

## Table of Contents

Uniqueco Property Services attempted to force alleged defamation case against SP52948 Lot 158 two times in 2019 and 2020 (both completely unsuccessful) after Waratah Strata Management allegedly experienced two major data losses for SP52948 (lost USB key in Police Event E65804633 in May 2018, and ransomware attack in February 2019 when 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) – in first attempt SP52948 allegedly approved \$150,000.00 for legal case at non-compliant AGM 2019 but spent only \$2,940.00, and one attempt in November 2024.....	4
Uniqueco Property Services directly influenced outcomes of AGM 2023 by not allowing information from NSW Fair Trading (case 11138875) about Waratah Strata Management failing in its duties for financial audits and crucial financial status to be published on notice boards on 19 October 2023.....	9
Waratah Strata Management, without Motion at AGM 2023, attempted, but was prevented by Lot 158, to renew three-year contract with Uniqueco Property Services on 26 October 2023.....	10
Misleading and plainly false statements by Uniqueco Property Services in agenda for Extraordinary General Meeting on 30 November 2023.....	12
Evidence to refute Mr. Steve Carbone's statements.....	13
Director of Uniqueco Property Services Mr. Steve Carbone has been working for SP52948 for more than 10 and half years as of December 2023.....	13
In May 2014, Mr. Carbone prepared a plan to poach the business from his employer - Uniqueco Property Services secret business registration whilst still employed by Universal Strata Services on 7 May 2014.....	13
SP52948 Chairperson Mr. Copland failed to disclose that Uniqueco Property Services was owned by Assistant Manager of incumbent Universal Property Services. No evidence of tenders were provided to any owner at AGM 2014 (misleading statements in agenda).....	14
AGM 2014 was held late – one month after regular schedule on 26 November 2014 and without valid tender for building management contract.....	15
Extract from AGM 2014, confirming that decrease of working hours for security guards was not approved by owners, as proposed by Chairperson Mr. Bruce Copland.....	15
.....	16
Waratah Strata Management prevented Lot 158 Motion at AGM 2017 about illegal contract with Uniqueco Property Services in 2014 and 2016, directly supporting fraudulent activities that directly benefited strata agency.....	17
Waratah Strata Management prevented Lot 158 Motion at AGM 2017 about continuous efforts by Uniqueco Property Services to stalk, threat, and intimidate Lot 158 owners, directly supporting criminal activities.....	18
In 2014, SP52948 started having serious financial problems. Secretly, SP52948 borrowed \$20,745.00 from Pica Group on 21 August 2014 (parent company of BCS Strata Management), without disclosure to any owner. The loan was due to be repaid before AGM 2014 on 22 September 2014 (this information was hidden from owners at AGM 2014), and owners corporation secretly repaid the loan six months later on 25 March 2015.....	19
Universal Property Services lost building management contract in 2014 primarily due to Lot 158 evidence of poor services, while Mr. Carbone was an active employee of the company.....	21
Uniqueco Property Services breached the agreed contract value in the first year of employment (2015), from \$272,256.00 to \$275,838.09, with decreased security guard hours by two hours without authorisation of owners corporation.....	22
Uniqueco Property Services base contract value with SP52948 from 1 February 2021 to 31 January 2024 was set in amount of \$339,741.00 (GST exclusive) per year.....	23
Real growth of Uniqueco Property Services contract expenses from SP52948 funds shows growth of 12.95% in 2020, 2.49% in 2021, 0.14% in 2022, 1.10% in 2023.....	23
Full summary for SP52948 expenses for building management contracts since 1999.....	26
Uniqueco Property Services failed to disclose fraudulent contracts with SP52948 at AGM 2014, 2017 and 2020.....	27
Misleading and plainly false statements by Mr. John Gore in agenda for Extraordinary General Meeting on 30 November 2023.....	28
Evidence to refute Lot 200 - Mr. John Gore's statements.....	29
In agenda for AGM 2023, Mr. Gore published figure of 18% inflation for the last three years but had figure of 18.3% in agenda for EGM 2023 (both of them heavily incorrect).....	29
Waratah Strata Management failed to publish information that committee Chairperson (SP52948 Lot 200, Mr. John Gore) put their property for sale on 26 October 2023 - on day of general meeting, had six proxy votes for the meeting, got elected on the committee, voted to increase levies by 7.91% for other owners whilst he did not intend to pay for them. Domain website claimed that Lot 200 sale was known to them since 24 October 2023 (two days before the AGM).....	29
Building Management Australia submitted their quote for building management tender to Mr. John Gore on 3 November 2023, whilst Mr. Gore was already not legal to represent SP52948 due to property sale. Lot 158 approached Director of Building Management Australia as there was serious suspicion that their quote was deliberately made to look bad.....	29
On 29 November 2023, committee members, including ex-owner Mr. Gore, received Lot 158 concerns, which they did not respond to or address before, at, and after EGM 2023.....	30

Waratah Strata Management, with support of Mr. John Gore, failed to include Lot 158 Motions for EGM 2023 on 30 November 2023, practically disallowing owners to make informed decisions.....	30
Waratah Strata Management, with support of Mr. John Gore, failed to enforce Uniqueco Property Services to respond to serious allegations of mismanagement, including misappropriation of funds (accessory to crime).....	30
Since 2017, Waratah Strata Management with support of Mr. John Gore, made every effort to protect Uniqueco Property Services, in spite of their below-average services and high costs.....	30
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about extreme negative balances in Admin Fund, which on 31 October 2023 reached worst record of \$312,113.03.....	30
Agenda for EGM 2023, rushed just one month after AGM, at which contract with Uniqueco Property Services was supposed to be considered, contained three Motions which did not comply with definition of Motion by Strata Community Australia (NSW).....	31
.....	33
Since 1999, SP52948 never had a proper tender for strata and building management contracts, which Solicitor Adrian Mueller coerced NCAT to ignore through falsified statements in NCAT case SC 20/33352.....	33
Waratah Strata Management and Uniqueco Property Services, with support of Mr. John Gore, failed to provide evidence that amendments to Consolidated By-Laws had been registered with NSW Land Registry Services before renovation works started for Lot 27, 72, and 103 in FY 2023.....	33
Waratah Strata Management, with support of Mr. John Gore, failed to provide evidence if Lot 7 and 39 complied with costs in Consolidated By-Laws Special By-Law 13 before or at EGM on 30 November 2023.....	34
On the day of EGM on 30 November 2023, Auditor's report was still not available for FY 2023, 35 days after due date .....	34
On the day of EGM on 30 November 2023, Waratah Strata Management, with support of Mr. John Gore (who attended without legal rights due to not being an owner since 4 November 2023, holding eight proxy votes, and failing to respond to questions about it at the meeting), hid information from owners that Admin Fund had negative balance of \$131,161.52, and no new income was possible until 1 February 2024.....	38
Owners "approved" Uniqueco Property Management contract at AGM 2020 without tender, with flat fees for three-year period, which ends on 31 January 2024, so new contract cannot start at beginning of 2024.....	39
Waratah Strata Management (and Mr. Gore) failed to present tender from Complete Building Management Group at AGM 2017 and allowed Uniqueco Property Services to renew contract without tender.....	40
Waratah Strata Management (and Mr. Gore) disallowed the following tenders for strata and building management contracts at AGM 2020 without valid reasons.....	40
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about discrimination by Uniqueco Property Services in regards to maintaining common property for Lot 158.....	40
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about seven Police Events for staff of Uniqueco Property Services committing stalking, harassment, and threats in SP52948. Even Police was declined access to CCTV and some of the video evidence was deliberately deleted.....	42
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Ryde Council Reference 2158948 for Uniqueco Property Services repetitive attempts in 2015 and 2018/2019 to abuse Ryde Council land for car parking (Unnamed Park, Lot 202, DP848752, 440 Lane Cove Road, Classified as Public Recreation Space) without owners corporation knowledge or Ryde Council approval.....	43
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services stopped doing number of activities that their predecessor undertook as part of standard services.....	44
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failing to provide evidence of Police checks for building manager's staff and licenses for security guards working for Uniqueco Property Services, as approved by owners corporation since 2001.....	44
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services staff (especially Mr. Steve Carbone who uses four different garages of owners in the complex) abusing parking regulations in the complex (parking in private garages or non-parking areas of common property whilst designated parking slot near tennis courts was empty).....	45
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failure to provide answers about unaccounted \$92,950.00 for major upgrades for 26 townhouses since 2017.....	46
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failure to justify FY 2023 invoices and expenses for maintenance in amount of \$122,843.87 (GST excl).....	46
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failure to account common property that disappeared or was stolen (one example: timber for half of fence behind townhouses).....	46
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failure to comply with mandatory City of Ryde fire orders since 2019.....	46
.....	47
Uniqueco Property Services and Waratah Strata Management prevented owners from having knowledge of third major incident of window frame being blown away by strong winds in sunroom of Lot 190 and near-miss of major injuries on 29 November 2020 - SP52948 paid \$12,270.00 (GST excl) for repairs and insurance company declined to cover the costs of repair due to previous incidents and risks (claim in amount of \$13,497.00 rejected by SUU on 9 February 2021) .....	48

Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about common property changes by Uniqueco Property Services without general meetings or approvals at any legally-convened committee meetings....	52
Uniqueco Property Services conducted incomplete and secret audit of gas heating connections on 21 March 2016, directly causing financial losses to owners corporation due to unpaid levies.....	56
Uniqueco Property Services and Waratah Strata Management prevented owners from having knowledge of multiple events of racial profiling on notice boards (Motions about it were prevented at AGM 2017 and 2018).....	57
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about other issues with Uniqueco Property Services.....	58
Waratah Strata Management, with support of Mr. John Gore, failed to inform owners that on the day of EGM on 30 November 2023, Uniqueco Property Services was still not paid for monthly services whilst SP52948 had negative balance in Admin Fund of \$131,161.52 (GST excl), directly helping strata manager to hide full deficit in Admin Fund or being forced to delay receiving salary with promise to get his contract extended without real tender – Uniqueco Property Services Paragraph 2.11 in their contract 2014, 2017, and 2020 contained clause that directly disadvantaged competition and fair tender processes in non-compliance with Section 45 of Australian Competition Law.....	59
Could any reasonable person find Uniqueco Property Services contract renewal to be legally valid at EGM 2023?.....	60
Contract with Uniqueco Property Services did not exist on 13 February 2024 in spite of its expiration on 31 January 2024.....	60
Evidence found on 13 February 2024 that alleged committee members were self-nominated.....	60
Negative balance (deficit) in Admin Fund was \$39,995.25 on 13 February 2024 and two monthly salaries for Uniqueco Property Services not paid or reported.....	61
Negative balance (deficit) in Admin Fund was \$87,895.04 on 14 February 2024 and one monthly salary for Uniqueco Property Services not paid or reported.....	61
Waratah Strata Management and Uniqueco Property Services failed to provide evidence that amendments to Consolidated By-Laws had been registered with NSW Land Registry Services before renovation works started for Lot 79 in November 2024.....	61
Uniqueco Property Services failed to respond to Lot 158 complaints and comments 30 times since November 2023....	62
Uniqueco Property Services silently supported predictable manipulation of financial status on 29 January 2025, which Lot 158 announced to five managers at Waratah Strata Management and majority of committee members on 17 January 2025, as part of preparation for NCAT Hearing in case 2024/00454780 - difference between Admin Fund balance in the morning and afternoon was more than \$81,000.00.....	64
Uniqueco Property Services failure to publish NCAT Orders (or delay their publishing in some instances) on notice boards in case 2024/00454780 as of late March 2025.....	64
As of 27 April 2025, Mr. Stan Pogorelsky (Lot 181) failed to submit documents as ordered in summonses by NCAT in case 2024/00454780 on 3 March 2025 (which include current contract with Uniqueco Property Services).....	65
Waratah Strata Management ordered by NCAT at Hearing on 22 April 2025 to provide documents (including current contract with Uniqueco Property Services which was allegedly signed on 1 February 2024 but not made available to Lot 158 at document search on 13 February 2024).....	65
Uniqueco Property Services OH&S and fire safety issues in late April 2025.....	66

**Uniqueco Property Services was recipient, and had full knowledge of this document titled “SP52948 pending-legal case to terminate contract with Uniqueco Property Services” since 1 December 2023, which was part of mediation at NSW Fair Trading (Waratah Strata Management and committee members declined to attend it in September 2024), and resent to them several times since then. They were invited to refute any statements in the document and highlight alleged defamatory imputations which the writer of this document is absolutely committed, and willing (as confirmed by evidence so many times in the past), to amend and correct any documented statements that prove alleged defamation intent, whilst making it clear that at all times it would have been a pure accident or lack of perfect English language that might have caused it unintentionally.**

**Uniqueco Property Services failed to address it with a degree of precision.**

**Uniquenco Property Services attempted to force alleged defamation case against SP52948 Lot 158 two times in 2019 and 2020 (both completely unsuccessful) after Waratah Strata Management allegedly experienced two major data losses for SP52948 (lost USB key in Police Event E65804633 in May 2018, and ransomware attack in February 2019 when 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) – in first attempt SP52948 allegedly approved \$150,000.00 for legal case at non-compliant AGM 2019 but spent only \$2,940.00, and one attempt in November 2024**

- First attempt was through joint effort by SP52948 committee, Waratah Strata Management, Uniquenco Property Services, and Solicitor Adrian Mueller which started in June 2019, in spite of Lot 158 warning them about unnecessary waste of funds:

WITHOUT PREJUDICE Request to stop wasting strata funds on legal expenses that cannot succeed – 18Jun2019.pdf

In early February 2019, Waratah Strata Management allegedly suffered second major data loss: a ransomware attack, which they did not disclose to owners until mid-March 2019. Waratah Strata Management claimed they lost most of SP52948 strata files, in spite of Bitcoin ransom paid by a third-party known to Waratah Strata Management to the threat actor in the equivalent amount of \$5,052.03:

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

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 treat 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 did 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 had 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.

[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](#)

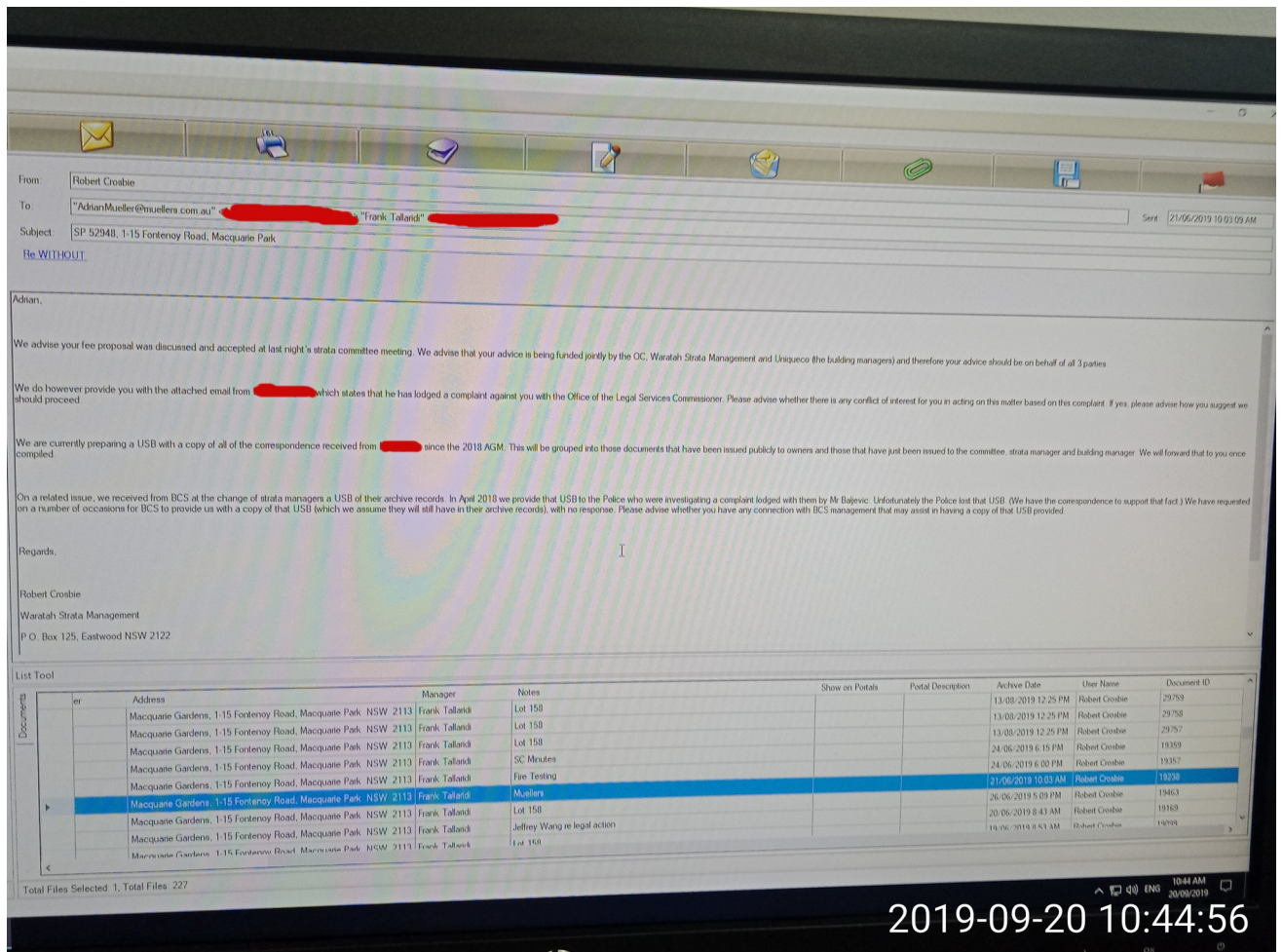
[SP52948-Interim-report-sent-to-Waratah-Strata-Management-with-request-to-provide-information-about-alleged-data-breach-at-strata-agency-and-loss-of-strata-files-17Feb2020.html](#)

Instead of responding to Lot 158, Waratah Strata Management forwarded the email to Solicitor Adrian Mueller on 21 June 2019 asking for help to locate strata files on USB key that Police had lost in Event E65804633 (first major data loss, that happened a year earlier, around May 2018) and Waratah Strata Management did not have copy of.

Waratah Strata Management and the Police had knowledge that Lot 158 had copies of this USB key (obtained during document search in June 2017), and they refused to use it! Further more, they disallowed owners and NSW Fair Trading to know about it. Lot 158 offered free services of CPA for proper financial audit, but Waratah Strata Management silently declined:

[SP52948-Lot-158-temporarily-withdraws-offer-for-providing-USB-key-and-strata-files-to-Waratah-Strata-Management-on-31May2019.html](#)

At the same time, Waratah Strata Management and committee members allegedly accepted Solicitor's proposal to "defend" SP52948 committee, Waratah Strata Management, and Uniqueco Property Services:



Secret attempts by the Police and Waratah Strata Management to find lost strata files throughout 2018, without disclosure to owners:

[SP52948-Examples-of-Police-Waratah-Strata-Management-Solicitor-Adrian-Mueller-secret-and-desperate-attempts-to-find-another-copy-of-lost-USB-key-with-strata-files-from-BCS-Strata-Management-April-to-November-2018.pdf](#)

At non-compliant AGM on 17 October 2019, owners "approved" the following Motion, planning to spend \$150,000.00 on defamation case against Lot 158:

#### 9 LEGAL PROCEEDINGS AGAINST LOT 158

That JS Mueller & Co Lawyers and their recommended Barristers be appointed at an estimated cost of \$150,000 to commence defamation proceedings against [redacted], owners of Lot 158.

Explanatory Note: [redacted], owners of Lot 158 have issued numerous and extensive emails to a large number of lot owners making allegedly false and defamatory statements against various owners and members of the strata committee. The strata committee voluntarily give their time to work in the best interests of the Owners Corporation and do not deserve to have their personal and professional integrity publicly denigrated by one individual. The strata committee are of the view that the correspondence generated by [redacted] creates a great deal of disharmony within the strata community, and as much of this correspondence is retained within the strata records, has a permanent and negative impact on the perception of the property. This perception can adversely impact on the value of all units should prospective buyers choose not to purchase a unit based this correspondence.

Waratah Strata Management failed to disclose to owners that negative balance in Admin Fund on the day of AGM on 17 October 2019 was -\$131,852.25 in Balance Sheet but hidden in Income & Expenditure Report which showed alleged positive balance of \$49,386.78. Waratah Strata Management and committee members were repeatedly questioned about these dubious and highly suspicious accounting data – they never replied:

[SP52948-Balance-Sheet-as-at-17Oct2019.pdf](#)

[SP52948-Income-and-Expenditure-Report-1Sep2019-to-17Oct2019.pdf](#)

Evidence of how well Waratah Strata Management administers SP52948 Admin Fund since 1 February 2017:

[SP52948-effects-of-Waratah-Strata-Management-on-Balance-Sheet-from-31Jan2017-to-31Jan2024.pdf](#)

This is a copy of Lot 158 Statutory declaration in case SC 20/33352, which SP52948 committee members, Waratah Strata Management, and Uniqueco Property Services did not refute with any evidence:

[SP52948-statutory-declaration-for-NCAT-case-20-33352-which-Waratah-Strata-Management-refused-to-provide-to-owners-Aug2020.pdf](#)

Solicitor Adrian Mueller was asked to respond about his defamation threat with Deed of Agreement prepared in advance for AGM on 17 October 2019 without owners corporation approval or knowledge before the general meeting. Solicitor Adrian Mueller was secretly engaged by Waratah Strata Management and committee in September 2019 - in period from 1 September 2019 to 31 August 2020 (FY 2020), lot of activities by Solicitor Adrian Mueller and undisclosed barrister were related to alleged defamation threats against Lot 158 and only \$2,940.00 was listed for legal costs in whole of FY 2020.

**WARATAH**  
Strata Management

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**Income & Expenditure Report  
for the financial year  
to 31/08/2020**

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie  
Park NSW 2113

<b>Administrative Fund</b>			
	<b>Current period</b>	<b>Annual budget</b>	<b>Previous year</b>
	01/09/2019-31/08/2020	01/09/2019-31/08/2020	01/09/2018-31/08/2019
<b>Revenue</b>			
Gas - Additional Service	2,145.13	4,750.00	4,775.34
Interest on Arrears--Admin	2,242.29	0.00	2,855.14
Key Deposits	354.00	0.00	1,948.00
Levies Due--Admin	725,000.00	700,000.00	914,462.09
Status Certificate Fees	981.00	0.00	545.00
Strata Roll Inspection Fees	430.00	0.00	286.50
<b>Total revenue</b>	<b>731,152.42</b>	<b>704,750.00</b>	<b>924,872.07</b>
<b>Less expenses</b>			
Admin--Accounting	900.00	600.00	450.00
Admin--Agent Disbursements	11,875.00	11,970.00	11,400.00
Admin--Agent Disburst--Other	986.00	0.00	0.00
Admin--Auditors--Audit Services	1,100.00	1,200.00	1,200.00
Admin--Auditors--Taxation Services	550.00	500.00	300.00
Admin--Bank Charges--Account Fees	42.50	50.00	19.20
Admin--Key Deposit Refunds	370.00	0.00	100.00
Admin--Legal & Debt Collection Fees	2,940.00	10,000.00	7,981.33

[SP52948-request-sent-to-Solicitor-Adrian-Mueller-to-provide-response-for-OLSC-case-CAS005901-8Feb2022.html](#)



Extract from Deed of Agreement unsuccessfully trying to force Lot 158 owners to sign it for alleged defamation of SP52948 committee, Waratah Strata Management and Uniqueco Property Services, as prepared by Solicitor Adrian Mueller on 17 October 2019

DEED OF AGREEMENT	
Dated	Executed by WARATAH STRATA MANAGEMENT PTY LTD ACN 161 033 745 in accordance with section 127 of the Corporations Act 2001 in the presence of:
Parties	Director/Secretary _____ Director _____
The Owners – Strata Plan No. 52948	
Waratah Strata Management Pty Ltd ACN 161 033 745	
Uniqueco Pty Ltd ACN 169 421 194	
Executed by UNIQUECO PTY LTD ACN 169 421 194 in accordance with Section 127 of the Corporations Act 2001 in the presence of:	
Director/Secretary _____ Director _____	

2.2. The Defendant undertakes to the Plaintiff and will undertake to the Court that he will not make future publications about the Plaintiff, whether by means of the internet or otherwise, except with the prior leave of the Court, which carry the following meanings about the Plaintiff, or meanings which do not differ in substance from those meanings, or which differ only in that they are more specific versions of those meanings:

- (a) the Plaintiff had failed to declare conflicts of interest;
- (b) the Plaintiff had acted dishonestly;
- (c) the Plaintiff had knowingly made false statements;
- (d) the Plaintiff had engaged in criminal conduct;
- (e) the Plaintiff had behaved unethically;
- (f) the Plaintiff had engaged in mismanagement;
- (g) the Plaintiff had conspired to provide false statements;
- (h) the Plaintiff had engaged in fraud; or
- (i) the Plaintiff had misappropriated funds.

