

Outcome of SP52948 document search at Waratah Strata Management office on 13 February 2024

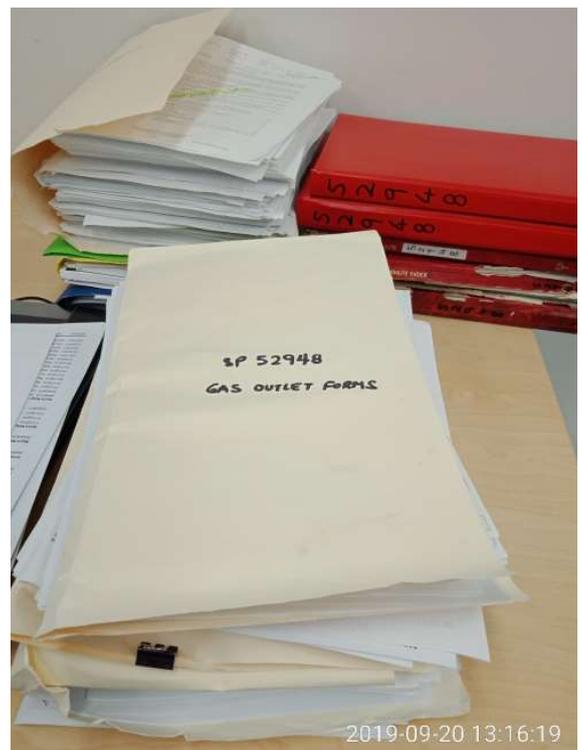
- 1) Document search started at 09:30 hours, as scheduled.
- 2) Document search was limited to two hours due to strata manager's booking with another client at 11:30 hours.

This document was originally planned to be handed to Waratah Strata Management for sign off on premise, but due to time constraints with another customer, I decided to do it at home and send it through email.

- 3) The appearance of the desk with SP52948 documents:



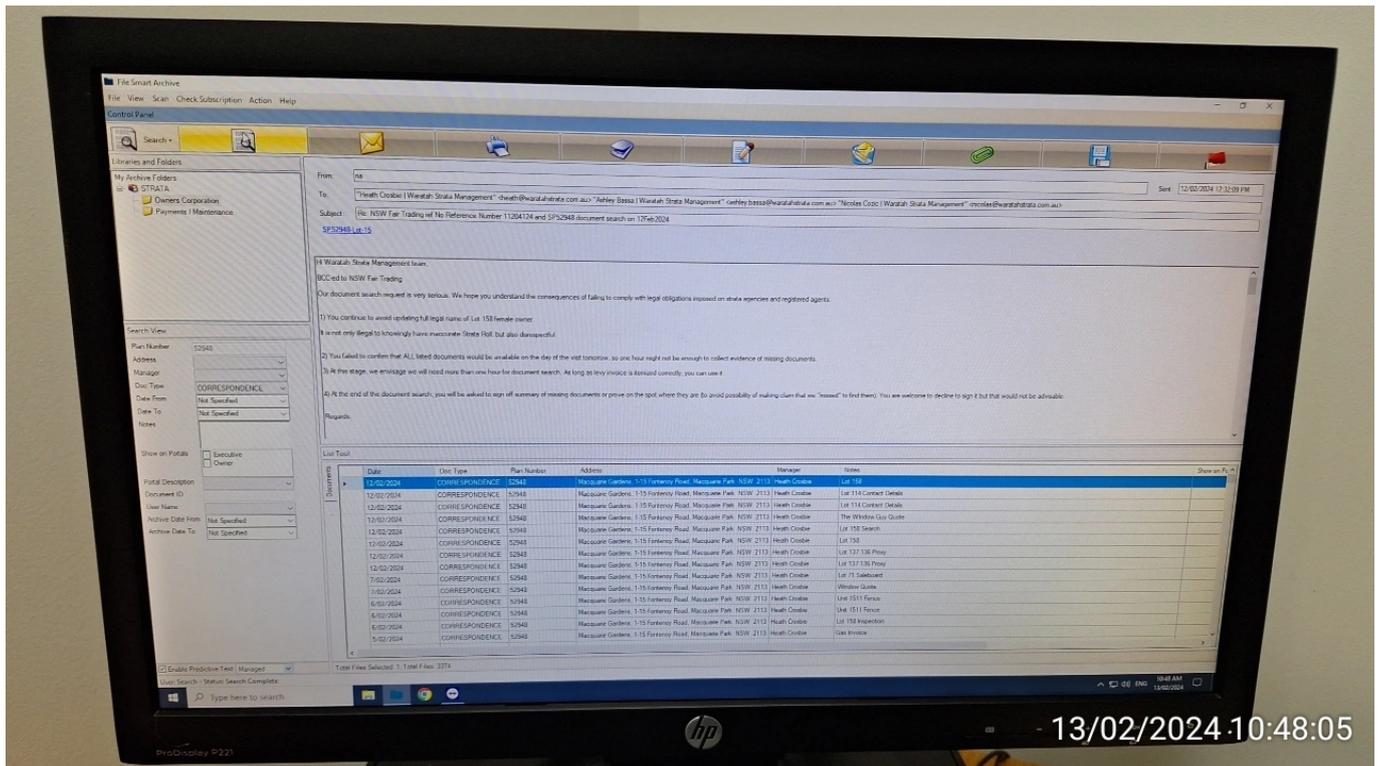
Much larger amount of printed files were available on 31 May 2019 AND 20 September 2019:



