

## Executive Summary

Large Strata Plan SP52948 continued to be poorly managed by BCS Strata Management in 2015. Poor accounting, delayed payments for some invoices, secret cash advance from PICA Group two months before AGM 2014, and paid back in amount of \$20,745.00 six months later without ever disclosing it to owners corporation, lack of tenders for even very large expenses... these are some of the qualities offered by BCS Strata Management.

1. Some of large expenses that did not have competitive quotes since October 2014 and BCS Strata Management refused to provide evidence of in spite of paid document search as per SSMA 1996 S108 in 2014 and 2015:

- Roseriver Pty Ltd Hot Water System for Block D - \$46,200.00 in June 2015
- Roseriver Pty Ltd Hot Water System - \$10,109.00 in September 2015
- Kintyre Building Services Roof Membrane Block B - \$59,356.00 in February 2015
- Kintyre Building Services Roof Membrane Block D - \$109,285.00 in October 2015
- QBE Insurance - \$72,456.06 in September 2015
- Roseriver Pty Ltd Hot Water System for Block D - \$46,200.00 in June 2015
- 16% increase for Caretaker's contract renewal - \$578,000.00 over two-year period

Most of those repairs were overdue and some even repeated, as BCS Strata management failed to enforce warranties for substandard works.

Photos show the appalling status over the last four years (BCS Strata Management and EC members know about websites and **never offered evidence to counter the claims of mismanagement**):

<http://www.nswstratasleuth.id.au/Macquarie-Gardens-photos/>

But that is only small part of large expenses looming for the owners. Six professional reports (undisclosed to owners) costing more than \$16,000.00 in last three years show serious needs for repairs.

**This document will specifically address excessive costs and delayed repairs for common property, through deliberate, and repeated misleading, and incomplete information given to owners corporation, with full support by the Executive Committee.**

**Without any evidence of tenders, BCS Strata Management and EC members "approved" expenditures of \$160,856.00 (GST inclusive) to Kintyre for roof membranes on two buildings (two other builds are still outstanding) during 2015. Minutes of the EC and General Meetings show how it was organised, and how, due to poor maintenance and neglect in the past, only five-year warranty provided to owners corporation (instead of 15 years).**

**Kintyre earned over \$214,868.00 in period of four years, without any competitive tender by BCS Strata Management.**

2. BCS Strata Management, and EC members, continued to ignore SSMA 1996 and the following Motions were submitted for AGM 2015 yet again:

**4. EXPENDITURE LIMITS AND OTHER RESTRICTED MATTERS:**

Motions

- 4.1 That the restriction in Section 80A of the Act that the Executive Committee be limited from spending more than 10% over any single budget item be removed.
- 4.2 That pursuant to Section 80A of the Act, the Executive Committee be restricted to spending not greater than 10% above the amount determined for the total of budget expenditure.
- 4.3 That there be no additional restrictions placed on the Executive Committee other than those currently imposed by Section 21 (2) of the Act.

**10. ADMINISTRATION FUND EXPENDITURE:**

Motion

- 10.1 That the removal of the restriction in respect of any Administration Fund expenditure, imposed on large strata schemes under Section 80A of the Act (the restriction prohibits expenditure in excess of ten percent of the budget for that item without holding a General Meeting), be confirmed and continued until revoked at any future General Meeting.

This is common for BCS Strata Management in other complexes and allows the strata agency to run costs without any checks.

3. That this practice is prevalent and dangerous shows the following termination of contract with BCS Strata Management at Regis Towers SP56443, Pitt Street, Sydney on 26<sup>th</sup> of September 2012:

**13. MOTIONS SUBMITTED BY THE OWNERS OF LOT 429 & 192 (C.TANG & B.SUN) :**

Motions

The Chairman ruled Motions 13.1 to 13.3 Out of Order noting that these matters had been dealt with in Motions 4.1 to 4.3.

