

SP52948 Second Gas Connections Inventory by Lot 158 based on available evidence - June 2019

Lot No.	Voluntary self-reporting to BCS Strata Management 13 May 2014	More accurate self-reporting audit, based on Lot 158 findings in strata files	Steve Carbone alleged full audit 21 March 2016	Waratah Strata Management - Minutes EC meeting 16 March 2017	Waratah Strata Management report found in strata files 31 May 2019	BCS Strata Management belated invoice for second gas connections in FY 2012 and 2013 payable 1 August 2016	Evidence of approval for connections and or disconnections	Earliest records of commencement dates for second gas connection found so far (lot of strata files have been deliberately destroyed by strata managers and not made available to any owner)
3	No	Not found	Yes	Yes	Yes	Yes	Not found	Not found
8	No	Not found	No	Yes	Yes	No	Steve Carbone confirmed alleged disconnection on 16 April 2019	Not found
59	No	Not found	Yes	Yes	Yes	Yes	Letter 6 March 2013	Not found
62	Yes	Yes	Yes	Yes	Yes	Yes	EC meeting 26 May 1999	No commencement date provided
68	No	Not found	Yes	Yes	Yes	Yes	Not found	Not found
88	No	Not found	No	No	No	No	Letter 19 September 2013	Not found
102	No	Not found	Yes	Yes	Yes	Yes	Not found	Commencement date 2003
127	No	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May 2013
134	No	Yes	No	No	No	Yes	Not found	Not found; BCS sent invoice for FY 2012, 2013, and 2016 on 15 July 2016
144	No	Not found	Yes	Yes	No	Yes	Not found	Not found
147	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May 2001
148	No	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 13 August 2007
154	No	Not found	No	No	No	No	Not found	Paid partial levies in 2006
163	No	Not found	Yes	Yes	Yes	Yes	Not found	Not found
167	No	Yes	Yes	Yes	No	Yes	EC meeting 28 August 2013	Commencement date 27 May 2014
175	No	Not found	No	No	No	No	Not found	Commencement date 2002
181	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 1999
182	No	Yes	Yes	Yes	Yes	Yes	EC meeting 26 May 1999	Commencement date 2009
192	No	Yes	No	No	No	No	Not found	Commencement date 2007
194	No	Not found	No	Yes	Yes	No	Letter 28 March 2011	Not found
198	No	Not found	No	No	Yes	No	Not found	Not found
199	No	Not found	No	Yes	Yes	No	Not found	Not found
206	No	Not found	No	Yes	Yes	No	Not found	Not found
209	No	Not found	No	Yes	No	No	Not found	Lot 209 admitted to Waratah Strata Management on 10 April 2017 they had stopped claiming reimbursements for private gas usage when a new tenant moved into the property on 25 September 2014
210	No	Not found	No	Yes	No	No	EC meetings 14 February 2001 and 2 May 2001	Not found
213	No	Not found	No	Yes	Yes	No	Not found	Second gas connection approved at EC meeting on 17 March 1998, not allowed to claim gas usage reimbursements. Not to be charged for gas levy and not allowed to claim gas usage reimbursements. Confirmed having existing second gas connection when new owners moved in on 7 February 2014



Mon 21/03/2016 5:07 PM

Strata Plan 52948 Gas Line Connections

To Debbie Stephenson

Dear Debbie,

We have completed the audit of the 4 blocks at Macquarie Garden and confirm the following units with gas connections:

A Block: Units 147, 148, 163, 167, 181, 182

B Block: Unit 3

C Block: Units 59, 62, 68

D Block: Units 102, 127, 144

In total 13 Units.

Regards,

Steve Carbone
Caretaker - Manager
Uniqueco Property Services

Macquarie Gardens
1-15 Fontenoy Road
NORTH RYDE NSW 2113

Email sent using Optus Webmail

14 WATER & GAS COST REIMBURSEMENTS

Resolved that the form to be used to allow owners to claim water and gas usage reimbursements was reviewed and the strata managers are authorised to use the amended prescribed form, in accordance with Special By-Law 13. Resolved a copy of this new claim form is to be issued to all townhouse owners for future use. Further resolved that due to the recent change of strata managers, townhouse owners will be able to claim for the last 2 quarters of previously unclaimed expenses, but only until 31 March 2017 when the normal "claim within 60 days of payment" rule will apply.

Further resolved that the Lot 213 has replaced the gas cooktop with electric, so are no longer entitled to gas usage reimbursements and are not to be charged for additional gas points.

Further resolved that the levy accounts of the following units are to be charged \$220 incl. GST on their May levy notice, being the annual charge for the additional gas point within those units:

Lots 3, 8, 59, 62, 68, 102, 127, 144, 147, 148, 163, 167, 181, 182, 194, 199, 206, 209.

SP 52948

1-15 FONTENOY ROAD

MACQUARIE PARK

GAS AND WATER CHARGES

The following units have **additional gas heating points** installed and are to be charged the "Additional Gas Point Fee":

Lots 3, 8, 59, 62, 68, 102, 127, 147, 148, 163, 181, 182.

A charge of \$220 incl. GST per annum for gas usage for the period of 1 September to 31 August each year (SP FY) is to be invoiced and payable as at 1 May each year for that period.

The following townhouses are entitled to claim for **gas usage** charges:

195, 196, 197, 198, 200, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 214, 215, 216, 217, 218, 219.

Lots 194, 198, 199, 206 & 213 cannot claim for gas usage as they have an additional gas point (heating or hot water) and are not to be charged the Additional Gas Point Fee.

Lot 213 has removed gas cooking so cannot claim for gas usage.

Townhouses 194 – 219 can claim for **water usage**.

Gas Code – 181100.

Water Code – 181101.