It is a worrying sign that some folders disappeared which must be kept for seven years as document search on 31 May 2019 showed:



4) Waratah Strata Management was fully aware of Lot 158 warnings about their legal obligations:



5) Over the years, the following Lot 158 FULLY PAID document searches failed to gain access to many strata files, in spite of strata laws and regulations (all figures are GST inclusive). It is important to emphasise that Lot 158 was legally valid committee member at all times but was not allowed by BCS Strata Management and Waratah Strata Management who allowed unfinancial owners to be on the committee in various years: Mrs. Lorna Zelenzuk, Mrs. Marianna Paltikian, Mr. Moses Levitt, and Mr. Stan Pogorelsky:

16 November 2011, \$154.00 Document search at BCS Strata Management

7 November 2012, \$132.00 Document search at BCS Strata Management

28 February 2012, \$72.00 Document search at CTTT

7 March 2013, \$33.00 Document search at BCS Strata Management

11 March 2013, \$172.80 Document search at BCS Strata Management

11 September 2013, \$45.00 Document search at BCS Strata Management

15 October 2013, \$45.00 Document search at BCS Strata Management

18 October 2013, \$32.00 Document search at BCS Strata Management

16 February 2016, \$164.80 Document search at BCS Strata Management

16 February 2016, \$3.40 Document search at BCS Strata Management

15 June 2017, \$61.05 Document search at Waratah Strata Management

13 June 2019, \$212.85 Document search at Waratah Strata Management

13 June 2019, \$2.75 Document search at Waratah Strata Management

26 September 2019, \$234.30 Document search at Waratah Strata Management

29 March 2020, \$2,200.00 O'Brien Criminal & Civil Solicitors demand for strata files sent to Waratah Strata Management

27 July 2020, Request to committee members

31 July 2021, Request to committee members

21 October 2020, Request to Solicitor Adrian Mueller

19 July 2021, Request to Solicitor Adrian Mueller

27 October 2021, Request to committee members and Waratah Strata Management

February/March/April 2022, Requests to Solicitor Adrian Mueller

8 June 2022, \$34.10 Document Search at Waratah Strata Management (via TeamView)

13 February 2024, \$192.15 Document Search at Waratah Strata Management

6) Evidence was obtained in three formats:

- Printouts (169 pages),
- Video recordings (close to two hours of recordings),
- Screenshots (336 photos).

7) Status of on-line folders on Waratah Strata Management desktop:

Agency Agreement: 4 files, newest document was dated 12/03/2023

Audited/Annual Accounts: 9 files, newest document was dated 14/12/2023

Bank Reconciliation: 28 files, newest document was dated 1/07/2022

Bank Statements: 58 files, newest document was dated 17/08/2023

Capital Works Forecast Report: 3 files, newest document was dated 11/10/2021

By-Laws: 5 files, newest document was dated 18/11/2022

Business Activity Statement: 37 files, newest document was dated 19/01/2024

Certificate of Title: 2 files, newest document was dated 15/03/2021

Construction Plans & Development Documents: empty folder

Contracts: 20 files, newest document was dated 3/07/2023

Correspondence: 3374 files, newest document was dated 12/02/2024

Essential Services: 78 files, newest document was dated 5/02/2024

Financials: empty folder

Health & Safety, Asbestos, Swimming Pool: 11 files, newest document was dated 22/06/2023

Insurance Claims: 23 files, newest document was dated 10/05/2023

Insurance Policy: 14 files, newest document was dated 8/01/2024

Insurance Valuation, Land Valuation: 3 files, newest document was dated 9/08/2022