- After realising that joint defamation case would not succeed, Uniqueco Property Services initiated another unsuccessful attempt on 21 July 2020:

**Matulich Lawyers**

**Solicitors**

MARK LAWRENCE WOLFGANG MATULICH  
Dip Law (LPAB - SYD UNI) Principal

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21 July 2020

Our Ref :ML:MM:20-0035



**Uniqueco Property Services directly influenced outcomes of AGM 2023 by not allowing information from NSW Fair Trading (case 11138875) about Waratah Strata Management failing in its duties for financial audits and crucial financial status to be published on notice boards on 19 October 2023**

On 19 October 2023, Director of Uniqueco Property Services Mr. Steve Carbone was approached by Lot 158 in person. He was given one-page document to put on or near six notice boards in the complex. Uniqueco Property Services did not publish the requested information.

[SP52948-Lot-158-notice-board-v2-19Oct2023.pdf](#)

**For SP52948 owners and tenants**

**On 17 October 2023, NSW Fair Trading (case 11138875) reached decision that Waratah Strata Management failed in its duties for financial audits - the first step in Lot 158 prevention of mismanagement of the complex.**

Thank you for your correspondence regarding management of SP52948 by Waratah Strata Management Pty Ltd (the Agency).

Fair Trading regulates the property sector in New South Wales and can take action against traders who have engaged in illegal conduct. All information we receive is assessed against our various consumer protection laws.

NSW Fair Trading cannot assess issues which are more than 3 years old or where matters are subject to an order or determination by the Tribunal or court of competent jurisdiction.

Based on the information provided, Fair Trading identified that the Agency failed to provide a copy of audit reports to the owners corporation as required under Schedule 1, Clause 9 of the Strata Schemes Management Act 2015 (Act). Fair Trading has taken appropriate compliance action in accordance with our policies and procedures.

If the owners corporation is dissatisfied with the performance of the strata managing agent, the owners corporation may consider convening a general meeting to terminate the management agreement. If considering this option, the owners corporation should carefully review the agreement for termination conditions.

A lot owner has the option to follow the dispute resolution process applicable to strata schemes by submitting a motion/s to be included on the agenda of the next general meeting.

**Some of further issues: SP52948 repayments in amount of \$28,545.69 (GST excl) to insurance companies for legal costs of Solicitor Adrian Mueller in 2017, 2022, and 2023, repayment to insurance company in amount of \$1,574.00 (GST excl) for water leak damages which were below excess threshold in FY 2022, rejected claim by insurance company in amount of \$13,497.00 in 2021 for sunroom window frame of Lot 190 destroyed by strong winds on 30 November 2020 with owners corporation carrying out additional costs of \$12,270.00 for repairs in Lot 190, and legal documents related to past engagements of Solicitor Adrian Mueller, insurance commissions paid to Waratah Strata Management in amount of \$47,849.98 since 2018 with evidence of previous strata agency BCS Strata Management not allowed to receive insurance commissions due to conflict of interest, and insurance premiums growing by 50.84% in FY 2023 and additional 21.57% in FY 2024, costing owners now \$181,778.06 while SP52948 has \$10,000.00 excess for each and every water-related damage or water-leak explorations.**

**As of 18 October 2023, negative balance (DEFICIT) in Admin Fund reached \$272,482.76. That is the highest negative balance ever reached for SP52948. Owners still have to pay monthly salary (for October 2023) for building manager Uniqueco Property Services before next collection of levies on 1 November 2023. It is almost guaranteed that negative balance in Admin Fund will go above \$300,000.00 by the end of October 2023.**

Strata Plan 52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
<b>Administrative Fund</b>		
	<b>Current period</b>	<b>Previous year</b>
	01/09/2023-18/10/2023	01/09/2022-31/08/2023
Total expenses	283,450.73	898,866.80
Surplus/Deficit	(283,135.62)	(65,148.09)
Opening balance	10,652.86	75,800.95
Closing balance	<b>- \$272,482.76</b>	<b>\$10,652.86</b>

**Waratah Strata Management, without Motion at AGM 2023, attempted, but was prevented by Lot 158, to renew three-year contract with Uniqueco Property Services on 26 October 2023**

In spite of advance notice by Lot 158, Waratah Strata Management attempted to renew three-year contract with Uniqueco Property Services at AGM on 26 October 2023.

- Agenda for AGM 2023, sent to owners on 7 October 2023:

[SP52948-abridged-agenda-AGM-5Oct2023.pdf](#)

- On 7 October 2023, and repeated on 24 October 2023, Waratah Strata Management was reminded about failure to provide financial files (in accordance with Strata Schemes Management Act 2015 (NSW), Sch1, Part 10(1), Lot 158 requests that owners corporation provides copies of administrative fund, the capital works fund and any other fund of the owners corporation (term deposits and trust accounts, and others as applicable)).

*This is fourth addendum to file 11138875 for serious misconduct by Waratah Strata Management in SP52948.*

*On 7 October 2023, the following request was sent to Waratah Strata Management and nine committee members:*

*Request for Waratah Strata Management: in accordance with Strata Schemes Management Act 2015 (NSW), Sch1, Part 10(1), Lot 158 requests that owners corporation provides copies of administrative fund, the capital works fund and any other fund of the owners corporation (term deposits are one example), which have to be produced to the owner at least two days before the meeting at which the statements are to be presented (AGM on 26 October 2023).*

*Of special interest will be evidence of how Waratah Strata Management paid invoices from Admin Fund which had negative balance almost 100% of the time during FY 2023. If the money was borrowed from Capital Works Fund, Waratah Strata Management must have complied with Strata Schemes Management Act 2015 Section 76.*

Waratah Strata Management failed to comply with the request before, at, and after AGM on 26 October 2023.

- Waratah Strata Management failed to provide justification of expenses six days before AGM on 20 October 2023:

[SP52948-Waratah-Strata-Management-ignored-request-to-justify-expenses-six-days-before-AGM-20Oct2023.html](#)

- Waratah Strata Management, with support of Mr. John Gore, failed to include Lot 158 Motions for AGM 2023 on 26 October 2023, practically disallowing owners to make informed decisions”

[SP52948-Motions-by-Lot-158-AGM-2023-short.pdf](#)

- AGM 2023 was the fifth breach by Waratah Strata Management due to non-compliance with Clause 21 of the Strata Schemes Management Regulations 2016 and Section 95 of the Strata Schemes Management Act 2015 for SP52948 Auditor Reports and refusal to notify owners about NSW Fair Trading - Reference Number 11138875 at AGM 2023. Economos signed SP52948 audited report for FY 2022 43 days after due date with \$10,000.00 (GST incl) missing in accounting for Solicitor Adrian Mueller’s insurance payments. This document was never provided to owners in agendas or minutes of meetings.

[Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports.html](#)

Thank you for your correspondence regarding management of SP52948 by Waratah Strata Management Pty Ltd (the Agency).

Fair Trading regulates the property sector in New South Wales and can take action against traders who have engaged in illegal conduct. All information we receive is assessed against our various consumer protection laws.

NSW Fair Trading cannot assess issues which are more than 3 years old or where matters are subject to an order or determination by the Tribunal or court of competent jurisdiction.

Based on the information provided, Fair Trading identified that the Agency failed to provide a copy of audit reports to the owners corporation as required under Schedule 1, Clause 9 of the Strata Schemes Management Act 2015 (Act). Fair Trading has taken appropriate compliance action in accordance with our policies and procedures.

If the owners corporation is dissatisfied with the performance of the strata managing agent, the owners corporation may consider convening a general meeting to terminate the management agreement. If considering this option, the owners corporation should carefully review the agreement for termination conditions.

A lot owner has the option to follow the dispute resolution process applicable to strata schemes by submitting a motion/s to be included on the agenda of the next general meeting.

During the AGM 2023, Lot 158 asked direct question how invoices were paid when SP52948 had such high deficit (negative balance) throughout 2023. Where did the money come from to pay for Admin Fund invoices?

Nine committee members and Waratah Strata Management failed to answer it.

Deficit (negative balance) in Admin Fund on the day of AGM 2023 was -\$307,580.90, without disclosure to owners at and after 26 October 2023:

[SP52948-Income-and-Expenditure-Report-1Sep2023-to-evening-26Oct2023.pdf](#)

190200	Utility--Electricity	17,860.16	49,171.97
190400	Utility--Gas	0.00	27,768.79
191200	Utility--Water & Sewerage	28,082.24	100,993.06

26/10/2023	8:08	Web generated report	Waratah Strata Management Pty Ltd	Page	2
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Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
<b>Administrative Fund</b>			
	<b>Current period</b>	<b>Previous year</b>	
	01/09/2023-26/10/2023	01/09/2022-31/08/2023	
<i>Total expenses</i>	318,600.40	898,866.80	
<b>Surplus/Deficit</b>	(318,233.76)	(65,148.09)	
Opening balance	10,652.86	75,800.95	
<b>Closing balance</b>	<b>- \$307,580.90</b>	<b>\$10,652.86</b>	

- At AGM on 26 October 2023, Waratah Strata Management and Chairperson Mr. John Gore failed to answer any question about his misleading and plainly false statements in the agenda for the meeting.
- AGM 2023 had 94 votes (mostly uninformed owners and investors) who allegedly wanted to renew contract with Uniqueco Property Services and Lot 158 still prevented it because it was illegal:

78 Proxy votes including six for Chairperson Mr. John Gore of Lot 200 who had already been selling his property before AGM 2023, without disclosure to owners before, at, and after AGM 2023

5 owners who attended in person

9 committee members who attended in person, representing 11 properties, of which Mr. Jeffery Wang owned three Lots: 33, 34, and 218

- Waratah Strata Management failed to include Lot 158 concerns about mismanaged AGM 2023 before, at, and after 26 October 2023:

[SP52948-AGM-2023-misconducts-and-risks-24Oct2023.pdf](#)



Misleading and plainly false statements by Uniqueco Property Services in agenda for Extraordinary General Meeting on 30 November 2023

UNIQUECO PTY LTD

ABN: 44 169 421 194

304 Brennan Street  
SMITHFIELD NSW 2164

Mobile: 0416 160 382  
Email: sp52948.uniqueco@gmail.com

19<sup>th</sup> July 2023

Macquarie Gardens  
Strata Plan 52948  
Attn: Mr John Gore  
Chairman  
1-15 Fontenoy Road  
MACQUARIE PARK NSW 2113

Dear Mr Gore & Committee Members,

PRICING FOR 2024, 2025 & 2026 CARETAKING  
SERVICES STRATA PLAN 52948

We thank you for the opportunity of submitting our new contract price for 2024, 2025 and 2026. We believe our services to Macquarie Gardens over the past 8 years has been of value and greatly appreciated by the owners and residents.

In calculating our contract pricing, we have taken into account the level of service that is required to cover the running of such a large complex and the increases to wages, superannuation, insurances, contractors, equipment and material.

Our services continue to be 7 days a week, 24 hours a day. We are on call 24 hours a day for any emergency, general enquiry or any issues that arise at the complex. We have looked at and factored in all these variables and believe we have arrived at a reasonable pricing structure.

This price increase has occurred due to the rising inflation rate that has affected the running and staffing costs for us.

The increase costing price is to cover:

- the increase to superannuation from 9.5%, an increase we have absorbed in our previous contract. Superannuation is currently at 11%, with further increases to 12% during the new contract period,
- the increases to wages, which we have had to absorb for the past 3 to 4 years,

Due to the increases to superannuation and insurances alone, we have calculated over \$40,000 per annum to cover these costs.

Once we have factored in the running costs and increases, and the fact that our increase since 2020 was only 1%, (with a 2% increase for 2023), we have calculated the costs as follows:

NEW CONTRACT PRICE FOR 2024, 2025 & 2026:

	Annual Price	Monthly Price
1. Night Shift Caretaker	\$ 166,000.00	\$ 13,833.33
2. Caretaker/Assistant	\$ 175,800.00	\$ 14,650.00
3. Cleaner	\$ 38,100.00	\$ 3,175.00
4. Gardener	\$ 41,100.00	\$ 3,425.00
5. Pool Maintenance	\$ 18,000.00	\$ 1,500.00
TOTAL:	\$ 439,000.00 +GST	\$ 36,583.33 +GST

We are outlining the CURRENT PRICING TO NEW PRICING as follows:

	CURRENT 2023	NEW 2024, 2025 & 2026
1. Night Shift Caretaker	\$ 125,861.88	\$ 166,000.00
2. Caretaker/Assistant	\$ 145,095.00	\$ 175,800.00
3. Cleaner	\$ 30,000.00	\$ 38,100.00
4. Gardener	\$ 32,376.02	\$ 41,100.00
5. Pool Maintenance	\$ 13,202.88	\$ 18,000.00
TOTAL:	\$ 346,535.78 +GST	\$ 439,000.00 +GST
PER MONTH:	\$ 28,877.98 +GST	\$ 36,583.33 +GST

The new monthly cost from January 2024 will be \$36,583.33+GST per month.

## Evidence to refute Mr. Steve Carbone's statements

### Director of Uniqueco Property Services Mr. Steve Carbone has been working for SP52948 for more than 10 and half years as of December 2023

Mr. Carbone started working for SP52948 as Assistant Manager in early 2013. Extract from building manager Universal Property Services report to SP52948 committee and BCS Strata Management on 20 February 2013:

#### Caretaker.

*James is no longer working for me, there were a number of issues that he was unable to correct, ( it was nothing to do with his work,) I had no option other than to dismiss James.*

*I have Steve on board, his hours: 7am to 4pm five days a week and on Saturday from 9am to 3pm (Yasser works Sunday 9am to 3pm) the work carried out by Steve and the knowledge he has in the gardens I know the*

*work will continue. He will be assisting me with the caretaking duties so when I go on annual leave he will manage the complex.*

### In May 2014, Mr. Carbone prepared a plan to poach the business from his employer - Uniqueco Property Services secret business registration whilst still employed by Universal Strata Services on 7 May 2014

His employer did not know about his plans:



Australian Company

UNIQUECO PTY LTD  
ACN 169 421 194

Extracted from ASIC's database at AEST 22:02:32 on 11/11/2014

#### Company Summary

Name: UNIQUECO PTY LTD

ACN: 169 421 194

ABN: 44 169 421 194

Registration Date: 07/05/2014

Next Review Date: 07/05/2015

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office: DRUMMOYNE NSW 2047

Regulator: Australian Securities & Investments Commission

**SP52948 Chairperson Mr. Copland failed to disclose that Uniqueco Property Services was owned by Assistant Manager of incumbent Universal Property Services. No evidence of tenders were provided to any owner at AGM 2014 (misleading statements in agenda)**

## **Macquarie Gardens, Strata Plan 52948**

### **APPOINTMENT OF CARETAKING SERVICES CONTRACTOR**

The EC successfully negotiated an extension of four months to 31<sup>st</sup> December 2014 with the current contractor for caretaking services at no increase in cost. Tenders were invited for caretaking, security, gardening and pool maintenance. A number of site inspections took place with prospective suppliers accompanied by a committee member. A number of companies initially contacted finally declined to quote. Eventually after a lot of EC work only four tenders were received including one from the incumbent contractor. These tenders were all submitted in commercial confidence directly to two members of the committee (and by agreement with the MA, not to the MA as a company related to the MA had indicated they also wished to quote).

The tenders received were all for a two year fixed term contract from 1 January 2015 to 31 December 2016 with the option to renew for a further year to December 2017. Prices ranged from a low of \$289,000 to a high of \$469,000 all of which are higher than current costs.

The full EC reviewed the tenders although small differences in service levels exist which were taken into account in selecting a preferred tenderer. Two tenders were immediately unacceptable due to huge increase in costs. The EC believe that Uniqueco Pty Ltd submitted the lowest price. This is not the incumbent contractor. As a result the AGM will vote on the choice of accepting a new supplier or remaining with the current one.

### **REDUCTION OF OVERNIGHT MANNING SCHEDULES**

It became apparent from studying all the offers that a disproportionate increase in costs to the value received, lay in the provision of a person on site all night. As a result the AGM will be asked first to approve the company with whom final contact documents will be drawn up (sharing the legal costs between the OC and the contractor) based on a comparison of prices for services as tendered. Having decided on the company, secondly to determine whether a permanent reduction of night service by two hours per night and reduce the increase in costs to more reasonable levels is justified.

The EC recommend that the additional costs of full overnight cover are not justified and that the reduction of two hours a night is a fair balance of security and value for money. The budget for levies and expenses is based on the reduction of two hours. If this recommendation is not accepted both AF levies and AF budget expenses would require to be adjusted upwards for this item alone.



## **AGM 2014 was held late – one month after regular schedule on 26 November 2014 and without valid tender for building management contract**

Motions for AGM 2014, without any evidence of tender (their quotes were not covering same hours of work), or contract details:

- No.6 That in accordance with Section 40A of the Act, Uniqueco Pty Ltd is appointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$289,000**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.
- No.7 That in accordance with Section 40A of the Act Universal Strata Services Pty Ltd is reappointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$322,560**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.
- No.8 That the terms and conditions of the Caretaker Agreement be amended to not require personnel to be on-site during the hours of 3 am to 5 am nightly (with a consequent reduction in tender price in the case of Uniqueco Pty Ltd to **\$270,000** or in the case of Universal Strata Services Pty Ltd to **\$272,256**).
- No.9 (a) That the Owners Corporation engage a solicitor to draw up a legally binding contract to give effect to the commercial terms of the Caretaker Agreement as amended by preceding motions, the costs of which are to be shared between the Owners Corporation and the company determined by preceding motions. The Executive Committee shall direct the Solicitor in the engagement in relation to the acceptability of commercial and legal terms of the contract to be executed.
- (b) That the Owners Corporation execute the Caretaker Agreement to give effect to the appointment of the company selected and at the tender price determined by the outcome of preceding motions.
- (c) That the common seal of the Owners Corporation be fixed by Body Corporate Services, in accordance with Section 238 of the Act to the Caretaker Agreement.

## **Extract from AGM 2014, confirming that decrease of working hours for security guards was not approved by owners, as proposed by Chairperson Mr. Bruce Copland**

**MOTION 6:** That in accordance with Section 40A of the Act, Uniqueco Pty Ltd is appointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$289,000**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services. – **Carried.**

**MOTION 7:** That in accordance with Section 40A of the Act Universal Strata Services Pty Ltd is reappointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of **\$322,560**) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services. – **Defeated.**

**MOTION 8:** That the terms and conditions of the Caretaker Agreement be amended to not require personnel to be on-site during the hours of 3 am to 5 am nightly (with a consequent reduction in tender price in the case of Uniqueco Pty Ltd to **\$270,000** or in the case of Universal Strata Services Pty Ltd to **\$272,256**). – **Defeated.**

The contract difference to previous year (2014) increased by 8.78%.

Contract RS/RH 081394 signed on 7 December 2014 by two committee members of which one of them - Mr. Moses Levitt of Lot 147 was unfinancial to vote and be a committee member due to unpaid levies since 2001).

Owners were misled about security working hours and never given a copy of the contract:

### **Schedule 3 Hours of Coverage**

1. The Contractor will provide Caretaking Services to the Premises between the hours of 5.00 am – 5.00 pm, Monday to Friday and 9.00 am to 3.00 pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within 1 hour of notification.
2. The Contractor will provide cleaning services to the Premises 7 days each week, which will include a minimum 6 hours on each Saturday and Sunday and any Public Holidays.
3. The Contractor will provide a minimum of one person on site from 5.00 pm to 5.00 am 7 nights a week including Public Holidays.
4. Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document.

In reality, security guards working hours were cut down by two hours (by security guards' own admission to Lot 158 multiple times), which meant that:

365 days x 2 hours = 730 hours

Dividing 730 hours by 8 hours (typical working day of an average person), one gets result of 91.25 days. In other words, THREE MONTHS per year of undelivered services for security guards.

Waratah Strata Management prevented Lot 158 Motion at AGM 2017 about illegal contract with Uniqueco Property Services in 2014 and 2016, directly supporting fraudulent activities that directly benefited strata agency

**Motion: Undisclosed tender for Building Manager's contract in 2014 and 2016**

**The Owners Corporation SP52948 by ORDINARY RESOLUTION, confirms the following:**

- BCS Strata Management and EC members failed to include this Motion in the agenda for AGM 2016 without due notice to the requestor of the Motion, and owners corporation denied a vote on the Motion,
- BCS Strata Management and EC members increased Building Manager's contract value by around 16% in comparison to previous year without tender at AGM 2014,
- BCS Strata Management and EC members increased Building Manager's contract value by additional 1% without tender at AGM 2016, without evidence of SSMA 1996 compliant EC meeting that had made such decision before the general meeting, and without disclosing to owners corporation that the following EC members did not have rights to vote at the general meeting due to unpaid full levies for gas heating since 1999:

Mrs. Lorna Zelenzuk, Lot 3 (Ex-Chairperson and current Secretary)

Mr. Stephen Luxmoore, Lot 144

Mr. Moses Levitt, Lot 147

Mr. Stan Pogorelsky, Lot 181 (current Chairperson)

- EC members and BCS Strata Management speculated about CPI in June 2016 and made decision about 2% rise of the Building Manager's contract at alleged EC meeting on 26<sup>th</sup> of March 2016, three months before it was announced by Australian Bureau of Statistics, and were prevented by Lot 158 to implement such increase without due diligence,
- EC members and BCS Strata Management failed to review service delivery by the current Building Manager in professional manner,
- EC members Mr. Moses Levitt and Mr. Stan Pogorelsky signed contract with Uniqueco Pty Ltd on 5<sup>th</sup> of December 2014 whilst unfinancial to represent owners corporation at AGMs since 1999 due to unpaid full levies for gas heating,
- EC members and BCS Strata Management failed to notify owners corporation that additional tenders for the Building Manager's and Strata Management contracts were requested on 7<sup>th</sup> of April 2016.
- BCS Strata Management and EC members failed to provide any evidence of competitive tenders for renewal of Building Manager's contract in 2014 and 2016,
- BCS Strata Management and EC members acted in non-compliance with SSMA 1996 Section 108 for strata document search in 2014, 2015 and 2016.

