-20Sep2011.PNG	58.5 KB