Legal Matters: 10 files, newest document was dated 4/09/2023

Levy Postings: empty folder

Lift Contracts & Registrations: 13 files, newest document was dated 3/07/2023

Minute Book: 106 files, newest document was dated 31/01/2024

Registered Strata Plan: 1 file, newest document was dated 28/03/2019

Renovation & Animal Approvals: 210 files, newest document was dated 6/02/2024

Section 184/26 Certificates: 50 files, newest document was dated 12/01/2024

Sec 22 Notices, Change: 357 files, newest document was dated 31/01/2024

Tax Returns: 8 files, newest document was dated 6/04/2023 (tax report for 2022)

Term Deposits: 1 file, newest document was dated 3/01/2024 (term deposit on 18 December 2023)

Vacant Folder 1 - empty folder

Vacant Folder 2 - empty folder

Vacant Folder 3 - empty folder

Vacant Folder 4 - empty folder

Vacant Folder 5 - empty folder

Vacant Folder 6 - empty folder

Voting Form: empty folder

Listing of documents requested from SP52948 by Lot 158 in February 2024

1) Detailed income transaction list for FY 2018, 2019, 2020, 2021, 2022, and 2023 (financial year from 1 September previous year to 31 August next year, inclusive). This applies to both Admin Fund and Capital Works Fund.

Not found in any folder or printed file. Upon complaint to Admin Officer, she provided them from her computer.

2) Detailed income transaction list for FY 2024 from 1 September 2023 to day of Lot 158 document search in 2024. This applies to both Admin Fund and Capital Works Fund.

Not found in any folder or printed file. Upon complaint to Admin Officer, she provided them from her computer but only to 31 December 2023, not 13 February 2024.

3) Detailed expenditure transaction list for FY 2020 and 2021 (financial year from 1 September previous year to 31 August next year, inclusive). This applies to both Admin Fund and Capital Works Fund.

Not found in any folder or printed file. Upon complaint to Admin Officer, she provided them from her computer.

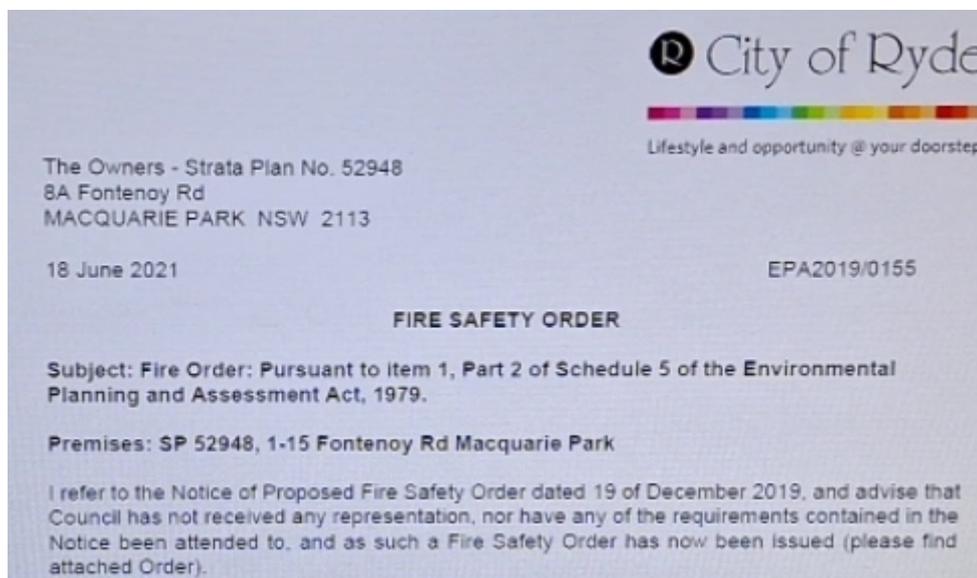
4) Detailed expenditure transaction list for FY 2024 from 1 September 2023 to day of Lot 158 document search in 2024. This applies to both Admin Fund and Capital Works Fund.

Not found in any folder or printed file. Not provided yet.

5) Fire Safety inspection reports for 2018, 2019, 2020, 2021, 2022, and 2023.

Some found in folders, and some were missing.

It was shocking to find out that the City of Ryde Council issued proposed fire safety order on 19 December 2019 and did not receive any response for one and half years when due to Lot 158 persistence, they issued Fire Safety Order on 18 June 2021. More evidence of neglect was found in document search today.