- 13.1 That pursuant to s27(2) of the Strata Schemes Management Act 1996, the services of BCS Strata Management Pty Ltd as strata managing agent for Strata Plan 56443 be terminated and the authority of the strata manager to exercise the powers, functions and duties of the Chairman, Secretary, Treasure and the Executive Committee be revoked.
- 13.2 That all records, books of accounts, keys, documents and any other property of the Owners Corporation of Strata Plan 56443 be made ready for collection after relevant notice is given.
- 13.3 That pursuant to s27 (1) of the Strata Schemes Management Act 1996, Professional Strata Management Group be appointed with full delegation as the strata managing agents of Strata Plan 56443 and pursuant to Section 238(2) of the Act that an authority be given for the common seal of the Owners Corporation to be affixed to the Agency Agreement by the Secretary and any other member of the executive committee to finalize the appointment.

- 13.6 That determination be made to subcommittee to investigate \$600,000.00 painting expenses in 2008 within 3 months.
- 13.7 That determination be made to subcommittee to investigate more than 3 million dollars plumbing and other expenses from 2007-2010 within 4 months.
- 13.8 That determination be made to subcommittee can fully and free access all the records as request.
- 13.9 That determination be made to subcommittee investigation will be without any monetary rewards.
- 13.10 That determination be made to subcommittee is able to report investigations to police service and Fair Trading once the subcommittee has found the funds have been misappropriated or misused.

4. Back in July 2012, at cost above \$12,000.00 Napier & Blakely ran comprehensive audit of the buildings and summarised numerous issues, including roof repairs. On page 8, this was listed:

The principal roofs are accessed via the fire stairs and through the rooftop plant room. The roof comprises a flat concrete slab with a liquid applied waterproof membrane. Grated outlets collect rainwater connecting to down pipes and an underground stormwater system.

The roofs are bounded by an unlined, low rise perimeter masonry parapet wall. A steel balustrade is provided perimeters as edge protection.

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

5. This was reported in minutes of EC meeting held on 10<sup>th</sup> of September 2014. Owners corporation was led to believe (without any evidence) that multiple quotes were obtained (none of them made available even when requested through SSMA 1996 S108):

**MOTION 7:** **Resolved** that urgent repairs should be instructed for the affected half-room of Tower B, causing the leak into Unit 47. Kintyre Roofing's quote to apply the torch-on membrane was nominated as the preferred solution. The committee allocated \$60,000 to carry out this work. This is the oldest tower and other roofs will be allowed for in the revision of the long term sinking fund plan. Multiple quotes received indicate that this is the most cost effective solution noting that a 15 year guarantee will be provided.

6. Even in the agenda for the AGM on 26<sup>th</sup> of November 2014, owners corporation received no proofs of alternative quotes and conditions:

**MOTION 15:** That the Owners Corporation accept the quotation (copy attached) for a torch-on membrane from Kintyre Roofing in the amount of \$53,960 plus GST and ratify the EC decision recorded in the EC minutes of 11 Sept 2014 to apply this approach to other tower roofs as required. – **Carried.**

7. In spite of paid document viewing as per SSMA 1996 S108, BCS Strata Management failed to provide access to proofs of tender:

**<http://www.nswstratasleuth.id.au/SP52948-SSMA1996-S108-Document-Viewing-Undisclosed-Files-17Nov2014.pdf>**

**<http://www.nswstratasleuth.id.au/SP52948-SSMA1996-S108-Document-Viewing-Undisclosed-Files-BCS-Strata-Management-18Dec2015.pdf>**



8. Nothing was done for three years since Napier & Blakeley's report, until early January 2015, when Block B was the first one to be addressed. Even then, BCS Strata Management provided misleading statements in the minutes of EC meeting held on 4<sup>th</sup> of March 2015:

Roof repairs

The                      reported on the state of the roof repair and the EC decided that until this was completed no exterior painting work or even type of paint could be agreed. Kintyre Roofing have separated the quote for D block into two half roofs to allow urgent repairs to be commenced as soon as the existing repair is deemed fully complete and satisfactory. Bathroom ventilation duct fan casings on the roof appear to be the source of water ingress that has not previously been diagnosed. This is being addressed and the caretaker has undertaken an immediate program to minimise the risk of this occurring on any other roof. The horizontal ventilation ducts on the roofs will be separately treated from the roof itself to minimise the possibility that these are the cause of ingress. These roof repairs require extended periods of time to carry out the work with no wet days and then require heavy downpours afterwards to ensure that the work has been satisfactory. The new colour bond capped parapet and final appearance of the roof is very acceptable and the contractors have been very diligent in making this a job that will last 15 years at least. Roof anchors have been installed for safe working at heights on each roof that is being repaired.