Waratah Strata Management prevented Lot 158 Motion at AGM 2017 about continuous efforts by Uniqueco Property Services to stalk, threat, and intimidate Lot 158 owners, directly supporting criminal activities

**Motion: Uniqueco Pty Ltd failure to comply with Section 6.4 of the contract with SP52948**

**The Owners Corporation SP52948 by ORDINARY RESOLUTION, confirms the following:**

- **Director of Uniqueco Pty Ltd failed to comply with Sections 6.4 of the contract with SP52948, which requires proper conduct of its officers, employees, and agents whilst engaged to provide services on the premises:**

**Long-term stalking and bullying wife of owner of Lot 158, in spite of repeated warnings and even an SMS message.**

- **EC members failed to comply with Section 6.3 of Uniqueco's contract with SP52948, failed to conduct a review of complaint against stalking and bullying of wife of Lot 158 owner, ignored multiple reports of bullying, thus causing serious health issues to her, stress, and fear.**
- **In late August 2017, a Police event was opened against Mr. Steve Carbone and one of his staff with multiple video evidence, including alleged cleaning in lift and on level 2 in Block A that started before 06:00 am one day (never seen in 20 years of the complex before).**
- **The Police case includes evidence of unsolicited and unwelcome WhatsUp message on one weekend from Mr. Steve Carbone, who was never invited, or part of WhatsUp sessions with Lot 158.**

In 2014, SP52948 started having serious financial problems. Secretly, SP52948 borrowed \$20,745.00 from Pica Group on 21 August 2014 (parent company of BCS Strata Management), without disclosure to any owner. The loan was due to be repaid before AGM 2014 on 22 September 2014 (this information was hidden from owners at AGM 2014), and owners corporation secretly repaid the loan six months later on 25 March 2015

PRUDENTIAL INVESTMENT COMPANY OF AUSTRALIA PTY LTD

A.B.N 84 004 266 817  
LOCKED BAG 22, HAYMARKET NSW 1238  
Telephone: 1300 883 227 Fax: 02 9212 6269

TAX INVOICE



STRATA PLAN 52948 – Macquarie Gardens

Invoice No: 948

Date: 22/09/2014

Debtor Id: SP52948

Page 1 of 1

Description	Exclusive GST	GST	Amount
REPAYMENT FOR CASH ADVANCE TO PICA FOR SP52948 – 21/08/14	\$18,859.55	\$1,885.95	\$20,745.50
Total Amount Due:	\$18,859.55	\$1,885.95	\$20,745.50

Your Plan(s)/Lot(s): NSW 52948 - - Ref 496594

Creditor Name:











(Partial or full name)

**Search**

**Reset**

Cheque Date From: May 19 2013

To: May 19 2015

Cred. Code	Creditor Name	Doc. Ref. No.	Doc. Date	Doc. Total	Chq. Date	Mtd.	Cnl. Chq.	Date Presented	Invoice
26397		00000006	18/03/2015	180.00	26/03/2015	Bank Direct Debit	N	26/03/2015	
90906	PRUDENTIAL INVESTMENT CO AUST	948	16/03/2015	20745.50	25/03/2015	Bank Direct Debit	N	25/03/2015	
69661	W & M GORDON	56315	10/03/2015	1450.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
69574	G & L CLEANING SERVICES	4365	02/03/2015	88.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
68671	HOWARD WEST - BUILDER	1154	07/03/2015	781.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
48608	TUNED TO PERFECTION PTY LTD	8059	11/03/2015	143.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
39528	LOCK STOCK & BARREL	10891	19/01/2015	154.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
13559	PALMERS GLASS & CARPENTRY	00044461	13/03/2015	374.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
6138	ALLGATE AUTOMATION PTY LTD	62805	03/03/2015	220.00	24/03/2015	Bank Direct Debit	N	24/03/2015	
96206	J & E GORE	52948315	09/03/2015	150.66	20/03/2015	Mailing House	N	26/03/2015	



**Universal Property Services lost building management contract in 2014 primarily due to Lot 158 evidence of poor services, while Mr. Carbone was an active employee of the company**

Privately, committee members still favoured Universal Property Services, as this secret email from Chairperson Mr. Bruce Copland to them showed on 7 December 2014:



Sun 7/12/2014 8:26 PM

SP52948 Caretaking Services Agreement - confirmation Universal agreement now formally ends 31 Dec 2014.

To 'Bob Luka'; Ruth Luka

Cc Russell Young

Steve Carbone,

I have to advise that a new Caretaking Services Agreement, as voted for at the AGM, was executed by the Owners Corporation and exchanged with UniqueCo Pty Ltd late today (Sunday 7 Dec 2014). All commercial issues have been resolved and guarantees put in place to secure the Owners Corporation for performance of all conditions. As a result there is now no possibility that the agreement for services by Universal Strata can be renewed or renegotiated and that agreement will therefore end on 31<sup>st</sup> December 2014.

You will appreciate that this has been just as difficult a process for the Executive Committee, most of whom are resident and know you both well, but in running a tender process for such a large contract sum, as required by Strata law, the outcome has resulted in significant differences in the prices tendered which has swayed many lot owners. I suspect that with much more than 50% of all owners now investors rather than residents the personal connection was diluted and overall cost of levies was the deciding factor. You can refer any potential business that is seeking a reference from you, to me, and I will assure them the contract was lost on financial grounds. The new Executive Committee have asked me to thank you for your services over the years.

There are now a number of practical handover procedures to be organised concerning spares, stocks of cleaning supplies etc. keys, computer passwords, mobile phone, logbooks, emergency contact lists, access to office, change of required signs and anything else owned by the Owners Corporation currently secured by you. The Strata Managing Agent is closed from 24 December 2014 to 5<sup>th</sup> January 2015 so there is no one available from their office. We are making arrangements for payments to continue to be processed through this period (provided of course that all normal services are maintained). If there are any questions regarding handover I may be able to assist but only possibly remotely due to the fact that I am working over the holiday week myself. Residents will expect to see the handover occur smoothly. It may assist if you provide a list of any maintenance or work order issues that are outstanding at the end of this month.

The pragmatic way is for you to have a discussion with Steve Carbone and work out how to effect a business-like transition late on December 31 2014 with the minimum of external involvement. I have asked Steven to contact you early this week. I suggest its very much in your interest to agree responsibility for employees who may be employed by either company on the evening of the 31<sup>st</sup> December and the practical change of employer or handover.

I am sorry that your long association with Macquarie Gardens will come to an end shortly and wish you both well for the future.

**Uniqueco Property Services breached the agreed contract value in the first year of employment (2015), from \$272,256.00 to \$275,838.09, with decreased security guard hours by two hours without authorisation of owners corporation**

SP52948-Uniqueco-Property-Services-contract-Dec2014.pdf

GST is excluded from the prices shown below.

	Annual Price	Monthly Price
Day Caretaking	\$121,000.00	\$10,083.33
Pool Maintenance	\$ 11,000.00	\$ 916.67
Gardening \$ 52,000.00	\$ 4,333.33	
Night Caretaking	\$105,000.00	\$ 8,750.00
Total	<u>\$289,000.00</u>	<u>\$24,083.33</u>

### **Schedule 3 Hours of Coverage**

1. The Contractor will provide Caretaking Services to the Premises between the hours of 5.00 am – 5.00 pm, Monday to Friday and 9.00 am to 3.00 pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within 1 hour of notification.
2. The Contractor will provide cleaning services to the Premises 7 days each week, which will include a minimum 6 hours on each Saturday and Sunday and any Public Holidays.
3. The Contractor will provide a minimum of one person on site from 5.00 pm to 5.00 am 7 nights a week including Public Holidays.
4. Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document.

\$275,838.09 (charges split into four invoices: garden maintenance, security, caretaker fees, maintenance garden items).

**Uniqueco Property Services base contract value with SP52948 from 1 February 2021 to 31 January 2024 was set in amount of \$339,741.00 (GST exclusive) per year**

GST is excluded from the prices shown below.

From 1 February 2021 to 31 January 2024 [Three (3) years]

	Annual Price	Monthly Price
Day Caretaking	\$142,250.00	\$11,854.17
Pool Maintenance	\$ 12,944.00	\$ 1,078.67
Gardening	\$ 61,153.00	\$ 5,096.08
Night Caretaking	<u>\$123,394.00</u>	<u>\$ 10,282.83</u>
Total	<u>\$339,741.00</u>	<u>\$ 28,311.75</u>

**Schedule 3 Hours of Coverage**

- 1 The Contractor will provide Caretaking Services to the Premises between the hours of 4.00am to 7.00pm Mondays to Fridays and 9.00am to 3.00pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within one [1] hour of notification.
- 2 The Contractor will provide a Caretaker to the Premises on Public Holidays for a 6 hour shift from 5.00am to 11.00am.
- 3 The Contractor will provide cleaning services to the Premises seven [7] days each week, which will include a minimum six [6] hours per day for Saturdays and Sundays and any Public Holidays.
- 4 The Contractor will provide a minimum of one security person on site from 7.00pm to 4.00am Mondays to Fridays, 6.30pm to 4.00am Saturdays and Sundays and 6.00pm to 4.00am Public Holidays.
- 5 Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document

**Real growth of Uniqueco Property Services contract expenses from SP52948 funds shows growth of 12.95% in 2020, 2.49% in 2021, 0.14% in 2022, 1.10% in 2023**

[SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html](#)

In 2023, monthly salary for Uniqueco Property Services was increased three times, without any disclosure or details:



2% in March 2023.

10% in September 2023.

2.21% in December 2023.

2020	Uniqueco Property Services	<u>\$330,986.89</u> (difference to previous year: 12.95%, contract renewed without tender at general meeting on 22 October 2020)	0.85%
2021	Uniqueco Property Services	<u>\$339,249.60</u> (difference to previous year: 2.49%)	2.86%
2022	Uniqueco Property Services	<u>\$339,741.00</u> (difference to previous year: 0.14%)	6.59%
2023	Uniqueco Property Services	<u>\$343,507.47</u> (difference to previous year: 1.10%, undisclosed increase of 2.0% since February 2023)	4.1%
2024	Uniqueco Property Services	\$415,012.63, split into two account codes ("Maint Bldg--Building Management" and "Maint Bldg--Building Management Expenses"), increase of 20.81% for incomplete year since their contract increased by around 30%	not applicable yet

In March 2023, Uniqueco Property Services monthly salary increased from \$28,311.75 to \$28,877.98 (first increase in 2023, without approval by owners corporation at general meeting):

<div>  <div> <b>Waratah Strata Management</b>  <small>ABN 71 621 031 761            PO Box 125, Eastwood, NSW 2122            Ph (02) 9114 9599            Fax (02) 9114 9598            www.waratahstrata.com.au</small> </div> </div>			<div>  <div> <b>Waratah Strata Management</b>  <small>ABN 71 621 031 761            PO Box 125, Eastwood, NSW 2122            Ph (02) 9114 9599            Fax (02) 9114 9598            www.waratahstrata.com.au</small> </div> </div>		
<b>Income &amp; Expenditure Report</b> <b>for the financial year-to-date</b> <b>01/09/2022 to 28/02/2023</b>			<b>Income &amp; Expenditure Report</b> <b>for the financial year-to-date</b> <b>01/09/2022 to 15/03/2023</b>		
Strata Plan 52948			Strata Plan 52948		
Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113			Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113		
Administrative Fund			Administrative Fund		
	Current period 01/09/2022-28/02/2023	Previous year 01/09/2021-31/08/2022		Current period 01/09/2022-15/03/2023	Previous year 01/09/2021-31/08/2022
<b>Revenue</b>			<b>Revenue</b>		
141900 Gas - Additional Service	0.00	2,945.40	141900 Gas - Additional Service	0.00	2,945.40
142000 Insurance Claims	0.00	19,758.14	142000 Insurance Claims	0.00	19,758.14
142500 Interest on Arrears--Admin	421.71	1,272.24	142500 Interest on Arrears--Admin	457.44	1,272.24
142800 Key Deposits	366.00	362.00	142800 Key Deposits	366.00	362.00
143000 Levies Due--Admin	395,004.32	737,506.48	143000 Levies Due--Admin	395,004.32	737,506.48
144000 Miscellaneous Income--Admin	9,090.90	4,545.45	144000 Miscellaneous Income--Admin	9,090.90	4,545.45
146500 Status Certificate Fees	545.00	1,308.00	146500 Status Certificate Fees	545.00	1,308.00
147000 Strata Roll Inspection Fees	124.00	279.00	147000 Strata Roll Inspection Fees	124.00	279.00
<b>Total revenue</b>	<b>405,551.93</b>	<b>767,976.71</b>	<b>Total revenue</b>	<b>405,587.66</b>	<b>767,976.71</b>
<b>Less expenses</b>			<b>Less expenses</b>		
150200 Admin--Accounting	300.00	450.00	150200 Admin--Accounting	700.00	450.00
153800 Admin--Agent Disbursements	6,822.77	13,092.24	153800 Admin--Agent Disbursements	7,980.95	13,092.24
153802 Admin--Agent Disburst--Other	100.00	0.00	153802 Admin--Agent Disburst--Other	100.00	0.00
153805 Admin--Agent Disburst--Stationery	0.00	34.91	153805 Admin--Agent Disburst--Stationery	0.00	34.91
150800 Admin--Auditors--Audit Services	1,100.00	1,100.00	150800 Admin--Auditors--Audit Services	1,100.00	1,100.00
150900 Admin--Auditors--Taxation Services	370.00	555.00	150900 Admin--Auditors--Taxation Services	370.00	555.00
153200 Admin--Legal & Debt Collection Fees	1,784.58	8,669.78	153200 Admin--Legal & Debt Collection Fees	1,844.58	8,669.78
154100 Admin--Management Fees--Additional Charges	30.00	0.00	154100 Admin--Management Fees--Additional Charges	40.00	0.00
154000 Admin--Management Fees--Standard	13,212.45	25,380.38	154000 Admin--Management Fees--Standard	15,454.27	25,380.38
156000 Admin--Status Certificate Fees Paid	436.00	1,308.00	156000 Admin--Status Certificate Fees Paid	545.00	1,308.00
156400 Admin--Strata Inspection Fees Paid	155.00	248.00	156400 Admin--Strata Inspection Fees Paid	155.00	248.00
159100 Insurance--Premiums	149,529.07	99,132.62	159100 Insurance--Premiums	149,529.07	99,132.62
159200 Insurance--Valuation	0.00	3,895.45	159200 Insurance--Valuation	0.00	3,895.45
161300 Maint Bldg--Building Management	169,870.50	339,741.00	161300 Maint Bldg--Building Management	198,748.48	339,741.00
161350 Maint Bldg--Building Management Expenses	9,151.43	9,967.05	161350 Maint Bldg--Building Management Expenses	9,151.43	9,967.05
162000 Maint Bldg--Carpet	600.00	0.00	162000 Maint Bldg--Carpet	600.00	0.00
162400 Maint Bldg--Carspace Line Marking	380.00	0.00	162400 Maint Bldg--Carspace Line Marking	730.00	0.00
162600 Maint Bldg--Ceiling	593.64	1,447.00	162600 Maint Bldg--Ceiling	593.64	1,447.00
163000 Maint Bldg--Cleaning	0.00	220.00	163000 Maint Bldg--Cleaning	0.00	220.00
163200 Maint Bldg--Cleaning & Lawns	100.00	0.00	163200 Maint Bldg--Cleaning & Lawns	100.00	0.00
163001 Maint Bldg--Cleaning--Carpet/Furniture	1,600.00	1,600.00	163001 Maint Bldg--Cleaning--Carpet/Furniture	1,600.00	1,600.00
163010 Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00	163010 Maint Bldg--Cleaning--Pressure Cleaning	2,000.00	0.00
164200 Maint Bldg--Consultants	3,750.00	0.00	164200 Maint Bldg--Consultants	3,750.00	0.00
28/02/2023 17:40 Web generated report Waratah Strata Management Pty Ltd Page 1			15/03/2023 17:03 Web generated report Waratah Strata Management Pty Ltd Page 1		

At non-compliant committee meeting on 7 September 2023, without giving owners any details of poor financial and property management, the following brief statement about finances:

### 3 FINANCIAL REPORT

Resolved that the financial reports for the previous financial year were reviewed. An 8% increase of the budget is proposed for the current financial year. The Chairperson Report for the AGM will provide information for the owners detailing proposed increases.

... and still recommended salary increases:

### 4 BUILDING MANAGEMENT FEE PROPOSAL

Resolved that the fee proposal submitted by Uniqueco Pty Ltd for building management pricing for 2024, 2025 & 2026 was tabled and discussed. It was noted that countless comments of positive feedback regarding Steve's services contribute to a recommendation from the committee to accept Uniqueco's fee proposal. The Chairperson Report tabled at the AGM will provide more detail of this recommendation.

What Waratah Strata Management failed to disclose to owners was the fact that monthly salary to Uniqueco Property Services already increased from \$28,877.98 to \$31,764.07 (an increase of 10%), as shown in Income & Expenditure Report dated 13 September 2023 (second increase in 2023, without approval by owners corporation at general meeting):



Waratah Strata Management  
ABN 75 161 033 745  
PO Box 125, Eastwood, NSW 2122  
Ph (02) 9114 9599  
Fax (02) 9114 9598  
www.waratahstrata.com.au

## Income & Expenditure Report for the financial year-to-date 01/09/2023 to 13/09/2023

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie  
Park NSW 2113

### Administrative Fund

	Current period 01/09/2023-13/09/2023	Previous year 01/09/2022-31/08/2023
<b>Revenue</b>		
141900 Gas - Additional Service	0.00	2,945.40
142500 Interest on Arrears--Admin	12.87	976.85
142800 Key Deposits	0.00	862.00
143000 Levies Due--Admin	0.00	810,586.82
144000 Miscellaneous Income--Admin	0.00	17,040.64
146500 Status Certificate Fees	0.00	1,090.00
147000 Strata Roll Inspection Fees	31.00	217.00
<i>Total revenue</i>	43.87	833,718.71
<b>Less expenses</b>		
150200 Admin--Accounting	0.00	900.00
153800 Admin--Agent Disbursements	1,158.18	13,771.85
153802 Admin--Agent Disburst--Other	0.00	100.00
150800 Admin--Auditors--Audit Services	0.00	1,205.00
150900 Admin--Auditors--Taxation Services	0.00	475.00
153000 Admin--Key Deposit Refunds	0.00	200.00
153200 Admin--Legal & Debt Collection Fees	180.00	2,214.58
154100 Admin--Management Fees--Additional Charges	10.00	768.18
154000 Admin--Management Fees--Standard	2,241.82	26,663.37
156000 Admin--Status Certificate Fees Paid	109.00	981.00
156500 Admin--Strata Hub Fees Paid	0.00	654.00
156400 Admin--Strata Inspection Fees Paid	31.00	248.00
159100 Insurance--Premiums	0.00	149,529.07
161300 Maint Bldg--Building Management	31,764.07	343,507.47

... on the same day (13 September 2023), negative balance in Admin Fund was \$37,050.64, without disclosure to owners:

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie  
Park NSW 2113

### Administrative Fund

	Current period 01/09/2023-13/09/2023	Previous year 01/09/2022-31/08/2023
<b>Surplus/Deficit</b>	(47,703.50)	(65,148.09)
Opening balance	10,652.86	75,800.95
<b>Closing balance</b>	-\$37,050.64	\$10,652.86



## Full summary for SP52948 expenses for building management contracts since 1999

Financial Year	Building Manager (old name Caretaker)	Total Contract Value	Official annual inflation rate
1999	Strata Sphere	\$186,611.00	1.48%
2000	Universal Strata Services	\$220,168.00	4.46%
2001	Universal Strata Services	\$220,624.00	4.41%
2002	Universal Strata Services	\$218,938.00	2.98%
2003	Universal Strata Services	\$218,167.00	2.73%
2004	Universal Strata Services	\$222,376.00	2.34%
2005	Universal Strata Services	\$227,995.00	2.69%
2006	Universal Strata Services	\$228,438.00	3.56%
2007	Universal Strata Services	\$232,844.00	2.33%
2008	Universal Strata Services	\$235,560.00	4.35%
2009	Universal Strata Services	\$244,287.00	1.77%
2010	Universal Strata Services	\$264,080.00	2.92%
2011	Universal Strata Services	\$245,094.00	3.30%
2012	Universal Strata Services	\$255,673.00	1.76%
2013	Universal Strata Services	\$256,605.00	2.45%
2014	Universal Strata Services	\$252,618.00	2.49%
2015	Uniquenco Property Services	<a href="#">\$275,838.09</a> (charges split into four invoices: garden maintenance, security, caretaker fees, maintenance garden items, difference to previous year: <b>8.78%</b> , <b>contract RS/RH 081394 signed on 7 December 2014 by two committee members of which one of them - Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid levies since 2001</b> )	1.51%
2016	Uniquenco Property Services	<a href="#">\$295,250.60</a> (charges split into four invoices: garden maintenance, security, caretaker fees, maintenance garden items, difference to previous year: <b>7.03%</b> , Unfinancial Chairperson Mr. Stan Pogorelsky of Lot 181 approved false statements about building management costs in agenda for AGM 2016 (\$292,912.00) <a href="#">evidence part 1</a> and <a href="#">evidence part 2</a> , minutes of committee meeting held on 21 March 2016 renewed contract for another year without any tender, although its expiration date was nine months later on 7 December 2016, <b>contract value increased by 2% without owners corporation decision at general meeting on 22 April 2016</b> )	1.28%
2017	Uniquenco Property Services	<a href="#">\$291,507.13</a> (difference to previous year: <b>-1.27%</b> , <b>contract renewed without tender at general meeting on 24 October 2017 and signed by two unfinancial owners - Mr. Moses Levitt and Mr. Stan Pogorelsky of Lot 147 and 181 due to unpaid levies since 2001 and 1999 respectively, increasing the contract value by 4% per year</b> )	1.95%
2018	Uniquenco Property Services	<a href="#">\$306,837.99</a> (Auditor signed incomplete version of financials at AGM 2018, <a href="#">agenda for AGM 2019 confirmed it</a> , difference to previous year: <b>5.25%</b> )	1.91%
2019	Uniquenco Property Services	<a href="#">\$293,031.44</a> (difference to previous year: <b>-4.50%</b> )	1.61%
2020	Uniquenco Property Services	<a href="#">\$330,986.89</a> (difference to previous year: <b>12.95%</b> , <b>contract renewed without tender at general meeting on 22 October 2020</b> )	0.85%
2021	Uniquenco Property Services	<a href="#">\$339,249.60</a> (difference to previous year: <b>2.49%</b> )	2.86%
2022	Uniquenco Property Services	<a href="#">\$339,741.00</a> (difference to previous year: <b>0.14%</b> )	6.59%
2023	Uniquenco Property Services	<a href="#">\$343,507.47</a> (difference to previous year: <b>1.10%</b> , <b>undisclosed increase of 2.0% since February 2023</b> )	4.1%
2024	Uniquenco Property	\$415,012.63, split into two account codes ("Maint Bldg--Building Management" and "Maint	2.4%



**Uniqueco Property Services failed to disclose fraudulent contracts with SP52948 at AGM 2014, 2017 and 2020**

- Contract RS/RH 081394 signed on 7 December 2014 by two committee members of which one of them - Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid gas heating levies since 2001.

Building management services started on 1 January 2015:

[SP52948-Uniqueco-Property-Services-contract-Dec2014.pdf](#)

- Contract signed on 27 November 2017 (one day after AGM 2017) by two unfinancial committee members - Mr. Moses Levitt of Lot 147 was unfinancial due to unpaid gas heating levies since 2001 and Mr. Stan Pogorelsky of Lot 181 was unfinancial due to unpaid levies since 1999).