6) Evidence that Lot 3 and Lots 136/137 comply with Special By-Laws in regards to public liability insurance for FY 2018, 2019, 2020, 2021, 2022, 2023, and 2024.

Not found in any folder or printed file. Not provided yet.

7) Copies of detailed AGM agenda including quorum calculations for financial owners for FY 2018, 2019, 2020, 2021, 2022, and 2023.

Found for FY 2023. Others not found in any folder or printed file. Not provided yet.

8) Copies of detailed EGM agenda including quorum calculations for financial owners for:

EGM on 27 April 2023
EGM on 17 August 2023
EGM on 30 November 2023

Found for 30 November 2023. Others not found in any folder or printed file. Not provided yet.

9) Copy of all SP52948 correspondence and invoices by Solicitor Adrian Mueller from 1 September 2018 to day of Lot 158 document search in 2024.

Not found in any folder or printed file. Not provided yet.

10) Copy of all SP52948 correspondence with Economos Auditor and their staff from 1 September 2018 to day of Lot 158 document search in 2024.

Not found in any folder or printed file. Not provided yet.

11) All insurance claims from 1 September 2018 to day of Lot 158 document search in 2024.

Limited number found on the folder.

12) Details of all elevator faults and risks from 1 September 2019 to day of Lot 158 document search in 2024.

Limited number found on the folder.

13) Copies of recovery of funds from parties responsible for frequent damages to car entrance gate from 1 September 2018 to day of Lot 158 document search in 2024.

Only one file found.

14) Copies of all correspondence with Ryde Council and Fire and Rescue NSW 1 September 2018 to day of Lot 158 document search in 2024, including fire orders and show cause orders.

Files provided.

15) Uniqueco Property Services monthly reports for every month in FY 2019, 2020, 2021, 2022, 2023, and each month in FY 2024 up to day of Lot 158 document search in 2024.

Limited number found in folders. All reports not provided yet.

16) Strata Roll.

Not provided with full details. Overall outcome: not provided yet. It must be kept for the whole time the scheme is running.

13/02/2024 9:28 Alana Anderson Page 1

Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

Unit entitlements

Levy Entitlement

| Lot no. | Associated lots | Unit no. | U/E | Lot no. | Associated lots | Unit no. | U/E |
|---------|-----------------|----------|-------|---------|-----------------|----------|-------|
| 1 | | 1 | 40.00 | 2 | | 2 | 41.00 |
| 3 | | 3 | 44.00 | 4 | | 4 | 31.00 |
| 5 | | 5 | 44.00 | 6 | | 6 | 41.00 |
| 7 | | 7 | 39.00 | 8 | | 8 | 41.00 |
| 9 | | 9 | 44.00 | 10 | | 10 | 44.00 |
| 11 | | 11 | 44.00 | 12 | | 12 | 39.00 |
| 13 | | 13 | 41.00 | 14 | | 14 | 42.00 |
| 15 | | 15 | 46.00 | 16 | | 16 | 46.00 |
| 17 | | 17 | 45.00 | 18 | | 18 | 41.00 |
| 19 | | 19 | 43.00 | 20 | | 20 | 44.00 |
| 21 | | 21 | 44.00 | 22 | | 22 | 44.00 |

Waratah Strata Management did not provide:

strata plan number and address of the scheme

each owner's name, address and contact details (such as an email address)

how each owner owns their lot (for example, whether owned outright or through mortgage)

date the owner gained possession of the lot

if the owner has an agent, the agent's name, address and contact details

if the owner has a tenant, the tenant's name, contact details and date the tenancy started

the name and address of the original building owner (usually the developer)

the name and address of the strata manager (if there is one)

total number of unit entitlements for the scheme as a whole, and the unit entitlement assigned to each property within the scheme

insurance details

all by-laws.

Waratah Strata Management failed to offer any evidence that nominations for committee members were done in accordance with SSMA 2015 Schedule 1 Section 5 at previous general meetings.

At AGM, original list contained 10 candidates (on two pages of the ballot), and Mrs. Marianna Paltikian suddenly removed her candidacy, allegedly due to her illness, straight after Lot 158 announced their candidacy which was sent to strata agency weeks in advance. Lot 158 name was originally missing but when Mr. health Crosbie was reminded about it, there was a panic to reorganise the ballot.

