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The invoice and the multiple quotes for this work were not found in document search at Waratah Strata Management on 13<sup>th</sup> of June 2017 and 31<sup>st</sup> of May 2019:

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 was held on 20/04/2017 at 06:00 PM at the offices of Waratah Strata Management, Suite 200, 160 Rowe Street, Eastwood.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
3	3	Apology	Lorna Zelunzuk
112	112	Yes	Carlos Fornieles Montoya
142	142	Yes	Genelle Godbee
147	147	Yes	Moses Levitt
151	151	Yes	Maureen McDonald
181	181	Yes	Stan Pogorelsky
200	200	Yes	John Gore
218	218	Apology	Jeffrey Wang

IN ATTENDANCE:

Thomas Karolewski (21)  
Bing Gong (45)  
George Gong (82)  
Peter & Barbara Yeend (148)  
Robert Crosbie - Waratah Strata Management

CHAIRPERSON (acting):

Robert Crosbie

**3 FINANCIAL REPORT**

Resolved that the financial reports for the current financial year were tabled and discussed. Resolved the strata manager is to investigate what is required to provide 100 points of ID necessary to open term deposits with banks other than Macquarie Bank.

Further resolved that the quote provided by Macquarie Maintenance Services to replace the BBQ Area roof at a cost of \$3,710.00 incl. GST be accepted.

SP52948 – BBQ area during the alleged painting project that included garden beds and common grounds on 22<sup>nd</sup> of July 2017





**Macquarie Gardens**  
A development of 110 units, 1100 sqm, 1100 sqm, 1100 sqm, 1100 sqm.  
1100 sqm, 1100 sqm, 1100 sqm, 1100 sqm.  
1100 sqm, 1100 sqm, 1100 sqm, 1100 sqm.

**BBQ AREA**

**ATTENTION TO ALL RESIDENTS:**

When using the BBQ area, please ensure that you clean up after using the area.

The BBQ area should be cleaned after use.

Any rubbish should be placed in the bins.

This area should be treated like your front.

It would be appreciated, if the area be left clean and rubbish free.

Regards,  
Steve (Caretaker)

  
**NO SMOKING**

**ALL RESIDENTS PLEASE NOTE:**

**SMOKING AREA**  
HAS BEEN MOVED TO THE GAZEBO AREA.

THIS IS ADJACENT TO THE TENNIS COURTS.

PLEASE REFRAIN FROM SMOKING IN BBQ AREA.

Regards,  
Steve (Caretaker/Building Manager)

**ALL RESIDENTS PLEASE NOTE:**

Due to the torrential rain the walls in the BBQ area have bubbled.

The walls need to be dry before water proofing and repairs can be made.

Regards,  
Steve, Building Manager

SP52948 – Lot 158 asking why their levies should pay for repeated repairs without warranties and proper maintenance on 23<sup>rd</sup> of December 2018 – reply from Waratah Strata management and Uniqueco Property Services never received

*Subject: REQUEST FOR CLARIFICATION: Why should Lot 158 levies be used for payments of repeated roof repairs and painting in BBQ area - 23Dec2018*

*From: swax*

*Date: 23/12/18, 9:38 pm*

*To: Robert Crosbie*

*CC: Steve Carbone Caretaker*

*In accordance with Motion 19 at Annual General Meeting 2018 (strata affairs directly affecting Lot 158), a request is issued to explain why should Lot 158 levies be used for payments of roof repairs and painting in BBQ area yet again. Various work was done in 2011, 2012, and 2015 around and in BBQ area.*

*Just last year, \$3,710.00 (incl. GST) was approved and allegedly spent for replacing BBQ roof area at EC meeting on 20 April 2017.*

*In addition, the alleged expenses in 2017 for painting project in SP52948 in amount of \$646,200.00 plus GST (totalling \$710,820.000) included undefined details for various structures in amount of \$66,000.00 (including GST). The structures allegedly included garden beds, louvres in the basement, swimming pool area, and similar.*

*As seen in November and December 2018 images, the BBQ area is very looking very ordinary and new painting and wall repairs are required again.*

*By all accounts, this should be done under warranty (which to this day) neither Waratah Strata Management nor Uniqueco Pty Ltd can confirm.*

*Why should Lot 158 levies be used for repeated repairs of BBQ area?*

SP52948 - BBQ area requiring roof repair on 23<sup>rd</sup> of December 2018



**Macquarie Gardens**  
111 Macquarie Ave  
Newcastle NSW 2200  
Phone: 081 999 2222  
Mobile: 042 22 2244  
Email: [macquarie@macquariegardens.com.au](mailto:macquarie@macquariegardens.com.au)



**BBQ AREA** 

**ATTENTION TO ALL RESIDENTS:**

When using the BBQ area, please ensure that you clean up after using this area.