9. As evidence shows, there was no 15-guarantee and it will never be provided due to long-term neglect of the roof area not only in Block B, but quite possibly in other buildings as well:

## Kintyre Building Services Pty Ltd

A.B.N. 65 062 739 039 Licence No: 79326C

Level 1, 15 Mobbs Lane  
Carlingford, NSW 2118

Ph: 9868 7919 Fax: 9868 6903 Email: admin@kintyre.net.au

### Tax Invoice

Invoice #: 00036682  
Date: 27/02/2015

#### INVOICE TO:

The Owners-STRATA PLAN  
C/- Russell Young  
BCS Epping  
Locked Bag 22  
Haymarket NSW 1238

#### JOB ADDRESS:

The Owners-STRATA PLAN  
North Ryde NSW 2113

Amount

Supplied and installed permanent anchor points to allow for static line harness access to roof perimeter

Hi-pressure cleaned the dirt and grime build-up from the concrete substrate

Supplied and installed one coat of primer to the concrete substrate

Supplied and installed a new 40mm hob around the perimeter of the concrete substrate

Supplied and installed a 2 x layer torch on membrane to entire concrete substrate consisting of roll base and mineral top

Supplied and installed new Colorbond perimeter capping to provide external finish

This quotation includes an allowance to hoist all materials to the roof externally and removal of all job spoils from site on completion

PLEASE NOTE - The torch on membrane comes with a 15 year material warranty. In discussions with the manufacturers they have advised that a liquid membrane applied to this roof would come with a 5 year material warranty due

to excessive cracking and water ponding on the existing concrete substrate.

\$59,356.00

10. Caretaker Uniqueco Property Services reported the following to EC members in March 2015 (undisclosed to owners corporation). In it, it was clear that work by Kintyre was not satisfactory as leakage in Lot 47 had to be attended to straight after their allegedly finished the work on the roof of Block B.

8. Kintyre Building completed B Block rooftop waterproofing in February 2015. Unit 47 called after a heavy downpour in early March to report that their ceiling was still leaking. Kintyre, and myself re-inspected the area. Kintyre resealed inside the exhaust fan area. Caretaker also unblocked all weep holes around exhaust fan area. The weep holes were also checked, unblocked and cleaned in the other 3 towers. Note: This will be inspected every 6 months.

11. For seven months after the alleged "urgent" quote for repairs of roof in Block D on 4<sup>th</sup> of March 2015, nothing was done until October 2015:

<b>Kintyre Building Services Pty Ltd</b>	
A.B.N. 65 062 739 039    Licence No: 79328C	
<b>Level 1, 15 Mobbs Lane Carlingford, NSW 2118</b>	<b>QUOTATION</b>
Phone: 9868 7919    Fax: 9868 6903	Quotation No: 00039042
Email: admin@kintyre.net.au	Quotation Date: 4/03/2015
	Valid Until:
<b>INVOICE TO:</b>	<b>JOB ADDRESS:</b>
The Owners-STRATA PLAN 52948 C/- Russell Young BCS Epping Locked Bag 22 Haymarket NSW 1238	The Owners-STRATA PLAN 52948 1-15 Fontenoy Road North Ryde NSW 2113
 <u>BLOCK D (U 98-145):</u> Following our on-site meeting with Bruce and our subsequent inspection of the Northern membrane roof, we provide the following recommendation.	
Supply and install permanent anchor points to allow for static line harness access to roof perimeter	
Hi-pressure clean the dirt and grime build-up from the concrete substrate	
Supply and install one coat of primer to the concrete substrate	
Supply and install a 2 x layer torch on membrane to entire concrete substrate consisting of roll base and mineral top	
Supply and install new Colorbond perimeter capping to provide external finish	
This quotation includes an allowance to hoist all materials to the roof externally and removal of all job spoils from site on completion	
THE ATTACHED QUOTATION PRICE IS PER HALF OF TOWER BUILDING	
PLEASE NOTE - The torch on membrane comes with a 15 year material warranty. In discussions with the manufacturers they have advised that a liquid membrane applied to this roof would come with a 5 year material warranty due to excessive cracking and water ponding on the existing concrete substrate	
	\$59,356.00