Lot 200, Mr. John Gore email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023 at 9:48 hours

Lot 218, Mr. Jeffery Wang email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023 at 9:43 hours

Lot 133, Mr. Andrew Ip email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023 at 9:19 hours

Lot 181, Mr. Stan Pogorelsky email to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023 at 22:30 hours

Lot 112, Mr. Carlos Fornieles Montoya mail to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023 at 6:27 hours

Lot 142, Ms. Genelle Godbee mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023 at 18:30 hours

Lot 170, Ms. Kathryn Cutler mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023 at 18:32 hours

The lack of information and intention to hide Strata Roll from Lot 158 was confirmed in Waratah Strata Management email to NSW Fair Trading on 20 May 2019 (11 days before document search in 2019):

From: Robert Crosbie
Sent: 20-May-19 11:30:28 AM
To: 'sc@finance.nsw.gov.au', 'tk_sydney@...', 'marianna.avoc...', 'everolth@...', 'jgore51@...', 'genellegodbee@...', 'zellew@iprimus.com.au', 'mcdonald151@...', 'pogo@...', 'jefferyadc@...'
Subject: RE: NSW Fair Trading - Reference Number 9761719
Attachments:

Lynn,

A copy of your letter has been forwarded to the strata committee.

Some of the SC members have expressed concern about the information provided to you being provided to [redacted], specifically the Strata Roll, including the owners contact details. [redacted] has for many years emailed many of the owners that he has been able to obtain email addresses for. Many of those owners and many of the rest of the owners do not wish to be contact by [redacted], as he also sends them 50-100 page emails on a regular basis. The SC understand that [redacted] is entitled to obtain a copy of the Strata Roll when he conducts a strata inspection, but he is not entitled to a copy of the owners contact details such as phone and email addresses and they would not want that information passed on to him as a result of the complaint he has lodged. Please confirm that none of the documents provided will be passed on to [redacted].

The SC also ask to be advised of the nature of the complaint/s that have been lodged against Waratah Strata Management.

17) Copies of current signed contracts with Waratah Strata Management and Uniqueco Property Services.

Not found in any folder or printed file. Not provided yet.

According to Admin Officer oral statement, agreement with Uniqueco Property Services did not exist, in spite of alleged approval for contract renewal occurred on 30 November 2023 (two and half months ago) and last contract expired on 31 January 2024.

18) Copy of current signed contract for electricity supply contract.

File provided.

19) All invoices for the following expenses in amount of \$122,843.87 (GST excl) as requested in Lot 158 email to Waratah Strata Management and Uniqueco Property Services on 10 November 2023):

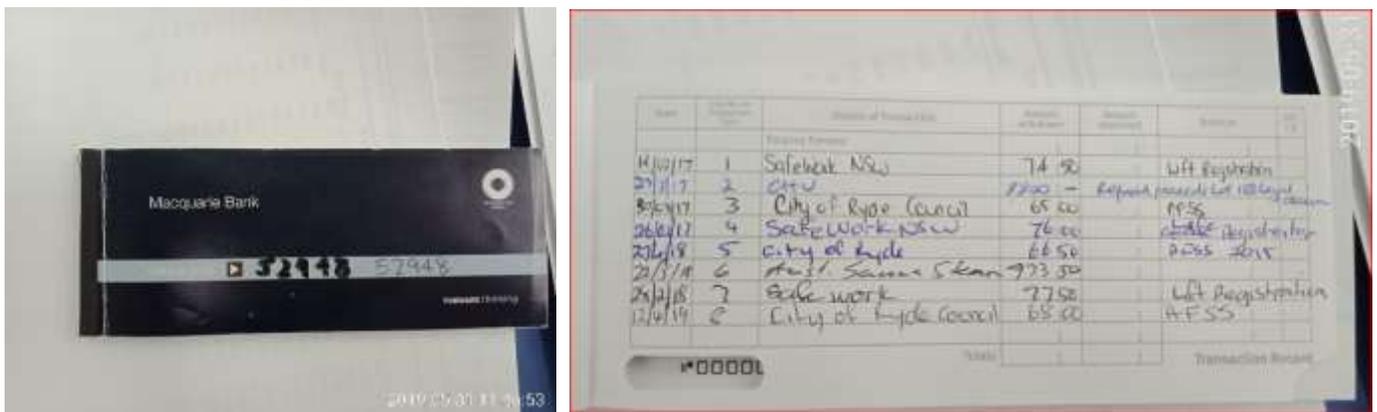
<https://www.nswstratasleuth.info/SP52948-AGM-2023-dubious-invoices-24Oct2023.pdf>

Not found in any folder or printed file. Not provided yet.