Building management services started on 1 January 2018 with expiration on 31 January 2021:

[SP52948-Uniqueco-Property-Services-contract-part-1-Nov2017.pdf](#)

[SP52948-Uniqueco-Property-Services-contract-part-2-Nov2017.pdf](#)

- AGM 2020 did not have any tender for building management contract:

**8 CARETAKERS CONTRACT**

That the proposed contract renewal with Uniqueco Pty Ltd (Building Managers) be tabled and a decision made whether to accept this contract.

Building management services started on 1 February 2021 with expiration on 31 January 2024:

[SP52948-Uniqueco-Property-Services-tender-2020.pdf](#)

**Commencement Date** means 1st February 2021.

**Term** means the term of this Agreement commencing on the Commencement Date and expiring on 31 January 2024

Waratah Strata Management failed to disclose details of who signed the contract.

## Misleading and plainly false statements by Mr. John Gore in agenda for Extraordinary General Meeting on 30 November 2023

### UNIQUECO PTY LTD QUOTE FOR CARETAKING SERVICES 2024-2026

The quote from UNIQUECO is attached. It proposes a cost of \$439,000 for each of the three years 2024-2026. This is an increase of 27% on the 2021-2023 price of \$346 535.

The reasons for the increase are explained in the proposal. However, there is no detail about how these figures were calculated. I have calculated the total costs based on the following researched information and assumptions:

1. The inflation rate for the three years 2021-2023 being 18.33%
2. 2% inflation increase was built into the 2021-2023 agreement (1% for each of years 2022 and 2023)
3. The equivalent starting price at the beginning of 2024 with an increase of 16.33% of \$403,124.
4. Anticipated inflation 2024-2026 is difficult to predict and I suggest that a figure of 3.5% based on the predictions of inflation falling to 4% in 2024 and possibly lower in the proceeding years.
5. To cover this uncertainty, I recommend that the agreement include a phrase that the base figure (2 above) increase cumulatively for each of years 2024-2026 by 3.5% and any variation with the CPI (up or down) be added/subtracted to the following year as an adjustment.

Based on this information and assumptions the payments for the period 2024-2026 would be:

2024	\$417,233
2025	\$431,836
2026	\$446,950

The request for the same total payment in each of years 2024-2026 seems a strange way to calculate payments because it does not allow for variations which could disadvantage of advantage either UNIQUECO or strata. However, UNIQUECO in their response have indicated that they would accept the total figures but, as explained in their response, do not what an inflation adjustment on a yearly basis.

The strata committee can consider each set of total figures and decide which one it wants to recommend to the AGM. Either is acceptable to me.

For your consideration and decision at the next strata meeting.

John Gore

## Evidence to refute Lot 200 - Mr. John Gore's statements

**In agenda for AGM 2023, Mr. Gore published figure of 18% inflation for the last three years but had figure of 18.3% in agenda for EGM 2023 (both of them heavily incorrect)**

[SP52948-Chairperson-John-Gore-misleading-and-false-statements-agenda-AGM-2023.png](#)

He failed to justify that figure at AGM 2023 and EGM 2023.

Even layman can easily confirm that figure for official inflation rates of 18% for three years prior to 2023 were grossly inflated, false, and deliberately designed to coerce owners:

### Historical inflation rates in comparison

Year	Australia	Ø EU	Ø USA	Ø World
2022	6.59 %	8.83 %	8.00 %	8.27 %
2021	2.86 %	2.55 %	4.70 %	3.48 %
2020	0.85 %	0.48 %	1.23 %	1.93 %

[Australian historical inflation rates at WorldData](#)

[Australian historical inflation rates at MacroTrends](#)

**Waratah Strata Management failed to publish information that committee Chairperson (SP52948 Lot 200, Mr. John Gore) put their property for sale on 26 October 2023 - on day of general meeting, had six proxy votes for the meeting, got elected on the committee, voted to increase levies by 7.91% for other owners whilst he did not intend to pay for them. Domain website claimed that Lot 200 sale was known to them since 24 October 2023 (two days before the AGM)**

Six proxy votes were given for Lot 200 at AGM 2023 without disclosure to owners that Mr. John Gore was leaving the complex as a matter of secret urgency:

[SP52948-six-proxy-votes-for-Lot-200-AGM-26Oct2023.png](#)

Lot 200 is a townhouse and it was sold prior to auction at price of \$1,670,000.00 on 4 November 2023:

[SP52948-Lot-200-sold-prior-to-auction-4Nov2023.png](#)

Waratah Strata Management declined to respond to inquiries why this false candidacy for committee membership was allowed.

**Building Management Australia submitted their quote for building management tender to Mr. John Gore on 3 November 2023, whilst Mr. Gore was already not legal to represent SP52948 due to property sale. Lot 158 approached Director of Building Management Australia as there was serious suspicion that their quote was deliberately made to look bad**

- On 10 November 2023, Lot 158 sent email to eight committee members and Waratah Strata Management. The subject line of the email was "SUMMARY Incomplete agenda for EGM 2023 on 30Nov2023 with extreme risk of bankruptcy":

[SP52948-Waratah-Strata-Management-failed-to-respond-to-concerns-about-incomplete-agenda-for-EGM-2023-10Nov2023.html](#)

- There is no evidence that Building Management Australia had same requirements for tender, making their quote void and useless:

[SP52948-Uniqueco-Property-Services-tender-2020.pdf](#)

- Waratah Strata Management failed to provide strata files to Lot 158 on 13 November 2023:

*In accordance with Strata Schemes Management Act 2015 (NSW), Sch1, Part 10(1), Lot 158 requests that owners corporation provides copies of administrative fund, the capital works fund and any other fund of the owners corporation (term deposits and trust accounts, and others as applicable), which have to be produced to the owner at least two days before the meeting at which the statements are to be presented (EGM on 30 November 2023).*

*Of special interest will be evidence of how Waratah Strata Management paid invoices from Admin Fund which had negative*

balance almost 100% of the time during FY 2023 and so far in FY 2024. If the money was borrowed from Capital Works Fund, Waratah Strata Management must have complied with Strata Schemes Management Act 2015 Section 76.

As of today, deficit (negative balance) in Admin Fund is **-\$122,658.53**, without any significant income until 1 February 2024.

[SP52948-request-to-Waratah-Strata-Management-to-provide-financial-documents-for-EGM-2023-13Nov2023.html](#)

Waratah Strata Management failed to comply with the request before, at, and after AGM on 30 November 2023.

**On 29 November 2023, committee members, including ex-owner Mr. Gore, received Lot 158 concerns, which they did not respond to or address before, at, and after EGM 2023**

[SP52948-committee-members-failed-to-respond-to-Lot-158-complaints-about-EGM-2023-29Nov2023.html](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to include Lot 158 Motions for EGM 2023 on 30 November 2023, practically disallowing owners to make informed decisions**

[SP52948-Motions-by-Lot-158-EGM-public-30Oct2023.pdf](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to enforce Uniqueco Property Services to respond to serious allegations of mismanagement, including misappropriation of funds (accessory to crime)**

[SP52948-Uniqueco-Property-Services-ignored-Lot-158-request-for-overdue-repairs-27Oct2023.html](#)

**Since 2017, Waratah Strata Management with support of Mr. John Gore, made every effort to protect Uniqueco Property Services, in spite of their below-average services and high costs**

[SP52948-Motions-by-Lot-158-prevented-from-voting-by-Waratah-Strata-Management-without-legal-grounds-AGM-2017.pdf](#)

[SP52948-Motions-by-Lot-158-prevented-from-voting-by-Waratah-Strata-Management-without-legal-grounds-AGM-2018.pdf](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about extreme negative balances in Admin Fund, which on 31 October 2023 reached worst record of \$312,113.03**

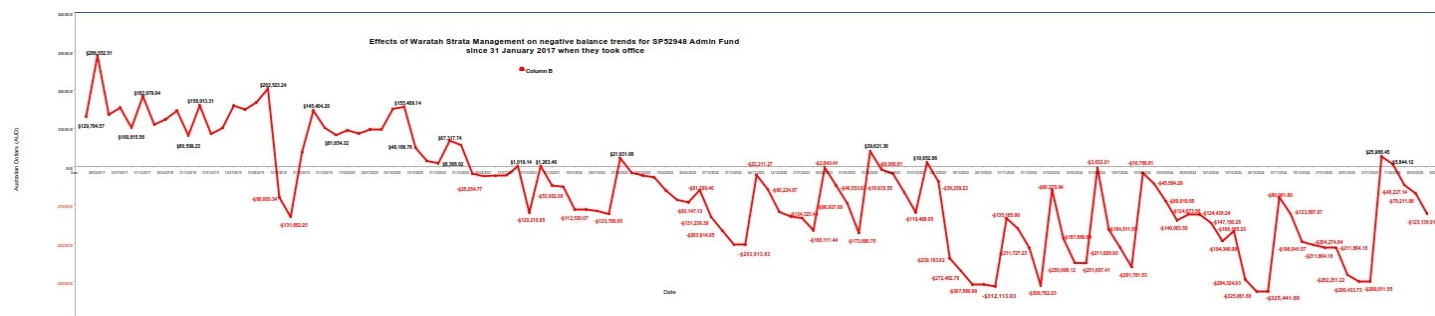
190200	Utility--Electricity	17,860.16	53,704.10
190400	Utility--Gas	0.00	27,768.79
191200	Utility--Water & Sewerage	28,082.24	100,993.06

31/10/2023	17:27	Web generated report	Waratah Strata Management Pty Ltd	Page	2
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Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
<b>Administrative Fund</b>			
	<b>Current period</b>	<b>Previous year</b>	
	01/09/2023-31/10/2023	01/09/2022-31/08/2023	
<i>Total expenses</i>	<u>318,600.40</u>	<u>903,398.93</u>	
<b>Surplus/Deficit</b>	<u>(318,233.76)</u>	<u>(69,680.22)</u>	
Opening balance	6,120.73	75,800.95	
<b>Closing balance</b>	<b><u>-\$312,113.03</u></b>	<b><u>\$6,120.73</u></b>	

Graph of Admin Fund negative balance trend since Waratah Strata Management took office on 1 February 2017:



**Agenda for EGM 2023, rushed just one month after AGM, at which contract with Uniqueco Property Services was supposed to be considered, contained three Motions which did not comply with definition of Motion by Strata Community Australia (NSW)**

Topic: SP 52948 - General Meeting

Time: Nov 30, 2023 06:00 PM Canberra, Melbourne, Sydney

Join Zoom Meeting

<https://us06web.zoom.us/j/87661877354?pwd=NrrMB5QqxABBZt9fN80bavI84MMMIY.1>

Meeting ID: 876 6187 7354

Passcode: 362624

One tap mobile

+61280156011,,87661877354# Australia

Dial by your location

• +61 2 8015 6011 Australia

The Agenda for the meeting is:

**1 MINUTES**

That the minutes of the previous general meeting of the owners corporation be confirmed as a true record of the proceedings of that meeting.

**2 BUILDING & FACILITIES MANAGEMENT AGREEMENT**

That in accordance with section 67 of the Strata Schemes Management Act 2015, fee proposals supplied by Uniqueco Pty Ltd and Building Management Australia for building management be tabled and discussed.

**3 LOT 7 RENOVATION**

That the application submitted by Lot 7 for Major Renovation be tabled and discussed.

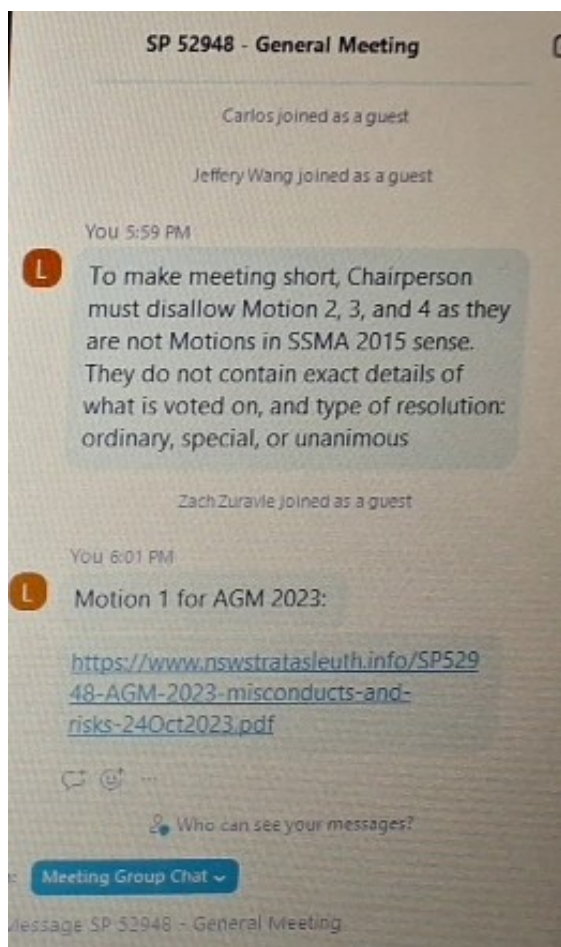
[Explanatory Note: The application attached pages 22 to 35 of the agenda.]

Agenda Page 1 of 66

**4 LOT 39 RENOVATION**

That the application submitted by Lot 39 for Major Renovation be tabled and discussed.

On the day of EGM on 30 November 2023, Lot 158 submitted the following request, which was ignored by committee members and Waratah Strata Management:



Motions must be ruled as "out of order" as they conflicted with the Act, were unlawful, and unenforceable. According to Strata Community Association (NSW), definition of a Motion:

*A proposal put forward for consideration at a meeting. A well written motion will enable the lot owner or committee member to vote yes (for) or no (against) on the matter.*

*A motion must clearly state the proposal to be considered at the meeting.*

*Motion must clearly state if an ordinary, special, or unanimous resolution is required.*

The notice must also:

- State the intention to propose the resolution as a <type> resolution; and
- Set out the proposed resolution in full.

Two examples of how proper tender should be conducted:

- SP52948 AGM 2014, with separate Motions for each quote for the building management contract (AGM 2014 had many other problems, but at least the Motions were partially valid, albeit without any details of the tender):

No.6 That in accordance with Section 40A of the Act, Uniqueco Pty Ltd is appointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of \$289,000) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.

No.7 That in accordance with Section 40A of the Act Universal Strata Services Pty Ltd is reappointed as a caretaker on terms and conditions to be converted to a legally binding contract for a minimum period of two years commencing 1<sup>st</sup> January 2015 ("Caretaker Agreement") that give effect to the tender submitted (with a cost for calendar 2015 of \$322,560) and such reasonable commercial arrangements determined by the Executive Committee regarding payment and delivery of these services.



- An example of tender by Strata Community:

**MOTION 6. Building Management Tender**

**THAT** the Building Management tender documentation and timeline be accepted and next steps be determined.

It was noted that the lawyer is to review the final contract. An EGM will be arranged by the Strata Manager as soon as possible to decide upon the unanimous Strata Committee Building Management tender recommendation.

**Since 1999, SP52948 never had a proper tender for strata and building management contracts, which Solicitor Adrian Mueller coerced NCAT to ignore through falsified statements in NCAT case SC 20/33352**

[NCAT-case-20-33352-SP52948-brief-log-of-events-related-to-contracts-for-strata-and-building-managers-in-period-1999-to-Oct2020.pdf](#)

[SP52948-BCS-Strata-Management-negotiating-secret-strata-manager-contract-and-never-delivered-benefits-to-owners.pdf](#)

Same applies to other major expenses, which Solicitor Adrian Mueller coerced NCAT to ignore through falsified statements:

[NCAT-case-20-33352-SP52948-brief-log-of-events-related-to-electricity-supply-contract-in-2011-2015-and-2018.pdf](#)

[NCAT-case-20-33352-SP52948-brief-log-of-events-related-to-elevator-maintenance-and-replacement-contract-in-three-periods-2005-2017-and-2018.pdf](#)

[NCAT-case-20-33352-SP52948-brief-log-of-events-related-to-BigAir-illegal-ISP-operation-for-four-years-huge-losses-to-owners-corporation-final-eviction-and-deed-of-settlement-without-owners-corporation-approval-Jun2018.pdf](#)

**Waratah Strata Management and Uniqueco Property Services, with support of Mr. John Gore, failed to provide evidence that amendments to Consolidated By-Laws had been registered with NSW Land Registry Services before renovation works started for Lot 27, 72, and 103 in FY 2023**

- Waratah Strata Management, with support of Mr. John Gore, failed to provide evidence why was Lot 87 allowed to complete major renovations in FY 2023, without approval at any general meeting:

[SP52948-Block-C-notice-Lot-87-replacing-timber-floor-and-kitchen-renovation-photo-1-21May2023.webp](#)

- Waratah Strata Management, with support of Mr. John Gore, failed to provide evidence that amendments to Consolidated By-Laws were registered with NSW Land Registry Services before renovation works started for Lot 27, 72, and 103 in FY 2023.
- Waratah Strata Management, with support of Mr. John Gore, failed to provide evidence if owners of other units which allegedly got approval for major renovations (Lot 27 and 103 at non-compliant EGM on 27 April 2023, and Lot 72 at non-compliant EGM on 17 August 2023):

Provided dilapidation report (Consolidated By-Laws, Special By-Law 13, Paragraph 1)

Deposited bond in amount of \$1,000.00 (for total cost of works less than \$20,000.00) or \$5,000.00 (for total cost of works greater than or equal to \$20,000.00) (Consolidated By-Laws, Special By-Law 13, Paragraph 16 (i))

Paid fees in amount of \$500.00 for registration of the addendum to the Major Renovations work (Consolidated By-Laws, Special By-Law 13, Paragraphs 11 and 19)

Paid application fee in amount of \$120.00 (excl GST) to strata manager for application review

Paid due fees for strata managing agent's reasonable costs for holding a general meeting to approve the Major Renovation, including printing and postage of agendas and minutes (Consolidated By-Laws, Special By-Law 13, Paragraph 19)

- Waratah Strata Management, Mr. John Gore, and Uniqueco Property Services allowed extensive noise, dust, and prolonged renovations, as example for Lot 27 shows:

First notice for Lot 27, with major renovations from 1 May 2023 to 16 June 2023

[SP52948-Block-B-notice-Lot-27-major-renovations-photo-2-21May2023.webp](#)

Second notice for Lot 27, extending major renovations (and more jack hammering noise) to 7 July 2023

[SP52948-Block-B-notice-Lot-27-major-renovations-extended-photo-1-28Jun2023.webp](#)

Third notice for Lot 127, extending major renovations to 14 July 2023

[SP52948-Block-B-notice-Lot-27-major-renovations-extended-second-time-photo-1-9Jul2023.webp](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to provide evidence if Lot 7 and 39 complied with costs in Consolidated By-Laws Special By-Law 13 before or at EGM on 30 November 2023**

**On the day of EGM on 30 November 2023, Auditor's report was still not available for FY 2023, 35 days after due date**

[SP52948-Consolidated-By-Laws-17Nov2022.pdf](#)

Clause 21 of the Strata Schemes Management Regulations 2016 requires that the accounts and financial statements of the owners corporation with budget above \$250,000.00 must be audited before presentation at Annual General Meeting (AGM) in accordance with Section 95 of the Strata Schemes Management Act 2015. That is what the law prescribes.

Waratah Strata Management, since 2017, failed to comply with SSMA 2015 and SSMR 2016 six times, whilst in other two years the Auditor's Report in our complex was highly dubious and questionable:

[Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports.html](#)

Date of Signed Auditor's Report	SP52948 Annual (AGM) or Extraordinary (EGM) General Meeting Date	Owners received Auditor's Report?	Auditor's Name/Company	Auditor's Document
20 October 2017 (published two and half years after due date without any financial details in late April 2020 but backdated on Waratah Strata Management website to 31 August 2017, Solicitor Adrian Mueller rejected strata files access to O'Brien Criminal & Civil Solicitors, including auditor's reports for 2017 and 2018, on 14 November 2019, claiming that they were "likely not available" and asking "what was the purpose pressing for the records to be produced")	AGM 24 October 2017 (general meeting did not satisfy requirements for quorum and allowed unfinancial owners to vote and be elected as committee members; <a href="#">Waratah Strata Management forged SP52948 FY 2017 Auditor Report date of issue; Waratah Strata Management complied with secret plan by Solicitor Adrian Mueller</a> to prevent <a href="#">Lot 158 Motions at the general meeting; Waratah Strata Management contract renewed without tender or disclosure of contract details, and signed by two unfinancial committee members Mr. Stan Pogorelsky and Mr. Moses Levitt on same day as the general meeting</a> - the same two illegal committee members voted and signed <a href="#">Waratah Strata Management contract at general meeting in 2016</a> and secretly <a href="#">increased base value from \$21,800.00, as approved at the general meeting, to \$23,110.00 without owners knowledge on 14 December 2016</a> ; Waratah Strata Management even carried seven proxy votes approving their own contract and undeclared base salary increase of 11.5% at AGM 2017; <a href="#">Waratah Strata Management prevented access to many SP52948 strata documents on 31 May 2019 and Auditor Report for FY 2017 was not found; Waratah Strata Management prevented access to many SP52948 strata documents on 20 September 2019 and Auditor Report for FY 2017 was not found; Waratah Strata Management and Solicitor Adrian Mueller prevented access to SP52948 strata documents on 14 November 2019 (letter sent to O'Brien Criminal &amp; Civil Solicitors)</a> , including admission that Auditor Report for FY 2017 likely "was not available"; <a href="#">Waratah Strata Management and Solicitor Adrian Mueller ignored O'Brien Criminal &amp; Civil Solicitors request to strata documents on 24 April 2020</a> )	No	Robert Bates (he retired in 2018 and passed away on 16 May 2022)	<a href="#">SP52948-Audit-FY-ending-31Aug2017-appeared-after-two-and-half-years</a>
18 October 2018 (1 day after due date - but not published even as late as 29 May 2019, and Solicitor Adrian Mueller rejected	AGM 18 October 2018 (general meeting did not satisfy requirements for quorum and allowed unfinancial owners to vote and be elected as committee members; <a href="#">Waratah Strata Management complied with plan by Solicitor Adrian Mueller</a> to prevent <a href="#">Lot 158 Motions at the general meeting; Waratah Strata Management and Police failed to inform owners about massive data losses due to lost USB key for investigations in Police Event E65804633</a> ; while <a href="#">Waratah Strata Management and Economos Auditor failed to respond to inquiries about dubious utility expenses and financial accounting data for</a>	No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2018</a>