12. The work order for Kintyre was approved by BCS Strata Management and EC as early as 1<sup>st</sup> of September 2015, without any EC meeting, emergency, and evidence of tender or quotes (they were requested four times before and after AGM 2015 and deliberately not provided in spite of paid document search as per SSMA 1996 S108). This document was never disclosed to owners corporation.

<b>Office of Issue:</b> EPPING Office Address:		Locked Bag 22 HAYMARKET NSW 1238	
<b>PERSON/CONTRACTOR INSTRUCTED:</b>			
Name:	Kintyre Building Services Pty Ltd		
Address:	Level 1/15 Mobbs Lane Carlingford NSW 2118		
Tel - 1:	(02) 9868 7919	Mob:	0418 463 108
Tel - 2:	0419 631 633	Fax:	(02) 9868 6903
Email:	admin@kintyre.net.au		
<p>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.</p>			
<b>JOB INSTRUCTIONS</b>			
Quotation #: 41715			
Following our on-site inspection of the membrane roof to Block D we recommend the works listed below.			
Supply and install permanent anchor points to allow for static line harness access to roof perimeter.			
Temporarily remove steel perimeter fencing.			
Hi-pressure clean the dirt and grime build-up from the concrete substrate.			
Apply a self leveller to 2 x sections of concrete substrate currently holding excessive water.			
Supply and install one coat of primer to the concrete substrate.			
Supply and install a 2 x layer torch on membrane to entire concrete substrate consisting of roll base and mineral top.			
Supply and install new Colorbond perimeter capping to provide external finish, 2 x sections of high parapet walls excluded, membrane will be Emerclad and bandage finish to high parapet walls.			
Re-install steel perimeter fencing.			
Supply and install new Colorbond capping to 7 x carpark exhaust lower hob and Emerclad to carpark exhaust fan upper hob.			
Supply and install Emerclad to 3 x vent duct hobs.			
This quotation includes an allowance to hoist all materials to the roof externally and removal of all job spoils from site on completion.			
<b>For Prompt Payment of all Invoices you must quote Work Order No, Billing Name and Billing Address:</b>			
<b>Billing Name:</b>		The owners of Strata Plan No. 52948	
<b>Billing Address:</b>		C/- BCS, Locked Bag 22 HAYMARKET NSW 1238	

As a contractor you have the ultimate responsibility for compliance with the above instructions.

13. ... Suddenly, much higher invoice (without proof of competitive tender, or formal approval of the Executive Committee who had only one meeting throughout FY 2015) was “accepted” without notifying owners. The updated invoice on 7<sup>th</sup> of September 2015 was more than 54% higher in cost and allegedly saved owners corporation 40%!

Description	Amount
PROGRESS PAYMENT CLAIM #1	39,740.00
Materials delivered to site as per our quotation # 41715 - Works re Membrane Roof Block D.	
Quotation (including gst) \$109,285.00 @ 40%	
Balance remaining (including gst) \$65,571.00	

14. Caretaker Uniqueco Property Services reported the following to EC members (undisclosed to owners corporation) in their report for October 2015, confirming that work on Block D started on 6<sup>th</sup> of October 2015. Had it really been an emergency, it would not have waited till October to start repairs:

8. Kintyre

- a. 6<sup>th</sup> October, erected a lift on side of D Block leading to the rooftop.
- b. 7<sup>th</sup> October, work commenced on D Block roof waterproofing. Caretaker makes regular inspections on progress of work.



