

Evidence of unresolved long-term maintenance issues in SP52948 under Waratah Strata Management, often without displaying any quotes (screenshots taken on 16 August 2023 on Waratah Strata Management website)

Number of open work orders go back to as early as 2017!

▼ Open Work Orders

Date	Status	Job Summary	No
10/08/2023	Sent	Hot Water Tank	15320
14/06/2023	Sent	Plant 1 Water Filter	14986
14/03/2023	Sent	Abloy Keys	14381
28/05/2021	Sent	Replace FIP batteries	9988
03/12/2020	Sent	Lot 158 Sunroom Leak	8888
01/12/2020	Sent	Inspect A & B Block sun room window frames	8869
01/12/2020	Sent	Inspect C & D Block sun room window frames.	8870
09/07/2020	Sent	Smoke detector for Unit 148 - Eagle Fire	7939
25/06/2020	Sent	Quote accepted for fire services - Flame Safe	7834
04/08/2017	Sent	Replace conduit brackets	4026

Results: 1 - 10 / 15

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▼ Open Work Orders

Date	Status	Job Summary	No
05/06/2017	Sent	Repair planter boxes	3758
12/05/2017	Sent	Th's 194-198 - Replace damaged gutters	3672
08/03/2017	Sent	TH214 - Repair sliding door leak	3401
03/03/2017	Sent	Th 217 - Seal window leak	3380
07/02/2017	Sent	Unit 81 - Replace window winders	3293

Results: 11 - 15 / 15

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Job Details

Strata Plan 52948

Job Description

Approval of quote 56971

Tradesperson

Name	D & N Plumbing Services Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

15320

Manager

Heath Crosbie

Reported By

Created

10/08/2023



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Job Details

Strata Plan 52948

Job Description

Approval of quote 56251: As a result of programmed maintenance the following was identified and requires rectification. Plant 1 unit 5 has a seized water filter. This unit is currently isolated. Works to Include: - Supply and Installation of all required parts; - Removal and disposal of redundant materials from site; - Commission parts and test units;

Tradesperson

Name	D & N Plumbing Services Pty Ltd
Amount Quoted	-
Total Amount Invoiced	\$279.38

Invoices

Description	Plant 1 Water Filter
Number	50806

Work Order

Sent

Job Number

14986

Manager

Heath Crosbie

Reported By

Created

14/06/2023



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Job Details

Strata Plan 52948

Job Description

Please issue x5 Abloy Keys for the above property.

Tradesperson

Name	Integrity Locksmiths & Security
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

14381

Manager

Heath Crosbie

Reported By

Uniqueco Pty Ltd

Created

14/03/2023



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Job Details

Strata Plan 52948

Job Description

Please replace FIP batteries as per report: FN-16337 39A442

Tradesperson

Name	FlameSafe Fire Protection Pty Limited
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

9988

Manager

Heath Crosbie

Reported By

Created

28/05/2021



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Job Details

Strata Plan 52948

Job Description

Attend to Unit 158 Sunroom Leak

Tradesperson

Name	W & M Gordon Property Maintenance
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

8888

Manager

Heath Crosbie

Reported By

Uniqueco Pty Ltd

Created

03/12/2020



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Job Details

Strata Plan 52948

Job Description

Inspect A & B Block sun room window frames

Tradesperson

Name	W & M Gordon Property Maintenance
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

8869

Manager

Heath Crosbie

Reported By

Created

01/12/2020



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Job Details

Strata Plan 52948

Job Description

Inspect C & D Block sun room window frames.

Tradesperson

Name	Macquarie Maintenance Services
Amount Quoted	-
Total Amount Invoiced	\$1,287.00

Invoices

Description	Block C Sunroom Window Frames
Number	1061
Description	U's 19 & 92 Sunroom Doors/ Windows
Number	1146

Work Order

Sent

Job Number

8870

Manager

Heath Crosbie

Reported By

Created

01/12/2020



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Job Details

Strata Plan 52948

Job Description

Smoke detector for Unit 148 - Eagle Fire Hi, Please replace the existing detector in Unit 148 with a 10 year lithium solution. This is to be included in the detector roll-out as per my previous work order for other units. Thanks Frank

Tradesperson

Name	Eagle Fire Protection Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

7939

Manager

Heath Crosbie

Reported By

Created

09/07/2020



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Job Details

Strata Plan 52948

Job Description

Quote accepted for fire services - FlameSafe Hi Your proposal to provide Inspection and Testing of Fire Safety Measures services to this property has been accepted as per your quoted price \$9,490.00 plus GST (Ref#: 120-207) Please be advised that this service is to commence from 20 September 2020. Thanks Frank

Tradesperson

Name	FlameSafe Fire Protection Pty Limited
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

7834

Manager

Heath Crosbie

Reported By

Created

25/06/2020



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Job Details

Strata Plan 52948

Job Description

Please replace conduit brackets on rooftop as per quotation ref: 2637

Tradesperson

Name	Townview Painting Service Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

4026

Manager

Heath Crosbie

Reported By

SCM

Created

04/08/2017



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Job Details

Strata Plan 52948

Job Description

Plesae repair planter boxes, as per quotation RBB/FRNR (0517) = \$6,890 incl. GST

Tradesperson

Name	RJ Bird Building & Maintenance Services
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

3758

Manager

Heath Crosbie

Reported By

SC

Created

05/06/2017



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Job Details

Strata Plan 52948

Job Description

Th 198 - Please replace damaged gutter at Th198 only, as per quotation QN6387 = \$420 +GST

Tradesperson

Name	Kintyre Building Services
Amount Quoted	-
Total Amount Invoiced	\$462.00

Invoices

Description	Th 198 Replace Damaged Gutters
Number	46367

Work Order

Sent

Job Number

3672

Manager

Heath Crosbie

Reported By

Created

12/05/2017



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Job Details

Strata Plan 52948

Job Description

TH214 - Please repair sliding door leak, as per recent email and attachments

Tradesperson

Name	Palmers Glass & Carpentry Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

3401

Manager

Heath Crosbie

Reported By

Tracy Yap Realty

Created

08/03/2017



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Job Details

Strata Plan 52948

Job Description

Townhouse 217 - bedroom 2 - Please seal leaking water from window.

Tradesperson

Name	Palmers Glass & Carpentry Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

3380

Manager

Heath Crosbie

Reported By

Steve Carbone

Created

03/03/2017



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Job Details

Strata Plan 52948

Job Description

Unit 81 - Replace sunroom window winders as per caretakers advice: ...C Block, Unit 81 - Sunroom window that winds out - 2 hinges have collapsed. The occupants are worried that the window may collapse. Contact: 0428 974 051 / 0449 805 546 (sorry no name)...

Tradesperson

Name	Palmers Glass & Carpentry Pty Ltd
Amount Quoted	-
Total Amount Invoiced	-

Invoices

No invoices to display.

Work Order

Sent

Job Number

3293

Manager

Heath Crosbie

Reported By

Steve - caretaker

Created

07/02/2017