20) Cash Book payments.

Not found in any folder or printed file. Not provided yet.

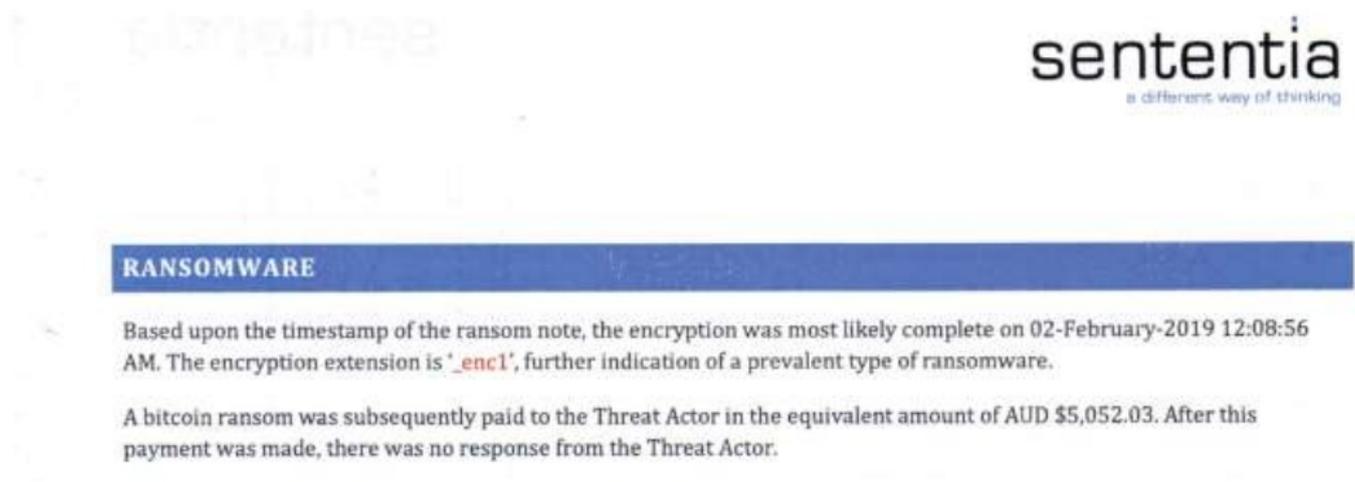
The book was missing, which existed on 31 May 2019:



21) Receipt Book.

Not found in any folder or printed file. Not provided yet.

22) Copies of all evidence for 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 (including name of benefactor and proof of ransom payment, date the Police notified and the Event number, date mandatory data breach notification was completed (Privacy Amendment (Notifiable Data Breaches) Bill 2016)).



Not found in any folder or printed file. Not provided yet.

An alleged ransomware attack against Waratah Strata Management occurred on 1 February 2019, just a week after Lot 158 submission to Office of Legal Services Commissioner for Solicitor Adrian Mueller's misconduct. Sententia report, dated 26 March 2019 stated (undisclosed by Waratah Strata Management to 218 owners):

Their investigation had limited access to event logs.

Deeper understanding of the exact actions by the threat actor was not possible due to lack of evidence and an incomplete audit trail.

Based on incomplete logs, the encryption attack most likely occurred on 2 February 2019 at 12:08:56 hours.

Threat actor achieved brute-force success with the Administrator account on server WSMHS1, a malicious toolkit was then used to create www account on 1 February 2019 at 11:58:53 hours.

Incomplete audit logs from terminal services show the first login occurred at 23:59 hours on 1 February 2019 and session ended at 03:33 hours on 2 February 2019.

There was no conclusive evidence to suggest any data exfiltration occurred (simply based on available usage data logs that did not take into account possibility of using data compression for file transfers, or selective file transfers of targeted files).

In timeframe from 1 February 2019 up to around 15 and 17 February 2019, Waratah Strata Management was still at high risk, due to unpatched servers and continuous attacks with brute-force access. Lack of remediation actions to close all non-essential inbound ports continued to create risks.

Bitcoin ransom was subsequently paid by a third-party known to Waratah Strata Management to the threat actor in the equivalent amount of \$5,052.03.

After this payment, there was no response from the threat actor.

The attack allegedly occurred due to misconfigured routers that allowed RDP protocol.

Sententia did not take into account possibility of data being transferred through screenshots, which is one of the valid attacks.

Waratah Strata Management recovered their data via a re-image procedure (mostly untrue, as per separate admission by Waratah Strata Management to Fair Trading and owners in emails with different explanations).