15. Agenda for AGM 2015 contained the following statements by BCS Strata Management and EC:

One half roof of one tower roof (block B) became an urgent problem in August 2014 and a contract to replace the membrane with a torch-on material was let. The roof leak problem was very difficult to trace (when its dry there is no leak and without rain repairs cannot be tested). Eventually all the issues causing the roof to leak in block B roof were traced and progressively each of the other roofs will be treated in the same way. The resolution of these problems required the contractor to return a number of times but we are satisfied that all the causes are now understood and can be treated at the one time going forward. All the affected ceilings in apartments immediately under the roof were replaced and repainted. This was not complete until June 2015. A contract to completely recover all of block D (both half roofs) has now been negotiated at a reduced cost of \$99,350 plus GST and will be underway in October 2015. This method comes with a 15 year materials guarantee. Blocks A & C do not have the same issues at present and will probably not be treated till later years.

Number misleading and undisclosed pieces of information:

- There is no evidence of 15-year materials guarantee for Block D.
- There is no written confirmation that whole of Block B was resurfaced.
- There is no correction for incorrect statement in Minutes of EC meeting held on 4<sup>th</sup> of March 2015 for only 5-year warranty for Block B.
- There is no reference to three-year old professional building report by Napier & Blakeley who stated that all roofs should be repaired in period of 1-5 years (report was commissioned in July 2012)!
- Evidence of competitive quotes from other vendors not provided, even though three official requests for document viewing as per SSMA 1996 S108 were officially lodged during 2015.
- If one half roof cost \$59,356.00 for Block B in early 2015, how can two halves for Block D roof cost \$109,285.00 with alleged 40% discount!

Simple mathematics:

$$2 \times \$59,356.00 = \$118,612.00$$

How can \$109,285.00 represent 40% savings from \$118,612.00? Who is profiteering from these type of expenses for 15 years?



16. BCS Strata Management, along with members of the Executive Committee, trying to ensure that owners accept these expenses without questioning, submitted the following Motion for AGM 2015 (scheduled for 4<sup>th</sup> of November 2015):

**8. KINTYRE BUILDING SERVICES:**

Motion

- 8.1 That the quotation from Kintyre Building Services Pty Ltd for \$99,350 plus GST accepted by the Executive Committee for urgent repairs to the roof on block D as contemplated in Motion 12 of the previous AGM be ratified as expenditure from the Sinking Fund as contemplated on motion 12 of the previous AGM.

This is Motion 12 of AGM 2014, as approved and recorded in the Minutes by BCS Strata Management and agreed by EC members:

MOTION 12: That the levy contributions for the Administrative Fund be determined for the period from **1<sup>st</sup> November 2014 to 31<sup>st</sup> October 2015**, in the amount of **\$760,000** plus GST be discussed, and after any amendment be approved. – **Carried.**

Motion 12 of AGM 2014, hence, had no relation to “approved” Motion 8 at AGM 2015, which was attended by only 10 owners in person (out of 218 lots).

17. Kintyre delayed sending two other parts of invoices to make payments “easier” for owners corporation although their work was completed in October 2015. The invoices are sent to EC member directly, not BCS Strata Management, on 2<sup>nd</sup> of November 2015 and 11<sup>th</sup> of November 2015.

18. Minutes of EC meeting held on 21<sup>st</sup> of March 2016, with only one EC member attending. Along with BCS Strata Management staff, recorded the following decisions without providing minutes of alleged paper meeting held supposedly one week earlier:

**4. FORMALLY RATIFY DECISIONS:**

Motion

.1 To formally ratify all decisions made by circular email amongst Executive Committee Members since last formal meeting

- a. Term deposit renewals and additions (\$1,296,840 now on deposit)
- b. Miscellaneous repairs and replacements.
- c. Note roof repair warranty work and issues with extractor fan casing drains

All decisions made by circular email and the resulting instructions to the managing agent were ratified.

19. Kintyre earned over \$214,868.00 in period of four years, without any competitive tender by BCS Strata Management. The latest invoice dated 11<sup>th</sup> of December 2015 was delayed for payment for two months.