The BBQ plate should be cleaned after use.

Any rubbish should be placed in the bins.

This area should be treated like your home.

It would be appreciated, if the area be left clean and rubbish free.



Regards,  
Steve (Caretaker)



**ALL RESIDENTS PLEASE NOTE:**

**SMOKING AREA HAS BEEN MOVED TO THE GAZEBO AREA.**

**THIS IS ADJACENT TO THE TENNIS COURTS.**



**PLEASE REFRAIN FROM SMOKING IN BBQ AREA.**

Regards,  
Steve (Caretaker/Building Manager)

**ALL RESIDENTS PLEASE NOTE:**

Due to the torrential rain the walls in the BBQ area have bubbled.

The walls need to be dry before water proofing and repairs can be made.

Regards,  
Steve, Building Manager













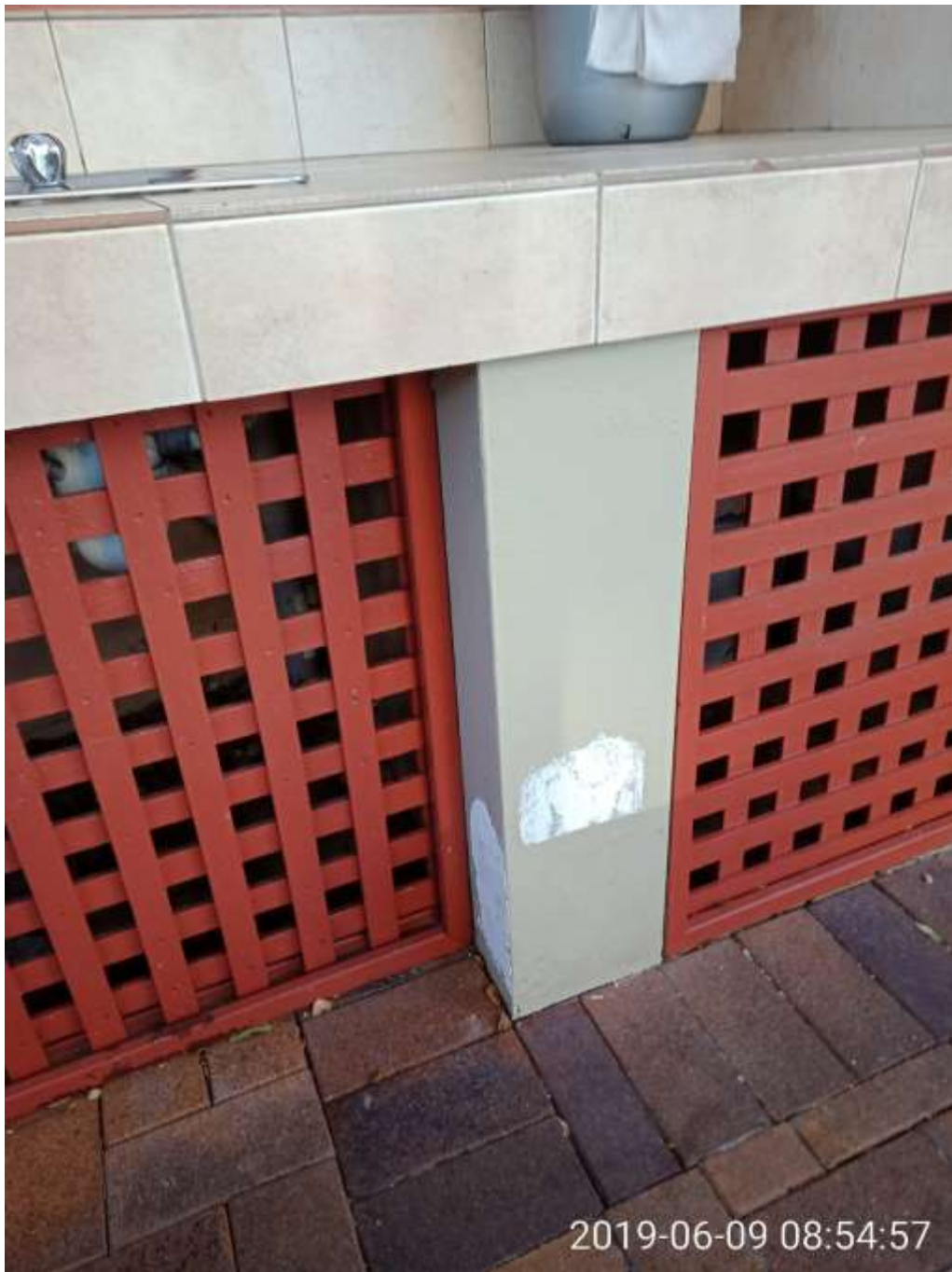


SP52948 – Neglected BBQ area on 23<sup>rd</sup> of December 2018



































SP52948 – Lot 158 asking why their levies should pay for repeated repairs without warranties and proper maintenance on 29<sup>th</sup> of June 2019 – reply from Waratah Strata management and Uniqueco Property Services never received

*Subject: SUMMARY: Additional fire safety and other issues on 29Jun2019*

*From: swax*

*Date: 29/6/19, 8:34 pm*

*To: Robert Crosbie, Frank Tallaridi, Steve Carbone caretaker*

*Just 20-minute spot check of the Block A and surrounding areas in the complex over several days show the quality of services provided to owners.*

*a) Fire exit light on level 4 in Block A is still faulty. Photo attached.*

*b) Fire exit door near swimming pool was wide open and shows no fire safety signs early in the morning - completely unattended and unmonitored on 17 June 2019. Photo attached.*

*c) Painting of the BBQ area done again. Lot 158 needs confirmation if it was done as part of the warranties, or an extra cost to owners?*

*d) Lock on tennis court is completely rusted, Unattended by Uniqueco Property Services for three years.*

*e) Water leak on level 7 in Block A still unattended by Uniqueco Property Services. That nicely complements frequent water leak repairs in Block A and elsewhere. Lot 191 had more than 24 repairs over eight years (at cost above \$21,000.00).*

*f) Rubbish chute on level 7 in Block A is completely damaged and cannot close. Unattended by Uniqueco Property Services.*

*g) Garden bed damages are obvious. A few photos attached. Who is going to pay for the repairs: warranties as part of painting project or additional costs to owners?*