strata files access to O'Brien Criminal & Civil Solicitors, including auditor's reports for 2017 and 2018, on 14 November 2019, claiming that they were "likely not available" and asking "what was the purpose pressing for the records to be produced")	<p>FY 2018 with <a href="#">unexplained differences for income and expenditure FY 2018 audited figures provided for AGM 2018 and AGM 2019</a>; <a href="#">Waratah Strata Management prevented access to many SP52948 strata documents on 31 May 2019 and Auditor Report for FY 2017 was not found</a>; <a href="#">Waratah Strata Management prevented access to many SP52948 strata documents on 20 September 2019 and Auditor Report for FY 2017 was not found</a>; <a href="#">Waratah Strata Management and Solicitor Adrian Mueller prevented access to SP52948 strata documents on 14 November 2019 (letter sent to O'Brien Criminal &amp; Civil Solicitors)</a>, including admission that Auditor Report for FY 2017 likely "was not available"; <a href="#">Waratah Strata Management and Solicitor Adrian Mueller ignored O'Brien Criminal &amp; Civil Solicitors request to strata documents on 24 April 2020</a>)</p> <p>AGM 17 October 2019 (general meeting did not satisfy requirements for quorum <a href="#">and allowed unfinancial owners to vote and be elected as committee members</a> - the fraud was so big that Waratah Strata Management even allowed Motion 14 to be voted before Motion 4, allowing unfinancial owners Lot 147 Mr. Moses Levitt and Lot 181 Mr. Stan Pogorelsky yet again to be elected on the committee and declined to report it in the minutes of the meeting; <a href="#">Waratah Strata Management complied with plan by Solicitor Adrian Mueller to prevent Lot 158 Motions at the general meeting</a>; <a href="#">Admin Fund had negative balance of \$131,852.25</a> without disclosure to owners; <a href="#">whilst Balance Sheet reported negative balance in Admin Fund of \$131,852.25 and Income and Expenditure Report listed positive balance in Admin Fund of \$49,386.78</a>; Waratah Strata Management failed to provide full details of second massive data loss in two years, <a href="#">which happened in February 2019 due to alleged ransomware attack, 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</a>; Waratah Strata Management contract renewed without tender or disclosure of contract details, <a href="#">and signed by two unfinancial committee members Mr. Stan Pogorelsky and Mr. Moses Levitt on same day as the general meeting</a>; <a href="#">Waratah Strata Management prevented access to many SP52948 strata documents on 31 May 2019 and Auditor Report for FY 2017 was not found</a>; <a href="#">Waratah Strata Management prevented access to many SP52948 strata documents on 20 September 2019 and Auditor Report for FY 2017 was not found</a>; <a href="#">Waratah Strata Management and Solicitor Adrian Mueller prevented access to SP52948 strata documents on 14 November 2019 (letter sent to O'Brien Criminal &amp; Civil Solicitors)</a>, including admission that Auditor Report for FY 2017 likely "was not available"; <a href="#">Waratah Strata Management and Solicitor Adrian Mueller ignored O'Brien Criminal &amp; Civil Solicitors request to strata documents on 24 April 2020</a>)</p> <p>AGM 22 October 2020 (general meeting did not satisfy requirements for quorum and allowed unfinancial owners to vote and be elected as committee members; <a href="#">Waratah Strata Management complied with plan by Solicitor Adrian Mueller to prevent Lot 158 Motions at the general meeting, coercing owners to vote against ratification of past events</a>; <a href="#">Admin Fund had positive balance of only \$14,411.82</a>, but three days later on <a href="#">31 October 2020 it showed balance of only \$8,368.92 without disclosure to owners</a>; Waratah Strata Management prevented the following competitive quotes from tenders for strata and building management: <a href="#">Strata Excellence</a>, <a href="#">Strata Title Management</a>, <a href="#">Netstrata</a>, <a href="#">Curtis Strata Cleaning</a>, <a href="#">Forte Asset Services</a>, <a href="#">Clean and Secure Building Management</a>, <a href="#">Jim's Mowing</a>)</p> <p>EGM 15 January 2021 (<a href="#">Agenda for EGM scheduled for 15 January 2021</a>)</p> <p>AGM 28 October 2021 (<a href="#">Admin Fund had positive balance of only \$1,019.14</a>, but three days later <a href="#">on 31 October 2021 it showed negative balance of \$120,210.65 without disclosure to owners</a>; <a href="#">non-compliant committee meeting on 23 September 2021 documented shortage of \$1,515,541.00 in Capital Works Fund against the forecast in April 2017 but failed to include it at the general meeting</a>; Waratah Strata Management failed to notify owners <a href="#">about flaws in 10-Year Capital Works Fund plans</a>, <a href="#">further delaying overdue upgrades and repairs due to lack of funds</a>)</p> <p>AGM 27 October 2022 (<a href="#">Waratah Strata Management complied with plan by Solicitor Adrian Mueller prevent Lot 158 Motions at the general meeting, coercing owners to vote against ratification of past events</a>; <a href="#">Admin Fund had negative balance of \$169,157.11 in Balance Sheet</a>, but in <a href="#">Income &amp; Expenditure Report on the same day Admin Fund had negative balance of \$203,914.85</a> without disclosure to owners; <a href="#">Waratah Strata Management allowed \$146 million dollar SP52948 complex to have expired insurance policy for five days</a>, creating high risks for uninsured common property; <a href="#">Waratah Strata Management coerced Economos Auditor to sign financial status by hiding \$10,000.00 in accounting figures for legal costs of Solicitor</a></p>	<p>Yes</p> <p>No</p> <p>No</p> <p>Yes</p> <p>No</p>	<p>George Venardos, Economos</p> <p>George Venardos, Economos</p> <p>George Venardos, Economos</p> <p>George Venardos, Economos</p> <p>George Venardos, Economos</p>	<p><a href="#">SP52948-Audit-FY-ending-31Aug2019</a></p> <p><a href="#">SP52948-Audit-FY-ending-31Aug2020</a></p> <p><a href="#">SP52948-Audit-FY-ending-31Aug2020</a></p> <p><a href="#">SP52948-Audit-FY-ending-31Aug2021</a></p> <p><a href="#">SP52948-Audit-FY-ending-31Aug2022</a></p>
20 September 2019				
3 November 2020 (13 days after due date)				
29 September 2021				
7 December 2022 (43 days after due date)				

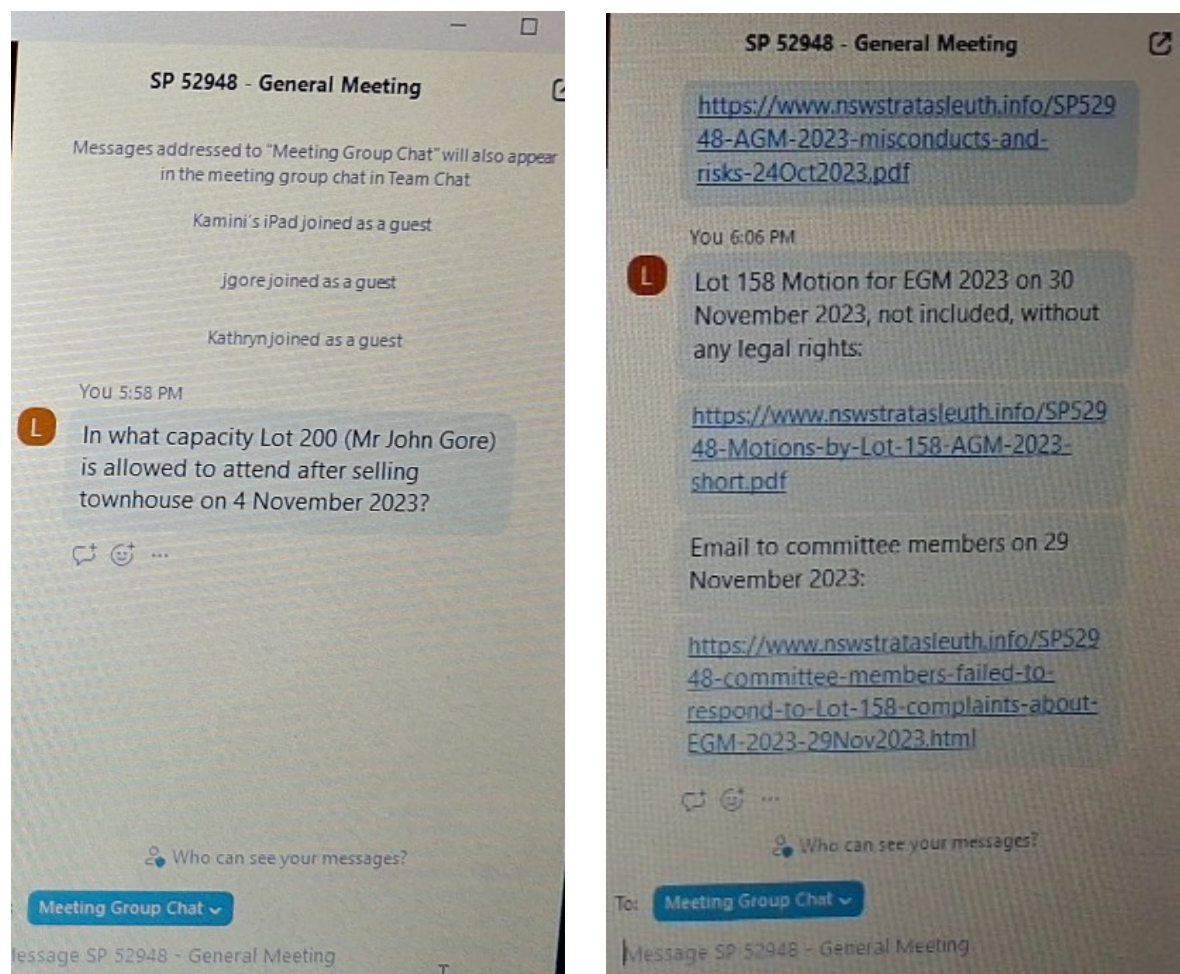
	<p><a href="#">Adrian Mueller</a>; payment from Misc income to AIG insurance company dated 8 August 2022 in amount of \$4,545.45 (GST excl) proves that SP52948 received payments for the SAME alleged legal costs for Solicitor Adrian Mueller from insurance company in amount of \$19,758.14 (GST excl) on 25 March 2022 (undeclared to owners and Supreme Court by Waratah Strata Management, committee members, and Solicitor Adrian Mueller himself) and Lot 158 first instalment payment in amount of \$4,545.45 (GST excl) on 2 July 2022. SP52948 was paid twice for the same legal costs in period from 2 July 2022 to 8 August 2022; Waratah Strata Management contract was renewed without tender or disclosure of contract details, and allegedly signed by committee member Mrs. Marianna Paltikian who <a href="#">did not disclose her gas heating connection and unpaid levies which she inherited from previous Lot 88 owner</a>, and even voted against paying for overdue levies for gas heating at AGM 2019)</p> <p>EGM 27 April 2023 (<a href="#">meeting did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW); Admin Fund had negative balance of \$170,670.75 without disclosure to owners</a>; owners were not told that Lot 27 and 103 started major renovations before approval at general meeting, as photos in elevators of Block B and D taken on 23 and 25 April 2023 showed; six notice boards in the complex had no information about the meeting; the meeting was attended by only 17 owners and initially failed to establish a quorum - of those 17, two were owners who requested approvals for major renovations (Lot 27 and 103), and two were from Lots 136 and 137 who in 2013 obtained approval to connect the two lots (exclusive rights to common property) without properly organised Extraordinary General Meeting whilst failing to cover full costs of the general meeting and Special By-Law registration; four out of nine committee members did not attend; notice in Block B for Lot 27 renovations which were originally allegedly approved until 16 June 2023, extended work with exposure to noise for another month to 6 July 2023; and second extension of work in Lot 27 to 16 July 2023; minutes of this meeting were not published on any of six notice boards within the complex; Waratah Strata Management ignored reports of discrimination <a href="#">SUMMARY-Another-discrimination-of-owners-in-SP52948-Non-compliant-Extraordinary-General-Meeting-on-27Apr2023</a>)</p> <p>EGM 17 August 2023 ( <a href="#">meeting did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), Schedule 2, Section 4 (1) and (2), and section 7, and Interpretation Act 1987 (NSW)</a>; day before the meeting six notice boards in the complex still had no information about the meeting; eight out of nine committee members did not attend the meeting; minutes of the meeting were never published on six notice boards; Waratah Strata Management ignored reports of discrimination <a href="#">SUMMARY-Another-discrimination-of-owners-in-SP52948-Non-compliant-Extraordinary-General-Meeting-on-27Apr2023</a>)</p> <p>AGM 26 October 2023 (<a href="#">Waratah Strata Management prevented Lot 158 Motions to hide mismanagement, criminal activities, and poor financial status; Waratah Strata Management forged SP52948 FY 2023 Auditor Report date of issue; for Admin Fund, approved balance at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 74.04% (\$10,652.86 vs \$6,120.73); approved expenses for electricity usage and supply at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 9.21% (\$49,171.9 vs \$53,704.10)</a>; Waratah Strata Management attempted to renew three-year contract with Uniqueco Property Services without tender and Motion; Admin Fund had negative balance of \$242,432.81 in Balance Sheet; Waratah Strata Management and Uniqueco Property Services did not provide proof of validity and justification of expenses in amount of \$122,843.87 (GST excl); AGM 2023 misconduct and illegal activities; Waratah Strata Management prevented owners from having information about NSW Fair Trading case 11138875 about their failures to have Auditor's reports before general meetings; Economos again completed their audit in non-compliance with regulations <a href="#">for AGM 2023 46 days late after due date on 11 December 2023</a> but Waratah Strata Management published it on their website 49 days after AGM 2023)</p> <p>EGM 30 November 2023 (<a href="#">Waratah Strata Management prevented Lot 158 Motions to hide mismanagement, criminal activities, and poor financial status; Waratah Strata Management forged SP52948 FY 2023 Auditor Report date of issue; for Admin Fund, approved balance at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 74.04% (\$10,652.86 vs \$6,120.73); approved expenses for electricity usage and supply at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 9.21% (\$49,171.9 vs \$53,704.10)</a>; Waratah Strata Management orchestrated renewal of three-year contract with Uniqueco Property Services without valid tender and valid Motion; Admin Fund had negative balance of \$126,629.39 in Balance Sheet; Waratah Strata Management and Uniqueco Property Services did not provide proof of validity and justification of expenses in amount of \$122,843.87 (GST excl); Waratah Strata Management did not address any of AGM 2023 misconduct and illegal activities; Waratah Strata Management</p>	No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2022</a>
		No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2022</a>
<a href="#">11 December 2023 (46 days after due date, but only made available on 14 December 2023, 49 days after due date)</a>		No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2023</a>
		No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2023</a>

	<p><a href="#">did not allow owners to have information about pending legal case to terminate contract with Uniqueco Property Services; Waratah Strata Management prevented owners from having information about NSW Fair Trading case 11138875 about their failures to have Auditor's reports before general meetings; Economos again completed their audit in non-compliance with regulations for AGM 2023 46 days late after due date on 11 December 2023 but Waratah Strata Management published it on their website 14 days after EGM 2023)</a></p> <p>EGM 22 February 2024 (<a href="#">Waratah Strata Management prevented Lot 158 Motions to hide mismanagement, criminal activities, and poor financial status; Waratah Strata Management forged SP52948 FY 2023 Auditor Report date of issue; for Admin Fund, approved balance at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 74.04% (\$10,652.86 vs \$6,120.73); approved expenses for electricity usage and supply at AGM on 26 October 2023 differed from one audited by Economos 46 days after due date by 9.21% (\$49,171.9 vs \$53,704.10); Waratah Strata Management orchestrated renewal of three-year contract with Uniqueco Property Services without valid tender and valid Motion; Admin Fund had negative balance of \$126,629.39 in Balance Sheet; Waratah Strata Management and Uniqueco Property Services did not provide proof of validity and justification of expenses in amount of \$122,843.87 (GST excl); Waratah Strata Management did not address any of AGM 2023 misconduct and illegal activities; Waratah Strata Management did not allow owners to have information about pending legal case to terminate contract with Uniqueco Property Services; Waratah Strata Management prevented owners from having information about NSW Fair Trading case 11204124; Waratah Strata Management organised another non-compliant general meeting on 26 February 2024; Waratah Strata Management ignored reports of discrimination SUMMARY-Another-discrimination-of-owners-in-SP52948-Non-compliant-Extraordinary-General-Meeting-on-27Apr2023; at committee meeting straight after the EGM it was confirmed that Waratah Strata Management falsified financial figures since November 2023 and did not include one monthly salary for Uniqueco Property Services and gas heating services SP52948-request-by-Lot-158-to-Waratah-Strata-management-on-25Feb2024-to-update-all-financial-reports-since-November-2023)</a>)</p> <p>(<a href="#">Lot 158 Motions to reveal mismanagement, criminal activities, and poor financial status; Waratah Strata Management forged SP52948 FY 2024 Auditor Report date of issue - backdated it on on their website as 31 August 2024 although the report was signed on 21 October 2024; Five different versions of Admin Fund balances existed: \$76,650.88 in report on 31 August 2024, -\$82,495.29 in report on 5 September 2023, -\$89,919.55 in report on 13 September 2024, -\$71,490.05 in report on 17 September 2024, and -\$45,584.29 on 18 October 2024 but that did not include unpaid invoices in amount of \$14,595.54 for other creditors from Admin Fund and \$984.95 from Capital Works Fund; Due to lack of funds and high risks, insurance was renewed only for HALF-YEAR (until 21 March 2025) in amount of \$134,959.31 (Admin Fund reported premium costs as \$122,690.28 one month later on 23 October 2024))</a>)</p>	No	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2023</a>
<a href="#">21 October 2024</a>	<p>(<a href="#">Lot 158 Motions to reveal mismanagement, criminal activities, and poor financial status; Waratah Strata Management forged SP52948 FY 2024 Auditor Report date of issue - backdated it on on their website as 31 August 2024 although the report was signed on 21 October 2024; Five different versions of Admin Fund balances existed: \$76,650.88 in report on 31 August 2024, -\$82,495.29 in report on 5 September 2023, -\$89,919.55 in report on 13 September 2024, -\$71,490.05 in report on 17 September 2024, and -\$45,584.29 on 18 October 2024 but that did not include unpaid invoices in amount of \$14,595.54 for other creditors from Admin Fund and \$984.95 from Capital Works Fund; Due to lack of funds and high risks, insurance was renewed only for HALF-YEAR (until 21 March 2025) in amount of \$134,959.31 (Admin Fund reported premium costs as \$122,690.28 one month later on 23 October 2024))</a>)</p>	Yes	George Venardos, Economos	<a href="#">SP52948-Audit-FY-ending-31Aug2024</a>



On the day of EGM on 30 November 2023, Waratah Strata Management, with support of Mr. John Gore (who attended without legal rights due to not being an owner since 4 November 2023, holding eight proxy votes, and failing to respond to questions about it at the meeting), hid information from owners that Admin Fund had negative balance of \$131,161.52, and no new income was possible until 1 February 2024

[SP52948-Income-and-Expenditure-Report-1Sep2023-to-30Nov2023.pdf](#)



EGM on 30 November 2023 – Eight proxy votes for Lot 200 (Mr. John Gore who failed to provide answer about validity of his attendance due to undisclosed sale of property on 4 November 2023):

68	68	Yes	Mr Simon P. Sheen (Proxy to Lot 200)
194	194	Yes	Hyeok Jin & Kisung Ha (Proxy to Lot 200)
196	196	Yes	Sun Moon Woo & Yu Jeong Gee (Proxy to Lot 200)
201	201	Yes	Ms Ziba Zohrehvandi (Proxy to Lot 200)
205	205	Yes	Chan & Xiao Wen Yang-Chan, Michael Chun Tao (Proxy to Lot 200)
206	206	Yes	Mr Richard Shannon & Mrs Amanda Shannon (Proxy to Lot 200)
207	207	Yes	Miss Anna Lee (Proxy to Lot 200)
219	219	Yes	Gengfeng Huang & Xinyi Liang (Proxy to Lot 200)



**Owners “approved” Uniqueco Property Management contract at AGM 2020 without tender, with flat fees for three-year period, which ends on 31 January 2024, so new contract cannot start at beginning of 2024**

GST is excluded from the prices shown below.

From 1 February 2021 to 31 January 2024 [Three (3) years]

	Annual Price	Monthly Price
Day Caretaking	\$142,250.00	\$11,854.17
Pool Maintenance	\$ 12,944.00	\$ 1,078.67
Gardening	\$ 61,153.00	\$ 5,096.08
Night Caretaking	<u>\$123,394.00</u>	<u>\$ 10,282.83</u>
Total	<u>\$339,741.00</u>	<u>\$ 28,311.75</u>

### **Schedule 3 Hours of Coverage**

- 1 The Contractor will provide Caretaking Services to the Premises between the hours of 4.00am to 7.00pm Mondays to Fridays and 9.00am to 3.00pm Saturdays and Sundays and will provide after-hours service at all times to respond to emergencies onsite within one [1] hour of notification.
- 2 The Contractor will provide a Caretaker to the Premises on Public Holidays for a 6 hour shift from 5.00am to 11.00am.
- 3 The Contractor will provide cleaning services to the Premises seven [7] days each week, which will include a minimum six [6] hours per day for Saturdays and Sundays and any Public Holidays.
- 4 The Contractor will provide a minimum of one security person on site from 7.00pm to 4.00am Mondays to Fridays, 6.30pm to 4.00am Saturdays and Sundays and 6.00pm to 4.00am Public Holidays.
- 5 Gardening and Pool hours of coverage are to be sufficient to provide all the services listed at the frequency specified to standards determined by the Quality Assurance Standard document

AGM 2020 failed to comply with strata laws, like most of meetings since Waratah Strata Management took office on 1 February 2017:

[SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-in-period-2017-to-2022.html](#)

[SP52948-Solicitor-Adrian-Mueller-provided-advice-how-to-ensure-Motions-by-Lot-158-be-ignored-effectively-coercing-owners-to-vote-against-ratification-of-past-events-AGM-2020.pdf](#)

1) Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about quality of services that Uniqueco Property Services offered:

[SP52948-continuous-delays-with-fire-and-OHS-problems.html](#)

[SP52948-ongoing-maintenance-problems-mostly-ignored-by-Waratah-Strata-Management.html](#)

[SP52948-discrimination-of-dog-owners-and-lack-of-compliance-with-by-laws.html](#)

[SP52948-risks-with-fallen-trees-and-lack-of-their-proactive-maintenance.html](#)

[SP52948-continuous-problems-with-smoking-and-health-hazards.html](#)

[SP52948-Waratah-Strata-Management-and-Uniqueco-Property-Services-repeatedly-allow-excessive-noise-and-pollution-during-renovations-that-were-not-properly-approved-at-general-meetings.html](#)

**Waratah Strata Management (and Mr. Gore) failed to present tender from Complete Building Management Group at AGM 2017 and allowed Uniqueco Property Services to renew contract without tender**

[Complete-Building-Management-bid-proposal-kept-secret-from-owners.pdf](#)

**Waratah Strata Management (and Mr. Gore) disallowed the following tenders for strata and building management contracts at AGM 2020 without valid reasons**

Three very competitive quotes for building management contract:

- Curtis Strata Cleaning
- Forte Asset Services
- Clean and Secure Building Management

All three of them offered two options for security services with licensed staff:

- Patrols two times a night in around 30 minute duration each time,
- Full 10-hour a night onsite security.

The reason for option with patrols:

- All fire doors in the basement in the complex now have alarms,
- New CCTV system.

Very competitive quote from Jim's Mowing franchise for gardening.