Cred. Code	Creditor Name	Doc. Ref. No.	Doc. Date	Doc. Total (GST inclusive)	Chq. Date	Date Presented	Comments
21266	KINTYRE BUILDING SERVICES P/L	42493A	11/12/2015	\$7,785.00	11/02/2016	11/02/2016	Block D: roof membrane - fourth part
21266	KINTYRE BUILDING SERVICES P/L	42493	11/12/2015	\$25,000.00	21/12/2015	21/12/2015	Block D: roof membrane - third part
21266	KINTYRE BUILDING SERVICES P/L	42215	2/11/2015	\$32,786.00	23/11/2015	23/11/2015	Block D: roof membrane - second part
21266	KINTYRE BUILDING SERVICES P/L	42081	7/09/2015	\$43,714.00	16/10/2015	16/10/2015	Block D: roof membrane - first part
266	KINTYRE BUILDING SERVICES P/L	39005	30/04/2015	\$605.00	08/05/2015	08/05/2015	Townhouses 206, 207, 212-219: cleaned roof gutters and downpipes, Townhouse 207: fixed gutter
21266	KINTYRE BUILDING SERVICES P/L	36682	27/02/2015	\$35,613.60	10/03/2015	10/03/2015	Block B: roof membrane - second part
21266	KINTYRE BUILDING SERVICES P/L	38411	29/01/2015	\$242.00	18/02/2015	18/02/2015	Townhouses 213 and 214: clean gutters, roof and carports
21266	KINTYRE BUILDING SERVICES P/L	38226	19/01/2015	\$583.00	10/02/2015	10/02/2015	Replace quad colourbond guttering to garage
21266	KINTYRE BUILDING SERVICES P/L	38330	19/01/2015	\$23,742.40	09/02/2015	09/02/2015	Block B: roof membrane - first part
21266	KINTYRE BUILDING SERVICES P/L	37365	21/11/2014	\$851.40	10/12/2014	10/12/2014	Townhouses 98, 199, 202, 205, 219: clean gutters, roof and downpipes, repair chipped tiles
21266	KINTYRE BUILDING SERVICES P/L	36588	16/09/2014	\$572.00	29/09/2014	29/09/2014	Townhouses 212 to 219: clean gutters, roof and downpipes, repair chipped tiles, Townhouse 213: leak was caused due to gutters full of debris - resolved by cleaning them
21266	KINTYRE BUILDING SERVICES P/L	35599	6/06/2014	\$330.00	23/06/2014	23/06/2014	Townhouse 214: clean gutters, downpipes
21266	KINTYRE BUILDING SERVICES P/L	35128	15/04/2014	\$330.00	14/05/2014	14/05/2014	Townhouse 214: clean gutters, downpipes
21266	KINTYRE BUILDING SERVICES P/L	34618	19/03/2014	\$550.00	31/03/2014	31/03/2014	Townhouses 212 to 219: clean gutters, roof and downpipes,
21266	KINTYRE BUILDING SERVICES P/L	33978	14/01/2014	\$220.00	23/01/2014	23/01/2014	Townhouse 216: clean gutters, downpipes and carport
21266	KINTYRE BUILDING SERVICES P/L	33540	9/12/2013	\$396.00	20/12/2013	20/12/2013	Townhouse 195: capping issue
21266	KINTYRE BUILDING SERVICES P/L	33517	29/11/2013	\$860.20	06/12/2013	06/12/2013	Townhouses 212, 214, 215, 216: clean gutters, downpipes, repair chipped tiles
21266	KINTYRE BUILDING SERVICES P/L	32301	19/07/2013	\$264.00	29/07/2013	29/07/2013	Townhouse 201: clean gutter with leak
21266	KINTYRE BUILDING SERVICES P/L	31854	28/06/2013	\$363.00	03/07/2013	03/07/2013	Townhouse 209: clean roof and gutters
21266	KINTYRE BUILDING SERVICES P/L	31263	29/04/2013	\$264.00	02/05/2013	02/05/2013	Townhouse 214: leak at window of rear bedroom, section of valley above bedroom heavily blocked with gum leaves