It was recommended to use more secure method of connectivity, such as MFA VPN.

Sententia report in March 2019 does not report any data losses in Office 365 or Azure cloud, therefore no record of files being destroyed by ransomware attack on Microsoft public systems that Waratah Strata Management uses for SP52948.

Lot 158 obtained official statement by Rockend that they provide the lookatmystrata.com.au domain as a service. However, Rockend does not store, hold, access, or release any information related to that domain. All such information is held, exclusively managed, and complete responsibility of Waratah Strata Management.

Lot 158 obtained official statement by Microsoft that they had never been notified about data loss and/or ransomware attack in Office 365 that keeps emails for waratahstrata.com.au.

Microsoft also stated that had anybody reported loss of emails in Office 365, Microsoft would have had ability to restore them within 90 days after the incident. That obviously did not happen as Microsoft seemingly has no record of such actions.

Microsoft found no trace of any complaint, ticket, or report for data losses for waratahstrata.com.au in Office 365 during 2019 or 2020.

The only event related to waratahstrata.com.au was ticket in June 2019 (case number 14941752) - problem with sending emails.

Microsoft has not been involved in any investigation of alleged ransomware attack or data losses that Waratah Strata Management reported for emails in Office 365.

References:

[Sententia-brief-analysis-with-limited-evidence-ransomware-attack-against-Waratah-Strata-Management-undisclosed-to-owners-of-strata-plan-SP52948.pdf](#)

[SP52948-extracts-from-Waratah-Strata-Management-email-to-Fair-Trading-NSW-admitting-losing-most-of-electronic-files-in-February-2019-due-to-ransomware-attack-17May2019.png](#)

[SP52948-Waratah-Strata-Management-statement-about-lost-files-due-to-alleged-ransomware-attack-warning-owner-before-strata-document-search-9May2019.html](#)

[SP52948-request-to-disclose-information-submitted-to-Waratah-Strata-Management-if-EC-members-were-notified-about-two-events-for-loss-of-strata-files-in-a-timely-manner-11Aug2019.html](#)

[SP52948-Interim-report-sent-to-Waratah-Strata-Management-with-request-to-provide-information-about-alleged-data-breach-at-strata-agency-and-loss-of-strata-files-17Feb2020.html](#)

23) Notices of recovery action for unpaid levy contributions, interest or expenses.

Some found in folders.

24) Voting papers relating to motions for resolutions by the owners corporation for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.

Found for FY 2023. Others not found in any folder or printed file. Not provided yet.

25) Voting papers relating to the election of the strata committee for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.

Not found in any folder or printed file. Not provided yet.

26) Proxy forms delivered to the owners corporation for all general meetings (AGMs and EGMs) for FY 2018, 2019, 2020, 2021, 2022, and 2023.

Some found in folders.

27) Up-to-date bank statements, including term deposits and trust accounts.

Not found in any folder or printed file. Upon complaint to Admin Officer, she provided them from her computer.

28) All invoices from Uniqueco Property Services, W & M Gordon Property Management, R S Electrical, Kintyre Building Services, Liftronic Pty Ltd, RJ Bird Building Pty Ltd, Townview Painting Service Pty Ltd, Macquarie Maintenance Services, Handyman Electrics Pty Ltd, Man & His Tools, RS Electrical, FMT Services, Core Consulting Engineers Pty Ltd, Urban Access Rescue, PCK Air & Electrical, AA Allgate Automation (NSW) Pty Ltd, Blue Flame, and NCB Plumbing from 1 September 2018 to day of Lot 158 document search in 2024.

Most of invoices were missing.

29) Invoices by Lot 77 for their garage space rental to owners corporation (as per payment on 16 July 2019 and 12 August 2019).

Not found in any folder or printed file. Not provided yet.

30) Copy of alleged agenda and minutes of meeting in November 2021 approving illegal transfer of common property to Lot 151.

Not found in any folder or printed file. Not provided yet.

Mrs. Maureen McDonald claimed in her email to Waratah Strata Management on 5 February 2024 that she submitted request on 11 November 2021 and that she received phone call by strata manager stating that her application was approved.

On 6 February 2024, Waratah Strata Management responded to Mrs. Maureen McDonald with alleged evidence that approval was sent in email on 18 November 2021 (which Mrs. McDonald obviously did not have it). There were no committee or other type of meetings in November 2021.

31) Copy of current Consolidated By-Laws.

File provided but missing all amendments for renovations from 2022 onward.