Three very competitive quotes for the strata management contract:

- Strata Excellence
- Strata Title Management
- Netstrata

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about discrimination by Uniqueco Property Services in regards to maintaining common property for Lot 158**

[SP52948-Lot-158-unresolved-common-property-issues-Oct2023](#)

[SP52948-unresolved-common-property-maintenance-issues-in-Lot-158](#)

Ten requests to obtain access to CCTV recordings for stalking, harassment, intimidation, and threats against Lot 158 were silently ignored by Waratah Strata Management, committee members, and Uniqueco Property Services. Examples:

[SP52948-Example-of-preventing-access-to-CCTV-recording-as-evidence-in-Police-event-dated-11Aug2019](#)

[SP52948-Waratah-Strata-Management-allowed-CCTV-evidence-to-be-overwritten-23Jul2020](#)

[Waratah Strata Management ignored Lot 158 request for CCTV evidence in Police Event E95762188 on 13 April 2023](#)

Document search on 8 June 2022 found secret email from Uniqueco Property Services to Waratah Strata Management, showing determination to prevent Lot 158 from accessing common property (CCTV recording) that is owned by owners corporation, not by a temporary building manager:

[SP52948-secret-email-with-refusal-by-Uniqueco-Property-Services-to-provide-access-to-CCTV-for-security-related-incident-22Oct2020](#)

WSMWS05 - TeamViewer

File Smart Archive

File View Scan Check Subscription Action Help

Control Panel

Search

Libraries and Folders

My Archive Folders

- STRATA
  - Owners Corporation
  - Payments / Maintenance

Search View

Plan Number: 52948

Address: [Dropdown]

Manager: [Dropdown]

Doc Type: CORRESPONDENCE

Date From: Not Specified

Date To: Not Specified

Notes: [Text Area]

Show on Portals:
 ☐ Executive
 ☐ Owner

Portal Description: [Dropdown]

Document ID: [Dropdown]

User Name: [Dropdown]

Archive Date From: Not Specified

Archive Date To: Not Specified

From: Uniquenco Pty Ltd

To: "Robert Crosbie"

Subject: Re: REQUEST TO PROVIDE COPIES OF TWO CCTV RECORDINGS: SP52948 events on 17 and 18Oct2020

Sent: 22/10/2020 4:40:32 PM

Our contract DOES NOT mention giving access to CCTV footage or downloading copies for owners. This may need to be tentised and discussed at a later date with the EC.

OUR CONTRACT:

5.6 states that - Covert video surveillance by way of CCTV cameras ... such legal action or legal proceedings as a consequence of any alleged unlawful activity.

The Contractor will maintain CCTV footage for a reasonable periods of time (14 days) ... NO COPY ON USB AND GIVE TO OWNERS IS MENTIONED ANYWHERE!

25. Caretaking Services - is in reference to ensuring all occupants observe the by-laws ...

26. Monitor the use of common property facilities ...

NO MENTION OF CCTV FOOTAGE ETC.

We will contact security and inform them that Lot 158 is not allowed into the office to view footage etc. Lot 158 must contact Steve - which he won't be doing!

Good luck with the AGM tonight.

Kind regards,

Sandra Carbone  
Admin  
Uniquenco Pty Ltd

List Tool

Date	Doc Type	Plan Number	Address	Manager	Notes	Show on Portals	Portal D
1/11/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Caretakers Report		
30/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Animals By-Law		
29/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 175 Dog		
29/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 193 air conditioner		
29/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 177 levy query		
28/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 175 Dog		
28/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 175 Dog		
27/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	UNIT 115 AIR CONDITIONER	Executive	
22/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 158 Defamation Letter		
22/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 158 CCTV		
22/10/2020	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park, NSW 2113	Stuart Greene	Lot 158 CCTV		

One example of lack of actions by Waratah Strata Management and committee members: would any reasonable and law-abiding person ignore pleas of a female owner to stop her stalking and harassment:

Sent: Sunday, February 18, 2018 10:21 PM  
 To: [robert@waratahstrata.com.au](mailto:robert@waratahstrata.com.au)  
 Subject: EC Meeting 7th of February [Clarification + Action Sought]

To Waratah Strata Management Team,

I am writing this letter as a plea from one human being to another, and only ask that you and your contractors manage to perform the maintenance work with quality and with respect to all of the residents.

My husband and I are owners of Lot 158 in Strata Plan 52948.

My husband has tried on numerous occasions in the past few years to inform the staff on the state of the gardens, walls and public property in relation to their disrepair.

In these attempts I have felt harassed and intimidated in the complex I live in by staff (four in particular) of the Uniquenco group.

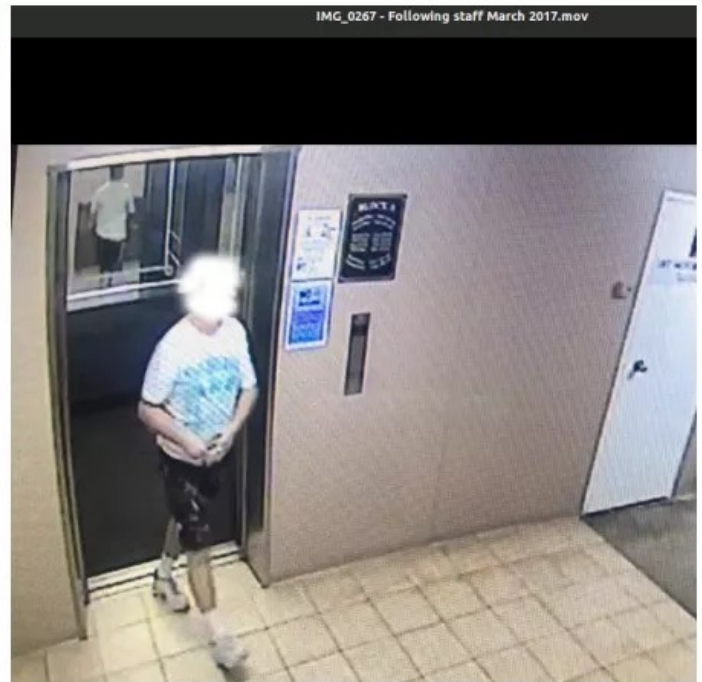
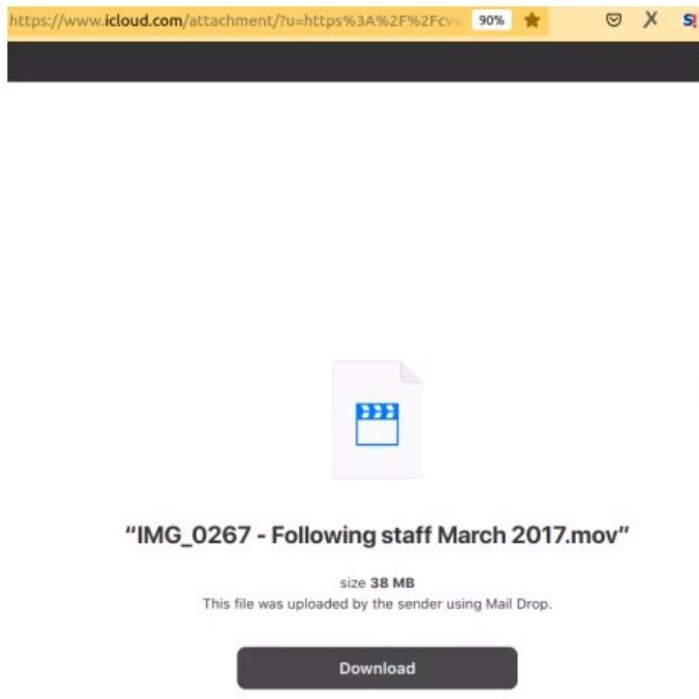
This has become such a heightened situation that I am required (upon advice from the police) to record my movements when I am alone in the complex and feel insecure. The agenda issued on the 7th of February incorrectly indicates I video staff while they work, which is not the case.

I ask for the following:  
 A written confirmation that this behavior from Uniquenco group will cease  
 This matter will be clarified and noted at the next EC Meeting

SP52948-Waratah-Strata-Management-ignored-desperate-plea-by-Lot-158-female-to-prevent-her-stalking-and-harassment-18Feb2018

Additionally, owners have no information about official rules for: who has access to footage, where the footage is kept, how it is kept (is it securely held?) and the process for obtaining access to the footage and then to ensure this is encapsulated in a by-law in addition to authorising any necessary services agreements required to install, maintain and operate the CCTV system. As an extreme example, maintenance staff uploaded video titled "IMG\_0267 - Following staff March 2017.mov" into public cloud on internet on 11 August 2019 (and made it available ever since), without owners corporation approval, or approval of owners in question (the event happened

in 2017 and maintenance staff failed to produce it to Police and Lot 158 when requested in 2017). The video confirmed that staff member was not on duty on that day in 2017 as the was not wearing uniform:



**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about seven Police Events for staff of Uniqueco Property Services committing stalking, harassment, and threats in SP52948. Even Police was declined access to CCTV and some of the video evidence was deliberately deleted**

[SP52948-endangering-life-and-safety-of-owner-to-prevent-their-investigations-about-mismanagement-of-strata-complex.html](#)

- Police Event H64596706 on 14 May 2017 - staff member of Uniqueco Property Services Mr. Steve Westrip tried to cause criminal record for Lot 158 who tried to discuss and defend his wife against persistent stalking (case was later dismissed in Local Court), Mr. Steve Westrip and his manager Mr. Steve Carbone received numerous advanced complaints and pleas to stop with intimidation of female owner but they had ignored it.
- Police Event E66107079 on 31 August 2017 - continuous stalking of female owner of Lot 158 by Uniqueco Property Services Mr. Steve Carbone.
- Police Event E244254697 on 26 March 2018 - one week after the alleged assault committed by Lot 158 against Mr. Steve Westrip was dismissed in court, staff member of Uniqueco Property Services Mr. Steve Westrip again followed female owner of Lot 158 and caused harassment, intimidation, and fear which ended with her being taken to hospital with blood pressure above 220.
- Police event E69860959 on 26 October 2018 - staff member of Uniqueco Property Service Mr. Steve Westrip again tried to intimidate female owner of Lot 158 by taking photos/videos of her on his mobile phone without valid reason and acting in threatening manner towards her.
- Police event E265804296 on 14 November 2018 - two staff members of Uniqueco Property Services (one of them was Mr. Steve Westrip and the other cleaner Ms. Dorothy) tried to intimidate Lot 158 whilst he was collecting video and photo evidence of poor maintenance of the complex and fire safety non-compliance with state regulations (four years later as of November 2022, Uniqueco Property Services and Waratah Strata Management still have not complied with Ryde Council fire orders).
- Police event E372820993 on 11 August 2019 - staff member of Uniqueco Property Services Mr. Steve Westrip stalked and tried to intimidate Lot 158 whilst they were collecting video and photo evidence of damages to the tennis court.
- Police event E72924428 on 11 October 2019 – car of female owner of Lot 158 was damaged whilst parked on common property (by coincidence or not, Mr. Steve Westrip was working in the complex on that day and car of unfinancial committee member Mr. Stan Pogorelsky showed up parked near her car.

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Ryde Council Reference 2158948 for Uniqueco Property Services repetitive attempts in 2015 and 2018/2019 to abuse Ryde Council land for car parking (Unnamed Park, Lot 202, DP848752, 440 Lane Cove Road, Classified as Public Recreation Space) without owners corporation knowledge or Ryde Council approval**

- Uniqueco Property Services was instrumental, along with Waratah Strata Management and SP52948 committee members, in attempts to abuse public land for parking. Lot 158 eventually prevented it.
- The problems started before Uniqueco Property Services became building manager. In 2013, Chairperson Mr. Bruce Copland and building manager at the time made a secret decision to open the gates towards public land and use it for parking (in spite of City of Ryde rejecting the request for acquisition of public property because it was registered as recreational land, as confirmed in minutes of committee meeting held on 20 July 2011):

In discussion with \_\_\_\_\_, it has been noted that there is insufficient car spaces around the complex to support the amount of cars owned by Owners / Tenants. It was decided that the gates be opened – Car wash M2 area to allow cars to park there.

In minutes of committee meeting on 27 November 2013, completely different information was given to owners – misleading and false:

**MOTION 10:** To consider the replacement of the temporary gate in the fence to the area adjoining the M2 sound barrier with a permanent gate to facilitate access for mowing etc.

A quotation from H & F West, in the amount of \$3,760.00 plus GST, to supply and install a new powder coated steel gate and posts, adjacent to the car wash bay, was tabled.

**Resolved** to approve the quotation from H & F West, in the amount of \$3,760.00 plus GST, to supply and install a new powder coated steel gate and posts, adjacent to the car wash bay with the cost being funded from the Sinking Fund.

In early 2014, the new gate between the council land and the complex was silently installed at undisclosed and unapproved cost (owners never learned about real expenses and needs for it):

<b>TAX INVOICE</b>	
<b>T/as / H&amp;F West</b> <b>ABN / 30 413 213 905</b>	<b>20 January 2014</b>
<b>INVOICE NUMBER / 1083</b>	
<b>TO / OWNERS OF SP 52948</b> MACQUARIE GDNS, 1- 15 FONTENOY RD, NTH RYDE	
<b>C / RAINE AND HORNE STRATA</b>	
<b>ATTENTION / PETER BONE</b>	
Supply and install new powder coated gates adjacent to car wash bay as approved by Executive Committee	
* Remove existing gate and fence section	
* Install new gates, concreted into ground, similar style to existing	
* Remove rubbish on completion	
Total cost for labour and materials	\$ 3760.00
10 % GST	\$ 376.00
<b>TOTAL COST THIS QUOTATION INCLUDING GST</b>	<b>\$ 4136.00</b>

- In 2015, and again in 2018/2019, Uniqueco Property Services allowed abuse of public land in spite of stern warnings by Lot 158:

[Strata-Plan-SP52948-repeated-offences-with-undisclosed-use-of-Ryde-Council-land-for-parking.pdf](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services stopped doing number of activities that their predecessor undertook as part of standard services**

- Touch-up painting of smaller areas within the complex. Here is an extract from minutes of committee meeting on 20 February 2013:

Garden bed walls. Steve, the new employee of the Building Manager, is to identify a section of garden bed wall that is showing significant signs of water penetration from the garden bed, scrape it back and paint it with a membrane based coating. This section of wall will then be monitored over a period of time to determine if the membrane coating has been successful in preventing water penetration / the leaching of salts & minerals etc. through the wall.

- Cleaning exhaust vents in bathrooms and laundries
- Mowing Ryde Council unnamed park Lot 202 DP848752, 440 Lane Cove Road, classified as Public Recreation Space. This started happening in 2019 after Uniqueco Property Services and Waratah Strata management were prevented by Lot 158 to allow selective owners to park illegally (Ryde Council Reference 2158948):

[Strata-Plan-SP52948-undisclosed-use-of-Ryde-Council-land-for-parking-May2019.pdf](#)

- On most work days, there is nobody on site between hours of 14:00 to 14:30 and 18:30 to 19:00
- Cleaning of foyers in Block A is only done two-three times a week
- Uniqueco Property Services actively involved in poor implementation of 10-Year Capital Works Fund:

[SP52948-discrepancies-in-BIV-report-for-10-Capital-Works-Fund-in-2017-and-2021.pdf](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services failing to provide evidence of Police checks for building manager's staff and licenses for security guards working for Uniqueco Property Services, as approved by owners corporation since 2001**

[SP52948-EC-meeting-in-Lot-151-caretaker-must-have-licensed-staff-10Jan2001.png](#)

[SP52948-EC-meeting-in-Lot-151-owners-petition-against-unlicensed-security-guards-10Jan2001.png](#)

[SP52948-Request-submitted-to-provide-details-of-staff-who-are-licensed-to-conduct-security-guard-duties-in-night-shift-3Mar2018.html](#)

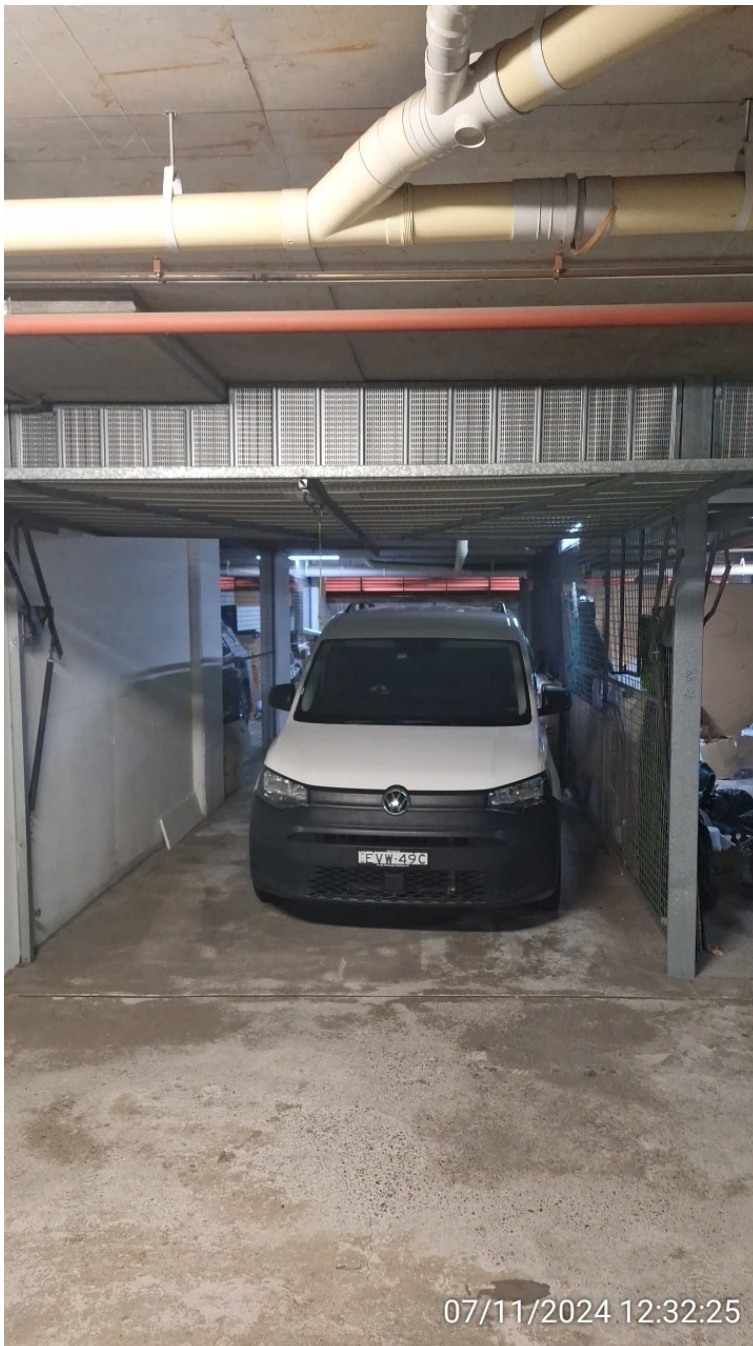
[SP52948-owners-corporation-refuses-to-answer-if-security-guards-have-valid-licence-and-police-checks-for-last-two-years-17Sep2019.html](#)



**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about Uniqueco Property Services staff (especially Mr. Steve Carbone who uses four different garages of owners in the complex) abusing parking regulations in the complex (parking in private garages or non-parking areas of common property whilst designated parking slot near tennis courts was empty)**

Not only Mr. Carbone is deliberately abusing his status as an employee of the complex and acting in non-compliance of Uniqueco Property Services contract, but his actions are an insurance risk due to accidents and damages that might happen in private garages and in basement of the complex. Having unused designated parking slot for building management staff also means that owners waste their money on parking slot that could be used by other owners and visitors. Evidence in these photos:

[SP52948-persistent-problems-with-parking-on-common-property.html](https://www.uniqueco.com.au/SP52948-persistent-problems-with-parking-on-common-property.html)



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From: Uniqeco Pty Ltd Sent: 4/02/2021 12:03:58 PM

To: "Robert Crosbie" <rcrosbie@waratahsnra.com.au>

Subject: Re: SP52948 - XEL Consulting - Fire Audit Report

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Hi Robert,

We were not planning on sending this to Council, unless instructed.

FYI

My last correspondence with Desmond Raju from Council was on 10 December 2020 where he instructed that he would be converting the Proposed Order to an Order and I would receive an email the following week. Email never received.

My reply to this was that we were undertaking the audit scheduled for 17 December 2020 and that I have emailed every completed Stage of Stage 2 to Mobin Zahib and himself and kept them informed of Stage 1. Desmond confirmed that Mobin Zahib was no longer there and that Lorelie Mansbridge was his replacement.

Desmond has never acknowledged any of our emails. I called him once I received no reply to my emails and he told me he was busy and couldn't read all the emails but instead to send all correspondence to ctyofyde@hyde.nsw.gov.au <nlaio.ctyfodye@hyde.nsw.gov.au> and they would be forwarded accordingly.

To date we have not received any Order or further correspondence from Council.

I believe we should hold this report until Council comes back to us with a formal Order.

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List Tool

Date	Doc Type	Plan Number	Address	Manager	Notes	Show on Portals	Portal ID
4/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Proposed Council Fire Order		
4/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Proposed Council Fire Order		
4/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	XEL fire report		
4/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Steve Carbone - John Marshall		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
3/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 169 Request for variation to payment plan.		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	XEL Fire Report		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 175 Dog application		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		
2/02/2021	CORRESPONDENCE	52948	Macquarie Gardens, 1-15 Fortenry Road, Macquarie Park, NSW 2113	Robert Crosbie	Lot 150		

Session list

budge.chrdngcyde.com.au (S...)

Insurance renewal for FY 2025 had these caveats:

### **Building Defects**

Additional policy exclusion Building Defects and remedial work exclusion  
(applicable to all sections)

We will not pay any claims for Damage, Personal Injury, Property Damage, Loss, or legal expenses caused directly or indirectly by, contributed by or arising from any of the defect in any item, structural defect, faulty design, faulty workmanship error or omission as outlined within the report issued by Fire and rescue NSW dated 08/11/2019 and any subsequent reports.

### **Risk Survey**

Cover under this policy is subject to a Risk Survey being conducted by Strata Unit Underwriters and implementation by the insured of any suggested risk improvements within 60 days of request.

Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or

On behalf of the Insurers: Insurance Australia Limited  
Trading as CGU Insurance | ABN: 11 000 016 722

# **CERTIFICATE OF RENEWAL**



liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth).

It is important for the insured to know that Strata Unit Underwriters may make changes to this Policy as a result of a change in the insured's information. When there is a change, Strata Unit Underwriters will inform you. If the insured is not satisfied with the changes, the insured may cancel the policy.