21266	KINTYRE BUILDING SERVICES P/L	31144	3/04/2013	\$891.00	11/04/2013	11/04/2013	Townhouse 218: installed new ACE gutters
21266	KINTYRE BUILDING SERVICES P/L	30725	27/02/2013	\$983.40	13/03/2013	13/03/2013	All townhouses: scheduled clean, repair chipped tiles
21266	KINTYRE BUILDING SERVICES P/L	29590	10/10/2012	\$264.00	25/10/2012	25/10/2012	Townhouse 218: clean gutters and valley
21266	KINTYRE BUILDING SERVICES P/L	27266	20/07/2012	\$264.00	06/08/2012	06/08/2012	Townhouse 194: roof leak at top window in main bedroom
21266	KINTYRE BUILDING SERVICES P/L	27720	18/04/2012	\$616.00	26/04/2012	26/04/2012	Lot 218: roof leak in bedroom, repalced five tiles, sealed four tiles, installed new sarking and re-battened, cleaned the blocked tile channels
21266	KINTYRE BUILDING SERVICES P/L	26576	27/03/2012	\$28,892.00	05/04/2012	05/04/2012	Block A, B, C, D and all townhouses: re-bed and re-point all ridge cappings, new sadning mix, new tiles replacing chipped ones
21266	KINTYRE BUILDING SERVICES P/L	26597	8/03/2012	\$511.50	26/03/2012	26/03/2012	Townhouses 212 and 214: replace external gutter bracket
21266	KINTYRE BUILDING SERVICES P/L	26973	7/03/2012	\$550.00	26/03/2012	26/03/2012	Townhouses 212 to 219: clean gutters, roof and downpipes, vendor guaranteed no more problems with leaks in Townhouse 218
21266	KINTYRE BUILDING SERVICES P/L	27167	8/03/2012	\$1,419.00	14/03/2012	14/03/2012	Lot 219: supply and install aluminium leaf Free valley and gutter guard. This product has the smallest aperture available and comes with a 15 year manufacturer's warranty and an A1 Fire Rating
21266	KINTYRE BUILDING SERVICES P/L	26499	25/01/2012	\$242.00	15/02/2012	15/02/2012	Lot 219: clean gutter
21266	KINTYRE BUILDING SERVICES P/L	26214	24/01/2012	\$286.00	30/01/2012	30/01/2012	Lot 202: roof leak from skylights
21266	KINTYRE BUILDING SERVICES P/L	25933	17/01/2012	\$875.60	19/01/2012	19/01/2012	All townhouses: scheduled clean, repair chipped tiles
21266	KINTYRE BUILDING SERVICES P/L	26111	10/01/2012	\$979.00	12/01/2012	12/01/2012	Townhouse 219: re-bed and re-point real RHS hip with new sand an cement mixture, seal gap between eave and window
21266	KINTYRE BUILDING SERVICES P/L	25934	9/12/2011	\$440.00	19/12/2011	19/12/2011	Townhouse 219: gutter overflowing and eave bubbling, clean and relay tiles, seal rear window
21266	KINTYRE BUILDING SERVICES P/L	25143	13/10/2011	\$440.00	24/10/2011	24/10/2011	Townhouses 218 and 219: replce gutter at front of carport
1266	KINTYRE BUILDING SERVICES P/L	24942	16/09/2011	\$1,451.00	23/09/2011	23/09/2011	Townhouse 199: install 8m of 370mm wakaflax to rear RHS gabbie, replace 24 tiles cut anf fit against common wall
21266	KINTYRE BUILDING SERVICES P/L	24707	29/08/2011	\$242.00	01/09/2011	01/09/2011	Townhouse 199: roof leak
21266	KINTYRE BUILDING SERVICES P/L	24471	17/08/2011	\$440.00	25/08/2011	25/08/2011	Lot 209: install 8m of Rediprimed Quad Guttering and accessories
			<b>Total</b>	<b>\$214,858.10</b>			