*h) Colorbond fence behind a townhouse unstable and unattended by Uniqueco Property Services for five years.*

*i) Fence towards Fontenoy Road still unsafe and unattended by Uniqueco Property Services since December 2018.*

*j) And more.*

*SP52948-terrible-garden-wall-status-just-two-years-after-major-works-near-Block-A-second-corner-29Jun2019.jpg*

*SP52948-terrible-garden-wall-status-just-two-years-after-major-works-near-Block-A-29Jun2019.jpg*

*SP52948-unstable-garden-bed-with-major-movement-just-two-years-after-major-works-near-Block-D-29Jun2019.jpg*

*SP52948-paint-peeling-just-two-years-after-the-expensive-works-garden-bed-near-Block-D-29Jun2019.jpg*

*SP52948-poor-attempt-to-fix-tripping-hazard-pavers-near-swimming-pool-29Jun2019.jpg*

*SP52948-paint-bubbling-just-two-years-after-the-expensive-works-garden-bed-near-Block-D-29Jun2019.jpg*

*SP52948-damaged-fence-near-carwash-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-completely-rotten-wood-fence-and-risk-of-termites-29Jun2019.jpg*

*SP52948-potentially-unstable-wooden-fence-and-risk-to-staff-working-29Jun2019.jpg*

*SP52948-rotten-remnants-of-wooden-railings-behind-townhouses-29Jun2019.jpg*

*SP52948-missing-wooden-railings-not-replaced-after-old-ones-removed-behind-townhouses-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-unstable-townhouse-fence-still-unattended-for-five-years-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-unstable-gate-still-unattended-since-December-2018-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-eroded-soil-after-tree-fall-still-unattended-since-December-2018-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-faulty-fire-safety-exit-light-level-4-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-damaged-rubbish-chute-that-cannot-close-7-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-water-leak-level-7-Block-A-still-unattended-by-Uniqueco-Property-Services-29Jun2019.jpg*

*SP52948-completely-rusted-lock-tennis-court-unattended-by-Uniqueco-Property-Services-for-three-years-photo-2-23Jun2019.jpg*

*SP52948-completely-rusted-lock-tennis-court-unattended-by-Uniqueco-Property-Services-for-three-years-23Jun2019.jpg*

*SP52948-unprotected-open-fire-door-without-compulsory-fire-safety-signs-near-swimming-pool-early-morning-17Jun2019.jpg*

*SP52948-Uniqueco-Property-Services-excuses-for-poor-maintenance-20May2019.png*