Due to lack of proper maintenance and other risks, insurance premiums are huge. For FY 2025, insurance was renewed only for HALF-YEAR period (until 21 March 2025) due to lack of funds in Admin Fund and HIGH legal risks; Admin Fund reported premium costs as \$122,690.28 one month later on 23 October:

[SP52948-insurance-premium-changes-since-1997.pdf](#)

2021	\$87,404.90	8.82%	Solicitor Adrian Mueller fully involved in forcing insurance claims for his alleged work \$6,541.55 paid to Waratah Strata Management
2022	\$99,132.62	13.42%	Insurance claim for Solicitor Adrian Mueller (on 25 March 2022 Waratah Strata Management listed revenue from insurance claims in amount of \$19,758.14. Insurance broker forced SP52948 to pay extra \$1,617.37 as per invoice on 9 August 2022 for overdue excesses dated 20 September 2021 and 19 April 2022. SP52948 was forced to repay \$4,545.45 (GST excl) to insurance company for Solicitor Adrian Mueller's legal costs in NCAT case SC 20/33352 \$6,541.55 paid to Waratah Strata Management
2023	\$149,529.07	50.84%	Insurance renewal was due on 21 September 2022 but paid on 26 September 2022 (creating risk of uncovered common property for period of five days). SP52948 was at high risk due to expired insurance. SP52948 was forced to repay \$15,200.15 (GST excl) to insurance company for Solicitor Adrian Mueller's legal costs in NCAT case SC 20/33352 \$6,541.55 paid to Waratah Strata Management
2024	\$181,778.06	21.57%	Insurance renewal was due on 21 September 2023 but not listed on Waratah Strata Management even as late as 11 October 2023 \$9,936.71 paid to Waratah Strata Management
2025	\$245,380.56	34.98%	Insurance renewed only for HALF-YEAR period (until 21 March 2025) due to lack of funds in Admin Fund and HIGH legal risks; Admin Fund reported premium costs as \$122,690.28 one month later on 23 October 2024 Insurance company warnings in their policy on 24 September 2024: <i>"Building Defects</i> <i>Additional policy exclusion Building Defects and remedial work exclusion (applicable to all sections)</i> <i>We will not pay any claims for Damage, Personal Injury, Property Damage, Loss, or legal expenses caused directly or indirectly by, contributed by or arising from any of the defect in any item, structural defect, faulty design, faulty workmanship error or omission as outlined within the report issued by Fire and rescue NSW dated 08/11/2019 and any subsequent reports.</i> <i>Risk Survey</i> <i>Cover under this policy is subject to a Risk Survey being conducted by Strata Unit Underwriters and implementation by the insured of any suggested risk improvements within 60 days of request.</i> <i>Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth).</i> <i>It is important for the insured to know that Strata Unit Underwriters may make changes to this Policy as a result of a change in the insured's information. When there is a change, Strata Unit Underwriters will inform you. If the insured is not satisfied with the changes, the insured may cancel the policy."</i> \$9,936.71 paid to Waratah Strata Management in spite of advance warning to executive committee

Uniqueco Property Services and Waratah Strata Management prevented owners from having knowledge of third major incident of window frame being blown away by strong winds in sunroom of Lot 190 and near-miss of major injuries on 29 November 2020 - SP52948 paid \$12,270.00 (GST excl) for repairs and insurance company declined to cover the costs of repair due to previous incidents and risks (claim in amount of \$13,497.00 rejected by SUU on 9 February 2021)

Three incidents with sunroom window frames were experienced in SP52948 over the years. They were caused by poor maintenance.

- First incident of this kind occurred in 1998, just two years after the complex was built:

**Subject:** RE: SP52948 - Window damage  
**From:** Lot 151  
**Date:** 6/9/10, 5:49 pm  
**To:** John Fry - strata manager

Thank you for the advice re fallen window.

I would bring to your notice there was a similar incident in approximately 1998 – shortly after my (late) husband and I purchased our unit on 21 August 1997. My husband was greatly concerned at the time as we regularly baby-sat our young grand- children – who spent much time in our large courtyard. He insisted to the then Strata Manager – Alistair Dunn - that all windows be checked. This was arranged to be done and we received a report (from the Strata Manager) that no further problems had been detected.

John, perhaps there might be some record of this incident.

- The importance of maintain sunroom windows is best shown through extract from minutes of committee meeting on 15 July 1998, just two years after the complex was built, when hopper windows in sunrooms needed winder reinforcements to prevent them from being destroyed by strong winds:

[SP52948-committee-meeting-confirmation-of-installation-window-winders-in-building-sunroom-15Jul1998](#)

- Second incident happened in Lot 82 (Block C) in 2010:

---

**From:** John Fry [mailto: @bcms.com.au]  
**Sent:** Monday, 6 September 2010 10:18 AM  
**To:** EC members  
**Subject:** SP52948 - Window damage

Dear Members

I need to update you on an event that occurred yesterday where a sunroom window and frame came away with the winds and landed in the courtyard area below. Fortunately no one was injured.  
 A window company has been out to measure up and the insurer has been notified. It will take about 2 weeks before the window can be replaced as they need to manufacture and powder coat to match.  
 I have requested Ruth to arrange for all sunroom windows to be inspected by the window company to ensure that there are no others that require attention.

Regards

John Fry  
 Raine & Horne Strata-Sydney  
 53 Beecroft Road Epping NSW 2121

Secret email between BCS Strata Management staff showed how poorly the complex was managed by building manager and strata managers at the time, as insurance company rejected lot of claims:

 Fri 29/07/2011 4:36 PM  
 Ron Sinclair  
 RE: SP52948 - Plans / Building Reinstatement Valuation / Insurance Premium for 2012  
 To: Simon Wicks  
 You forwarded this message on 1/08/2011 11:58 AM.

Simon

I have arranged for 3 quotes with cover increased by 4% to be provided in time for you to include in the Committee meeting agenda.

With regard to para 4 the Broker has a strict fiduciary obligation to act in the best interests of the policy holders.

#### Claims

Unit 82	wind sucked out window	claim \$9190.50	excess \$2000	recvd. \$6355
Lift	power cable replacement	\$39,500		claim refused
Unit 84	burst pipe	\$12,260.50	\$2000	\$4683 Assessor appointed contractor \$7700 plus our contractors.
Unit 209	burst pipe	\$7000	\$2000	\$970 Assessor considered contractor's claim for drying out unit was excessive
at				

\$3910. Contract for repair arranged by assessor and paid direct by insurer  
 \$22,180 and loss of rent paid to unit owner \$14,000.

- Uniqueco Property Services had knowledge of complaints about sunroom window frames being unattached from wall, as this example from Lot 2 on 3 November 2013 shows:

[SP52948-Lot-2-complaint-about-sunroom-window-frame-unattached-from-wall-3Nov2013.html](#)

- Third incident happened on 29 November 2020, when Uniqueco Property Services was building manager of the complex.

[SP52948-third-major-incident-in-complex-blown-window-frame-in-sunroom-29Nov2020.html](#)

[SP52948-update-on-third-major-incident-in-complex-blown-window-frame-in-sunroom-30Nov2020.html](#)





Shattered glass from the incident was not properly cleaned by Uniquenco Property Services for three months, as this evidence dated 9 February 2021 shows:

[SP52948-Lot-158-complaint-to-Waratah-Strata-Management-about-broken-glass-not-cleaned-from-garden-beds-three-months-after-major-incident-with-blown-frame-window-9Feb2021.html](#)

Strata funds paid \$12,270.00 (GST excl) for repairs and insurance company declined to cover the costs of repair due to previous incidents and risks (claim in amount of \$13,497.00 rejected by SUU on 9 February 2021).

<b>Maint Bldg--Insurance Repairs &amp;/or Excess 169400</b>							
07/12/2020 U190 Replace Storm Damaged Balcony Facade	Palmer's Glass & Carpentry Pty Ltd	11,000.00	Paid	DE	00073820	000995	
12/01/2021 U190 Install Safety Rail	W & M Gordon Property Management	280.00	Paid	DE	2	001023	
12/01/2021 U190 Install Temporary Ballustrade	Macquarie Maintenance Services	290.00	Paid	DE	1045	001019	
12/01/2021 U190 Remove Temporary Ballustrade	Macquarie Maintenance Services	60.00	Paid	DE	1060	001019	
22/01/2021 U190 Sunroom Ceiling	Macquarie Maintenance Services	640.00	Paid	DE	1071	001029	

## Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

### Details of Policies held

Renewal Date	Policy Number	Insurer	Premium Paid
<b>Insurance Type</b>	<b>Date Paid</b>	<b>Policy Status</b>	
21/09/2020	QUSS042715	QUS Pty Ltd	
Building	16/09/2019	Inactive	87,162.33

### Details of Claims processed

Claim Date	Amount Claimed	Claim Status	Amount Received
<b>Insurance Type</b>	<b>Excess Details</b>		
09/02/2021	13,497.00	Refused	0.00
Building			

### accounts

**From:** Leslie Xie <@bodycorporatebrokers.com.au>  
**Sent:** Wednesday, 7 July 2021 11:27 AM  
**To:** accounts  
**Subject:** SP 52948, Macquarie Gardens 1-15 Fontenoy Road Macquarie Park NSW BCB ref: 96013  
**Attachments:** DL1\_Initial Denial.pdf

Good morning Leone,

I hope your week has been good so far.

SUU has provided a denial letter along with the engineers report by Silver Wolf advising the window collapsed due to long term fatigue of the window fixings.

Should the Owner disagree with their decision, they may access their internal dispute resolution channels instructed within the attached letter.

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about common property changes by Uniqueco Property Services without general meetings or approvals at any legally-convened committee meetings**

Uniqueco Property Services was actively involved or assisting in changing common property without authorisation of owners corporation at general meetings. Recent examples:

- Downlights in foyers of Block B and D. Common property in foyers of Block B and D changed after water leakages in ceiling without owners decision at general meeting.

Handyman Electrics Pty Ltd charged \$940.40 (GST excl) for supplying downlight blanks on 8 August 2023.

08/08/2023	To supply and replace emergency light fittings	Handyman Electrics Pty Ltd	620.40	Paid	DE	504	001715
08/08/2023	To supply downlight blanks, for two foyers	Handyman Electrics Pty Ltd	320.00	Paid	DE	505	001715

**Common property in foyers of Block B and D changed by Uniqueco Property Services after water leakages in ceiling without owners decision at general meeting in August 2023**

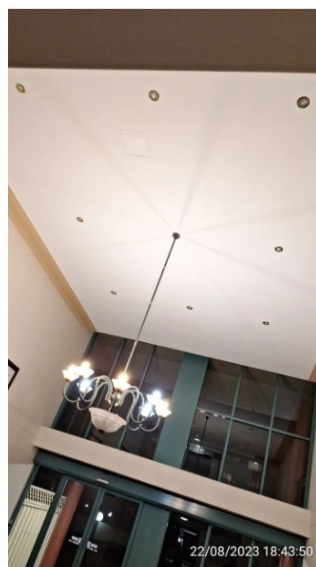
**Block A (all eight downlights faulty)**



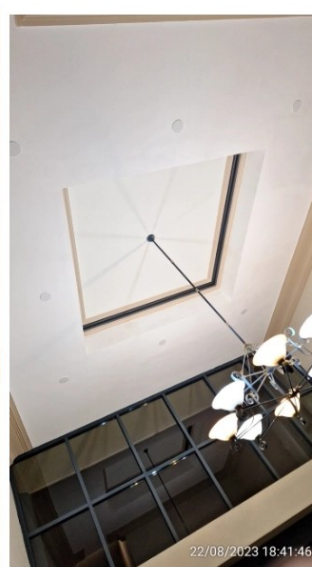
**Block B (downlight blanks)**



**Block C (all eight downlights faulty)**



**Block D (downlight blanks)**



Unknown entity was paid \$3,261.82 (GST excl) for repairing gyprock ceiling in Block B and D:

Maint Bldg--Walls, Floors & Ceilings 276000							
23/09/2022	U186 Ceiling Repair	W & M Gordon Property Management	672.73	Paid	DE	71	001490
30/01/2023	U112 Wall Repair - Rear of Garage	W & M Gordon Property Management	509.09	Paid	DE	67	001578
30/08/2023	D Block Repair gyprock B Bldk repair Ceiling Foyer		3,261.82	Paid	Inv	100232771	
			<u>\$4,443.64</u>				

- Installation of gate on colorbond fence for Lot 151 (Mrs. Maureen McDonald). Mrs. McDonald is a vocal supported of Uniqueco Property Services and acted as long-term committee member. In 2012, she was an Assistant Treasurer when BCS Strata Management failed to charge owners for gas heating, causing losses to owners corporation in FY 2012 and 2013 (admitted in secret email of another committee member - Mr. Stan Pogorelsky in 2017).

From: Stan Pogorelsky  
Sent: 27-Apr-17 4:03:35 PM  
To: Robert Crosbie, Mo Levitt  
Subject: FW: SP 52948 - Gas Charges  
Attachments: Financial Status Report\_20170201091851.pdf, 160606 Gas invoice.pdf,

Hi Robert,

That status report was from last year's charges. The first time that we charged the \$220.00 per annum.

I suppose it should be followed up.....

I have a feeling that we may have difficulty from some of them.....

BR,

Stan.

[SP52948-Lot-181-Stan-Pogorelsky-invoice-for-incomplete-gas-heating-levies-for-FY-2012-and-2013-sent-four-years-later-on-17Jul2015.pdf](#)

Peter Bone  
John Ward  
Subject: SP52948 Minutes EC meeting 22 October 2012

Peter,

Please transfer the below to the minute book

Peter – are you able to offer a committee room at your new premises on the dates for EC meetings 2.1 to 2.5 below?

Bruce Copland

Minutes of a meeting of the Executive Committee  
of SP52948, Macquarie Gardens  
on 22<sup>nd</sup> October 2012  
Held at Apartment 151, 1 Fontenoy Road, NSW 2113

Present: B Copland, M Levitt, M McDonald, S Pogorelsky, S Quick, B Saultis, J Ward

Apologies: J Wang, R Hirshhorn

Meeting commenced at 7.30pm

1. The meeting elected Bruce Copland as Chairman, John Ward as Treasurer and Maureen McDonald as Assistant Treasurer until the next AGM.
2. The following dates were set for EC meetings in the next year:

1. December	Wednesday 7.30pm	5 <sup>th</sup> December 2012	Full Formal EC meeting
2. February	Wednesday 7.30pm	20 <sup>th</sup> February 2013	Full Formal EC meeting
3. April	Wednesday 7.30pm	17 <sup>th</sup> April 2013	Full Formal EC meeting
4. June	Wednesday 7.30pm	19 <sup>th</sup> June 2013	Full Formal EC meeting
5. August	Wednesday 7.30pm	21 <sup>st</sup> August 2013	Full Formal EC meeting
6. September Committee	Saturday morning	21 <sup>st</sup> September 2013	Budget and Levies Sub-
7. October (AGM)	Wednesday 7.30pm	16 <sup>th</sup> October 2013	All owners formally invited
3. Due to Mr Copland's overseas travel, John Ward has been deputised as Chairman till 19<sup>th</sup> November 2012
4. A social event for all owners is to be planned in late January.

Meeting closed at 9pm

If an owner wants to keep the unauthorized alterations, a by-law needs to be made to permit this (full costs of organising Extraordinary General Meeting and by-law registration to be borne by Mrs. Maureen McDonald). This new by-law should impose on the owner the obligation to maintain and repair the works. If the owners corporation does not want the work to remain, an order by NCAT should be made to require the owner to remove the work, or for the owner to allow the owners corporation to remove the work. Section 132 of the SSMA allows for NCAT to make an order that the owner that performed the work takes steps to repair the damage, or an order that the owner pays the owners corporation the cost of repairs of the damage.

Document search on 8 June 2022, found no evidence of approvals for colorbond gate or payments by Lot 151. At AGM 2022, Waratah Strata Management published the following decisions in Motion 16:

**16 MOTIONS REQUESTIONED BY LOT 158**

The Owners Corporation incurred legal fees of \$1,391.50 to have JS Mueller and Co review the validity of the motions requisitioned by Lot 158. Mueller's advised that all of the motions submitted (except one) should be ruled out of order by the chairperson on the grounds that:

- (a) The motions, if carried, would be unenforceable; or
- (b) The motions, are in fact, not motions at all but rather statements of opinion that do not require any decision to be made.

The Chairman ruled Motions, 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16 out of order as advised.

Motion 6 was ruled out of order and the Owners Corporation does not agree to provide Lot 158 with access to the legally privileged records.

Motion 7: Resolved the Owners Corporation does not authorise Lot 158 to be empowered to represent the Owners Corporation in legal cases against Adrian Mueller to recover money from him.

Motion 15 relates the installation of a gate to Lot 151. The owner of that lot, Maureen McDonald, refutes the allegations made that the gate was not approved and that she did not pay 50% of the cost of that work. The installation of the gate was approved by the strata committee in November 2021 and 100% of the cost of the gate was paid by Maureen McDonald.

There is no evidence of document approving gate for Lot 151 in November 2021. Only two documents were published for the whole month of November 2021:

Minutes of AGM 2022 (published on 4 November 2021).

Agenda for committee meeting (published on 25 November 2021).

[SP52948-waratahstrata.com.au-website-Documents-folder-page-5-11Sep2023.png](#)

Colorbond gate was prepared around 21 December 2021 in Lot 151 courtyard and was installed around 10 January 2022:



Committee members refuse to make an order for Waratah Strata Management and Uniqueco Property Services to conduct full audit of items that are not common property any longer.

Owners corporation must prepare options for making owners responsible for maintaining common property they acquired without special resolution of special by-law.

Options include:

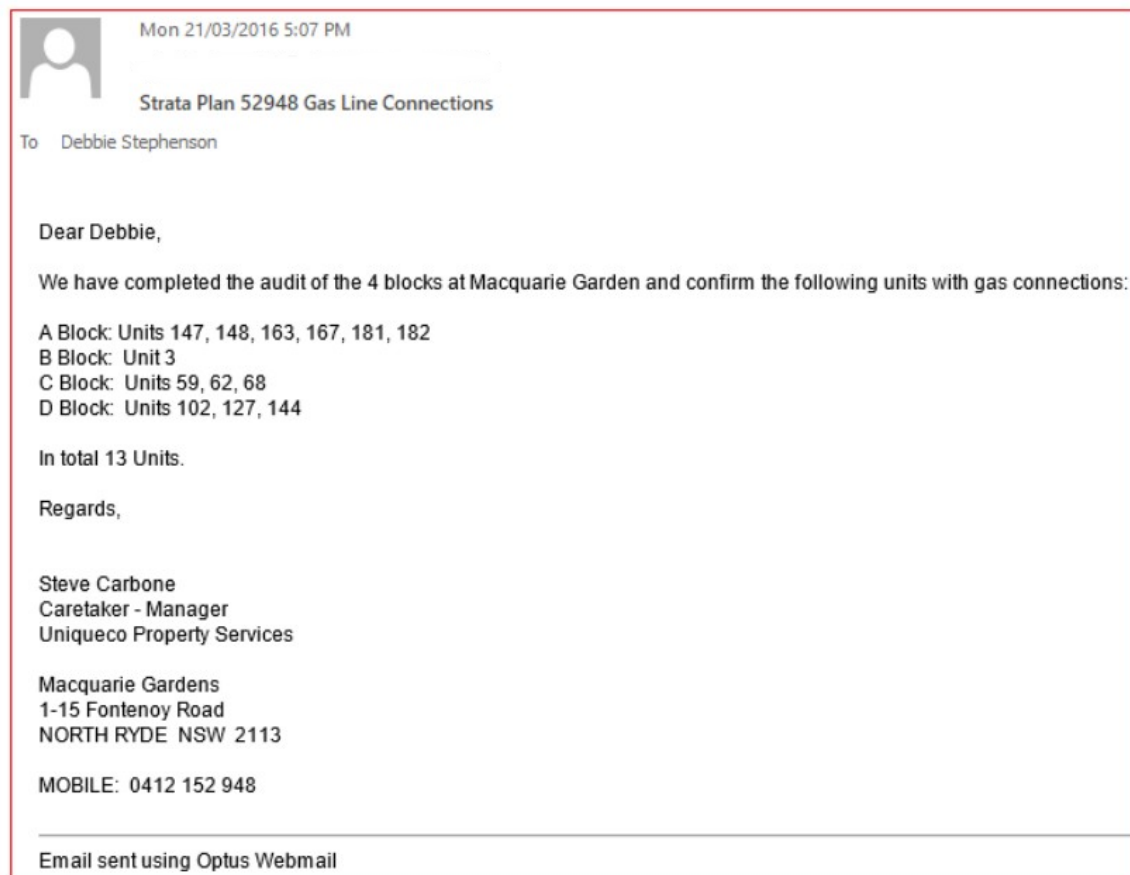
Strata Plan of Subdivision. Transfer of common property to a lot owner (if an owner's corporation wants to transfer part of common property to an owner so that their lot is extended to incorporate this area a plan defining the new lot and the remainder of common property must be registered with NSW LRS). A registered surveyor must be engaged to prepare a Strata Plan of Subdivision for registration with NSW LRS. Owners corporation can make a common property rights by-law that transfers its responsibility for the repair of a particular item of common property to one or more owners. The by-law needs to be approved by a special resolution at a general meeting (by-law also needs to be approved by the owners who will be responsible for repairing the item of common property under the by-law).

Exclusive Use – Common Property Rights by-law.



## Uniqeco Property Services conducted incomplete and secret audit of gas heating connections on 21 March 2016, directly causing financial losses to owners corporation due to unpaid levies

Building Manager Steve Carbone conducted incomplete audit of second gas connections on 21<sup>st</sup> of March 2016



Audit by Lot 158 in October 2019 found high level of misconduct by various parties. The end results were significant losses to owners corporation due to unpaid levies, including 10% simple interest for each year of unpaid levies:

SP52948 Second Gas Connections Inventory by Lot No.	Voluntary self-reporting to BCS Strata Management 13May2014	More accurate self-reporting audit, based on Lot 158 findings in secret strata files	Building Manager Steve Carbone alleged full audit 21Mar2016	Waratah Strata Management - Minutes EC meeting 16Mar2017	Waratah Strata Management report found in strata files 31May2019	Waratah Strata Management report found in strata files 20Sep2019	BCS Strata Management belated invoice for second gas connections in FY 2012 and 2013 payable 1Aug2016	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	Yes	Not found	Not found
8	No	Not found	No	Yes	Yes	No	No	Building Manager Steve Carbone confirmed alleged disconnection on 16Apr2019	Not found; tenant requested re-connection on 12 Mar2021
59	No	Not found	Yes	Yes	Yes	Yes	Yes	Letter 6Mar2013	Not found
62	Yes	Yes	Yes	Yes	Yes	Yes	Yes	EC meeting 26May1999	No commencement date provided
68	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Not found
88	No	Not found	No	No	No	No	No	Letter 18Sep2013	Not found - owner of property, committee member Marianna Paltikian failed to provide proof
102	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 2003
127	No	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May2013
134	No	Yes	No	No	No	No	Yes	Not found	Not found; BCS sent invoice for FY 2012, 2013, and 2016 on 15Jul2016
144	No	Not found	Yes	Yes	No	No	Yes	Not found	Not found, allegedly disconnected on 9May2018 as per email by owner to Waratah Strata Management
147	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date May2001
148	No	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 13Aug2007, disconnected on 9Sep2019
154	No	Not found	No	No	No	No	No	Not found	Paid partial levies in 2006
162	N/A	N/A	N/A	N/A	N/A	Yes	N/A	Not found	Connected on 30May2019
163	No	Not found	Yes	Yes	Yes	Yes	Yes	Not found	Not found
167	No	Yes	Yes	Yes	No	No	Yes	EC meeting 28Aug2013	Commencement date 27May2014
175	No	Not found	No	No	No	No	No	Not found	Commencement date 2002
181	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Not found	Commencement date 1999
182	No	Yes	Yes	Yes	Yes	Yes	Yes	EC meeting 26May1999	Commencement date 2009
192	No	Yes	No	No	No	No	No	Not found	Commencement date 2007
194	No	Not found	No	Yes	Yes	Yes	No	Letter 28Mar2011	Not found
198	No	Not found	No	No	Yes	Yes	No	Not found	Not found
199	No	Not found	No	Yes	Yes	Yes	No	Not found	Not found
206	No	Not found	No	Yes	Yes	Yes	No	Not found	Not found
209	No	Not found	No	Yes	No	No	No	Not found	Lot 209 admitted to Waratah Strata Management on 10Apr2017 they had stopped claiming reimbursements for private gas usage when a new tenant moved into the property on 25Sep2014
213	No	Not found	No	Yes	Yes	Yes	No	Not found	Second gas connection approved at EC meeting on 17Mar1998, 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 7Feb2014