32) Copies of invoices and receipts for five Lot 158 payments for alleged Solicitor Adrian Mueller's expenses up to day of Lot 158 document search in 2024:

<https://www.nswstratasleuth.info/SP52948-insurance-reimbursements-and-blackmail-payments-for-alleged-legal-costs-of-Solicitor-Adrian-Mueller-2022-and-2023.png>

Not found in any folder or printed file. Not provided yet.

Waratah Strata Management used Lot 158 and SUU insurance for double income for same legal costs of Solicitor Adrian Mueller in amount of \$5,000.00 in July 2022, and \$5,000.00 in January 2023, in spite of clear instructions from the insurer:

Email from Mr. Robert Crosbie to Mr. Heath Crosbie and BCB Insurance Broker Mr. Samuel Lawrence on 6 July 2022

As these funds will need to be reimbursed to SUU, please advise whether they require these refunds to be made as they occur, or if we can wait until all payments are made and the total amount of the claim can be made in one payment (our preferred option to reduce the number of transactions required).

Response from AIG to Waratah Strata Management

In terms of the reimbursement, AIG have requested that this is done as the payments are received from the claimant. They have also requested that in the first instance of payment being made, the payment details which are attached should also be verified with the claims consultant over the phone in the first instance:

Tina Emmett

Senior Complex Claims Examiner

Financial Lines

AIG Australia

Double payments from SP52948 Lot 158 and AIG Insurance for fraudulent actions by Solicitor Adrian Mueller in NCAT case SC 20/33352

<https://www.nswstratasleuth.info/SP52948-insurance-reimbursements-and-blackmail-payments-for-alleged-legal-costs-of-Solicitor-Adrian-Mueller-2022-and-2023.png>

<https://www.nswstratasleuth.info/SP52948-discrepancies-between-Solicitor-Adrian-Mueller-legal-and-insurance-payments-FY-2022-and-2023.pdf>

<https://www.nswstratasleuth.info/SP52948-six-versions-of-Solicitor-Adrian-Mueller-alleged-legal-costs-in-NCAT-case-SC-20-33352.html>

Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 2 July 2022
 SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 8 August 2022 (delay of 37 days)

| Maint Bldg--Insurance Repairs &/or Excess 169400 | | | | | | | |
|--|--|----------------------|-------------------|------|-----|-----------|--------|
| 20/09/2021 | Bldg D Plantroom Leaking Pipe (Below Excess) | NCB Plumbing Pty Ltd | 789.00 | Paid | DE | INV-40392 | 001214 |
| 19/04/2022 | Block D Boiler Room Burst Pipe(Below Excess) | NCB Plumbing Pty Ltd | 785.00 | Paid | DE | INV-40769 | 001384 |
| 08/08/2022 | Transfer AIG payment from Misc Income to Insurance | | 4,545.45 | | Jnl | 8691 | |
| | | | \$6,119.45 | | | | |

Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 27 September 2022
 SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 28 September 2022

Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 3 January 2023
 SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 21 February 2023 (delay of 49 days)

Lot 158 payment in amount of \$5,000.00 (GST excl) to SP52948: 3 April 2023
 SP52948 reimbursement in amount of 4,545.00 (GST excl) to AIG Insurance: 4 April 2023

| Maint Bldg--Insurance Repairs &/or Excess 169400 | | | | | | | |
|--|--|----------------------|----------|------|----|-------------|--------|
| 28/09/2022 | Lot 158 Legal Fees Refund AIG Ref 6592035031AU | AIG Australia Ltd | 4,545.45 | Paid | DE | 6592035031A | 001482 |
| 23/01/2023 | U18 Resultant Damage Repairs (Below Excess) | NCB Plumbing Pty Ltd | 4,828.00 | Paid | DE | INV-41254 | 001570 |

| Strata Plan 52948 | | Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113 | | | | | | | |
|----------------------------|--|---|-------|---------------------------|--------|------|---------|----------------|--|
| Date | Details | Payee | Group | Amount (GST exclusive) | Status | Type | Ref.No. | Payment No. | |
| Administrative Fund | | | | | | | | | |
| 21/02/2023 | Lot 158 Legal Fees Refund AIG Ref 6592035031AU | AIG Australia Ltd | | 4,545.45 | Paid | DE | | 001587 | |
| 04/04/2023 | Lot 158 Legal Expenses Refund AIG Ref 6592035031AU | AIG Australia Ltd | | 1,281.25 | Paid | DE | | 001613 | |
| | | | | \$15,200.15 | | | | | |