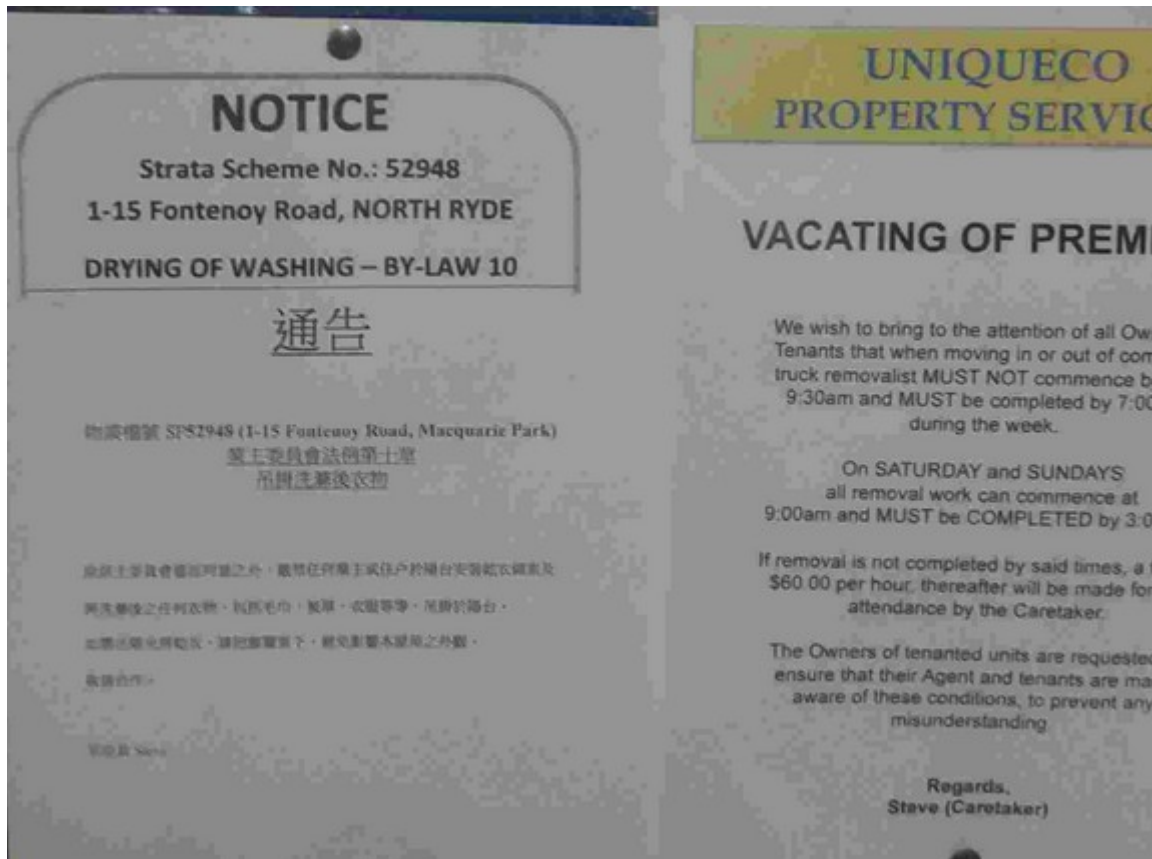
Full report of events:

[SP52948-Unpaid-gas-heating-levies-and-unfinancial-owners-brief-public-information-from-strata-files-and-meetings.pdf](#)



**Uniqueco Property Services and Waratah Strata Management prevented owners from having knowledge of multiple events of racial profiling on notice boards (Motions about it were prevented at AGM 2017 and 2018)**

In period 2015/2016, Uniqueco Property Services published multiple warnings about compliance issues in the complex, directly targeting Asian communities, in spite of fact that other communities and nationalities did not comply with by-laws in the same manner. One example from notice board in 16 December 2016:



Lot 158 tried to raise awareness of fighting racism at all times, but their Motion was prevented at AGM 2017 and 2018:

**Motion: Eliminate racial profiling of Asian community**

**The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms and approves the following:**

- Secretary of the EC Mrs. Lorna Zelenzuk and acting Chairperson Mr. Robert Crosbie failed to include this Motion at AGM 2017, in non-compliance with Strata Schemes Management Act 2015, Schedule 1, c(4).
- BCS Strata Management, Building Manager Uniqueco Pty Ltd, and EC members submitted specific Asian community to unnecessary racial profiling by displaying messages on notice boards exclusively in their language three times in period 2015/2016.
- Strata Managing Agent, Building Manager, and EC members shall not approve or publish any communication on behalf of SP52948 in other languages unless the same note is displayed in English for the duration of the display.
- Owners and/or tenants of non-English speaking background shall be approached privately by Strata Managing Agent, Building Manager, and EC members, and appropriate communication established if required.
- Owners corporation condemns every attempt to racially or in any other way discriminate or profile owners, their community, nationality, or religion.

Waratah Strata Management, committee members, and Solicitor Adrian Mueller actively prevented owners from democratic and legal rights to consider the Motions and vote:

[SP52948-premeditated-plan-by-Solicitor-Adrian-Mueller-to-prevent-Applicant-Motions-and-disallow-owners-to-vote-at-AGM-2017.pdf](#)

[SP52948-premeditated-plan-by-Solicitor-Adrian-Mueller-to-prevent-Applicant-Motions-and-disallow-owners-to-vote-at-AGM-2018.pdf](#)

[SP52948-premeditated-plan-by-Solicitor-Adrian-Mueller-to-prevent-Applicant-Motions-and-disallow-owners-to-vote-at-AGM-2020.pdf](#)

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners about other issues with Uniqueco Property Services**

- Uniqueco Property Services failure to comply with mandatory Code of Conduct for the Short-term Rental Accommodation Industry (Code).
- Uniqueco Property Services failed to respond to question if they were claiming benefits for employing staff with disabilities: Employment Assistance Fund, Disabled Australian Apprentice Wage Support (DNAWS), Payroll Tax Exemptions (NSW only), Wage Subsidies, whilst building manager's income grew well above the inflation rates.
- Ongoing long-term problems with lack of maintenance.
- Ongoing long-term lack of warranties for repairs of common property in the complex.
- And much more.

**Waratah Strata Management, with support of Mr. John Gore, failed to inform owners that on the day of EGM on 30 November 2023, Uniqueco Property Services was still not paid for monthly services whilst SP52948 had negative balance in Admin Fund of \$131,161.52 (GST excl), directly helping strata manager to hide full deficit in Admin Fund or being forced to delay receiving salary with promise to get his contract extended without real tender – Uniqueco Property Services Paragraph 2.11 in their contract 2014, 2017, and 2020 contained clause that directly disadvantaged competition and fair tender processes in non-compliance with Section 45 of Australian Competition Law**

Section 45 of Australian Competition Law prohibits anti-competitive agreements and concerted practices. Specifically, it prohibits:

(1) making a contract or arrangement, or arriving at an understanding, which has the purpose, effect or likely effect of substantially lessening competition

(2) giving effect to a provision of a contract or arrangement or understanding, if that provision has the purpose, effect or likely effect of substantially lessening competition; and

(3) engaging with one or more persons in a concerted practice that has the purpose, or has or is likely to have the effect, of substantially lessening competition.

- Admin Fund negative balance on 30 November 2023: [SP52948-Income-and-Expenditure-Report-1Sep2023-to-30Nov2023.pdf](#)

- Uniqueco Property Services signed an unusual clause in the contract in 2014 without disclosure to owners:

2.11 The Contractor will provide evidence to the Proprietor of its financial capacity to fund 60 days of operations without payment from the Proprietor prior to the Commencement Date and no more frequently than every six months thereafter on request by the Proprietor.

- Uniqueco Property Services signed an unusual clause in the contract in 2017:

2.11 The Contractor will provide evidence to the Proprietor of its financial capacity to fund 60 days of operations without payment from the Proprietor prior to the Commencement Date and no more frequently than every six months thereafter on request by the Proprietor.

- Uniqueco Property Services allegedly signed an unusual clause in the contract in 2020 (Waratah Strata Management is hiding the signed copy of the contract):

2.11 The Contractor will provide evidence to the Proprietor of its financial capacity to fund 60 days of operations without payment from the Proprietor prior to the Commencement Date and no more frequently than every six months thereafter on request by the Proprietor.

- Lot 158 asked the question at the meeting, and nobody could provide an answer (Uniqueco Property Services also failed to respond since 1 December 2023):

<https://www.nswstratasleuth.info/SP52948-dubious-contract-with-Uniqueco-Property-Services.html>

- Waratah Strata Management failed to provide documents to Lot 158 in accordance with Strata Schemes Management Act 2015 (NSW), Sch1, Part 10(1) - copies of administrative fund, the capital works fund and any other fund of the owners corporation (term deposits and trust accounts, and others as applicable), which had to be produced to Lot 158 at least two days before the meeting at which the statements should be presented (EGM on 30 November 2023). The same ignorance by Waratah Strata Management happened at AGM on 26 October 2023.
- Early in November 2023, Lot 158 predicted that Waratah Strata Management:

Either did not pay Uniqueco Property Services for month of November 2023 so that negative balance in Admin Fund did not look as bad as it really was,

Or would pay the building manager's invoice for November 2023 but hide it in accounting files for owners.

In both cases, it would be a premeditated effort to mislead owners about bad financial status.

Reasonable estimate was that real negative balance in Admin Fund on 30 November 2023 was at least \$165,000.00.

### **Could any reasonable person find Uniqueco Property Services contract renewal to be legally valid at EGM 2023?**

Waratah Strata Management and Chairperson John Gore's Motion at Extraordinary General Meeting scheduled for 30 November 2023, whilst Mr. Gore secretly sold his property prior to auction without disclosure to owners on 4 November 2023

#### **2 BUILDING & FACILITIES MANAGEMENT AGREEMENT**

That in accordance with section 67 of the Strata Schemes Management Act 2015, fee proposals supplied by Uniqueco Pty Ltd and Building Management Australia for building management be tabled and discussed.

Waratah Strata Management published Minutes of Extraordinary General Meeting held on 30 November 2023

#### **2 BUILDING & FACILITIES MANAGEMENT AGREEMENT**

Resolved that Uniqueco Pty Ltd be appointed to continue building management services in accordance with pricing schedule tabled for 2024, 2025 & 2026.

### **Contract with Uniqueco Property Services did not exist on 13 February 2024 in spite of its expiration on 31 January 2024**

On 13 February 2023, Lot 158 conducted document search at on Waratah Strata Management premises:

[SP52948-Lot-158-outcome-of-access-to-strata-documents-public-13Feb2024.pdf](#)

There were number of missing documents, including new contract with Uniqueco Property Services.

As an example, deeply concerning was that folder named "Financials" had no strata files, whilst folder "Tax Returns" contained only 8 files and newest document was dated 6/04/2023 (tax report for 2022).

According to Admin Officer oral statement, current 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.

### **Evidence found on 13 February 2024 that alleged committee members were self-nominated**

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.

Waratah Strata Management abused this requirement in the past and allowed "standard" committee members to self-nominate whilst preventing Lot 158 from the same (Mr. Crosbie's reference to Sec 31 (1) (c) of the SSMA in the past).

Lot 158 found copies of emails (and saved them as evidence) that committee members conducted self-nominations for AGM 2023:

Lot 87, email from Mr. Heath Crosbie telling owner he was able to self-nominate on 12 October 2023

Lot 200, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023

Lot 218, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023

Lot 133, email to Mr. Heath Crosbie and all committee members with his self-nomination on 18 October 2023

Lot 181, email to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023

Lot 133, email to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023 (and then allegedly removed her candidacy at AGM on 26 October 2023, where there were 10 candidates on two polling pages and Lot 158 name was missing initially in spite of advance notice)

Lot 122, mail to Mr. Heath Crosbie and all committee members with his self-nomination on 17 October 2023

Lot 142, mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023

Lot 170, mail to Mr. Heath Crosbie and all committee members with her self-nomination on 17 October 2023

**Negative balance (deficit) in Admin Fund was \$39,995.25 on 13 February 2024 and two monthly salaries for Uniqueco Property Services not paid or reported**

There would be no significant income in Admin Fund for another two and half months before next collection of levies on 1 May 2024!

[SP52948-Income-and-Expenditure-Report-1Sep2023-to-13Feb2024.pdf](#)

**Negative balance (deficit) in Admin Fund was \$87,895.04 on 14 February 2024 and one monthly salary for Uniqueco Property Services not paid or reported**

There would be no significant income in Admin Fund for another two and half months before next collection of levies on 1 May 2024!

[SP52948-Income-and-Expenditure-Report-1Sep2023-to-14Feb2024.pdf](#)

**Waratah Strata Management and Uniqueco Property Services failed to provide evidence that amendments to Consolidated By-Laws had been registered with NSW Land Registry Services before renovation works started for Lot 79 in November 2024**

Waratah Strata Management and Uniqueco Property Services stayed silent when asked about withheld information for owners corporation that they acted in discriminatory manner against majority, by allowing selecting owners to conduct major renovations without due processes, registration of amendments of By-Laws, or payments to common funds:

[SP52948-Waratah-Strata-Management-and-Uniqueco-Property-Services-repeatedly-allow-excessive-noise-and-pollution-during-renovations-that-were-not-properly-approved-at-general-meetings.html](#)

Lot 79, through undisclosed approval by Waratah Strata Management and Uniqueco Property Services, started major renovation without complying with the NSW strata laws and SP52948 by-laws.

Two alleged committee members (Mr. Basil Gionea and Mrs. Marianna Paltikian), during this year alone, silently supported two major renovations in their own building in spite of advanced warnings of such illegal activities:

Lot 87 and now Lot 79

Renovations in Block C Lot 79 started without owners corporation meeting approval, including excessive noise and dust on 5 November 2024:



[SP52948-year-2024/SP52948-Block-C-Lot-79-major-renovation-3Nov2024.webp](https://www.scribd.com/document/781111111/SP52948-year-2024/SP52948-Block-C-Lot-79-major-renovation-3Nov2024.webp)

Latest publicly-available version of SP52948 Consolidated By-Laws clearly define requirements for major renovations:

[SP52948-Consolidated-By-Laws-17Nov2022.pdf](https://www.scribd.com/document/781111111/SP52948-Consolidated-By-Laws-17Nov2022.pdf)

Bannermans Lawyers, Waratah Strata Management, and committee members were informed about this illegal renovation on 8 November 2024. No reply was received.

Lot 79 application for AGM on 28 November 2024 failed in many areas:

- Started work without approval of the owners corporation at any legally convened meeting.
- Started work without registered Special By-Law, as per Section 141 of the Strata Schemes Management Act 2015 at the Registrar-General's Office.
- Application does not provide any schedule of dates for the work.
- Application not accompanied with all relevant files.
- No evidence that Lot 79 paid application fee in amount of \$120.00 (plus GST) for the strata manager to review the application, search by-laws and obtain instructions from the strata committee.
- No evidence that Lot 79 paid bond in amount of:  
\$1,000.00 if total cost of works is less than \$20,000.00  
\$5,000.00 if total cost of works is less than \$20,000.00
- No evidence that Lot 79 paid or will pay legal costs in amount of \$500.00 for registering updates to Consolidated By-Laws.
- No evidence that Lot 79 paid strata manager's reasonable costs for holding a general meeting to approve the major renovation (including printing and postage of agendas and minutes) and the costs of preparation and attendance at that meeting (even whet it is virtual).
- No evidence that Lot 79 provided a dilapidation report as to the condition of the common property and each Lot that is immediately adjacent to (above, below, or beside) the owner's cost.

### **Uniqueco Property Services failed to respond to Lot 158 complaints and comments 30 times since November 2023**

Uniqueco Property Services has never replied and demonstrated willingness to address the serious issues. Some examples of emails they ignored:



- “REQUEST to BUILDING MANAGER - Overdue repairs and actions for SP52948 Lot 158 common property in Oct2023” (email sent on 27 October 2023)
- “Updated Ticket 540684 - Incomplete process to replace gas meter serial number UA022414 on 11Dec2023” (email sent on 11 December 2023)
- “SUMMARY - EGM on 30Nov2023 and case to terminate building management contract” (email sent on 1 December 2023)
- “SUMMARY NSW Fair Trading case 11204124 opened against Waratah Strata Management and other issues on 25Jan2025” (email sent on 25 January 2024)
- “REQUEST SP52948 loss of common property - given to Lot 151 without legal grounds” (email sent on 25 January 2024)
- “Re: SUMMARY NSW Fair Trading case 11204124 opened against Waratah Strata Management and other issues on 25Jan2024” (email sent on 26 January 2024)
- “Re: NSW Fair Trading ref No Reference Number 11204124 and SP52948 document search on 12Feb2024” (email sent on 12 February 2024)
- “Fwd: UPDATED PROBLEM REPORT: SP52948 persistent fire and OH&S safety issues on 27Mar2024” (email sent on 27 March 2024)
- “UPDATED PROBLEM REPORT WITH CITY OF RYDE WARNINGS - SP52948 persistent fire and OH&S safety issues on 27Mar2024” (email sent on 27 March 2024)
- “REQUEST Who and with what authority waived recovery of funds for damaged entrance gate panel on 9May2023?” (email sent on 31 March 2024)
- “PROBLEM REPORT: SP52948 reoccurring fallen tree damages and ors on 7Apr2024” (email sent on 7 April 2024)
- “Re: CCTV DATA RETENTION REQUEST SP52948 Lot 182 non-compliance with By-Law 3 - attempt to forcefully enter elevator and unnecessary harassment of Lot 158 in Block A on 23Jun2024” (email sent on 23 June 2024)
- “Fwd: UPDATED PROBLEM REPORT: SP52948 persistent fire and OH&S safety issues in case FSS2014/7 on 2Aug2024” (email sent on 2 August 2024)
- “Fwd: UPDATE Strata Plan SP52948 risks and Insurance Policy 06S3320703 on 2 August 2024” (email sent on 2 August 2024)
- “Fwd: UPDATE PART 2 Strata Plan SP52948 risks and Insurance Policy 06S3320703 on 2 August 2024” (email sent on 2 August 2024)
- “REQUEST SP52948 documents for Lot 158 in NSW Fair Trading case 00994497” (email sent on 3 September 2024)
- “REQUEST - Any risks to SP52948 for Lot 5 major renovations and portable spa” (email sent on 10 September 2024)
- “SUMMARY Eden Gardens appeal refused by the Land and Environment Court” (email sent on 13 September 2024)
- “Fwd: SUMMARY Mediation Case 00994497 and NSW Fair Trading Case 11317277 (escalation to NSW Fair Trading Commissioner Natasha Mann)” (email sent on 25 September 2024)
- “REPORT Part 5 - Fire and safety audits for SP52948 – 5Nov2024 (email sent on 5 November 2024)
- “REQUEST - Prepare responses to Lot 158 at AGM 2024” (email sent on 5 November 2024)
- “WARNING 52.42% levy increase for SP52948 FY 2025, record deficit in Admin Fund, fire safety issues, and insurance problems on 5Nov2024” (email sent on 5 November 2024)
- “REPORT Illegal major renovation in SP52948 Lot 79” (email sent on 8 November 2024)
- “Re: REPORT Part 5 - Fire and safety audits for SP52948 - 5Nov2024” (email sent on 13 November 2024)
- “REQUEST SP52948 documents for Lot 158 in NSW Fair Trading case 00994497” (email sent on 3 September 2024)

- “REQUEST - Any risks to SP52948 for Lot 5 major renovations and portable spa” (email sent on 10 September 2024)
- “SUMMARY SP52948 Lot 158 comments and amendments for AGM 2024 on 15Nov2024” (email sent on 15 November 2024)

**Uniqueco Property Services silently supported predictable manipulation of financial status on 29 January 2025, which Lot 158 announced to five managers at Waratah Strata Management and majority of committee members on 17 January 2025, as part of preparation for NCAT Hearing in case 2024/00454780 - difference between Admin Fund balance in the morning and afternoon was more than \$81,000.00**

SP52948-massive-differences-in-Admin-Fund-between-morning-and-afternoon-29Jan2025

SP52948 Balance Status in morning on 29 January 2025 - Admin Fund had negative balance of -\$211,864.18 without disclosure to owners

SP52948 Balance Status in afternoon on 29 January 2025 - Admin Fund had negative balance of -\$282,251.22 without disclosure to owners

**Uniqueco Property Services failure to publish NCAT Orders (or delay their publishing in some instances) on notice boards in case 2024/00454780 as of late March 2025**

1) Application Notice, issued by NCAT on 6 December 2024.

- Not published on six notice boards.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

2) Notice of Directions Hearing Listing, issued by NCAT on 10 December 2024.

- Not published on six notice boards.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

3) NCAT Orders issued at first Directions Hearing on 15 January 2025.

- Not published on six notice boards.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

4) Notice of second Directions Hearing Listing, issued by NCAT on 21 January 2025.

- Published on notice boards on 28 January 2025 without full details of the case.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

5) Notice of Hearing Listing, issued by NCAT on 3 March 2025.

- Published on six notice boards 10 days after the NCAT listing.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

6) Issues of summonses for Lot 181, delivered by NCAT on 7 March 2025.

- Not published on notice boards.
- Not published on Waratah Strata website.
- There is no evidence that it was provided in any official correspondence to owners in emails or letters.
- Full details of the case not provided to any owner.

**As of 27 April 2025, Mr. Stan Pogorelsky (Lot 181) failed to submit documents as ordered in summonses by NCAT in case 2024/00454780 on 3 March 2025 (which include current contract with Uniqueco Property Services)**

- 1) Detailed Revenue for financial year 2017 (period from 1 September 2016 to 31 August 2017) - proof Lot 181 was financial to vote and be a committee member.
- 2) Detailed Expenses for financial year 2017 (period from 1 September 2016 to 31 August 2017) - proof Lot 181 did not receive any payments from common funds.
- 3) Detailed Expenses for financial year 2025 (period from 1 September 2024 to date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing) - proof Lot 181 did not receive any payments from common funds.
- 4) Detailed Revenue for financial year 2025 (period from 1 September 2024 to date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing) - proof Lot 181 was financial to vote and be a committee member.
- 5) Levy invoices for Mr. Stan Pogorelsky (Lot 181) in period from 1 February 2017 to the date set by the Tribunal in NCAT case 2024/00454780-001 before the Hearing - proof Lot 181 was financial to vote and be a committee member.
- 6) Evidence and results of SP52948 obtaining independent legal advice in regards to Lot 158 claims of Solicitor Adrian Mueller's corruption and Lot 158 being a committee member, as recommended by the Solicitor himself in email to SP52948 representatives on 9 June 2022.
- 7) Evidence of SP52948 Barrister's response to O'Brien Criminal & Civil Solicitors (who acted on Lot 158 behalf) with answer, as approved at alleged committee meeting on 7 May 2020:
  - Lot 158 a member of the committee.
  - Legality of committee.
  - Access to specific strata documents.
  - Mediation.
  - Repairs of common property in Lot 158.
- 8) Evidence of Bitcoin payment in amount of \$5,052.03 for ransomware attack in February 2019 (including name of benefactor and proof of ransom payment, date the Police notified and the Event number, date mandatory data breach notification was completed with Australian Cybercrime Online Reporting Network (ACORN) - proof that strata files for period prior to February 2017 were lost and Lot 181 had no files to prove he was financial to vote and be a committee member.
- 9) Current contract with Uniqueco Property Services – check if Lot 181 signed it while unfinancial to vote and be a committee member.

**Waratah Strata Management ordered by NCAT at Hearing on 22 April 2025 to provide documents (including current contract with Uniqueco Property Services which was allegedly signed on 1 February 2024 but not made available to Lot 158 at document search on 13 February 2024)**

On 22 April 2025 the following orders (and/or directions) were made:

- 1 The hearing is adjourned to a date and time to be confirmed by the registrar
- 2 The applicant's application to revoke the leave granted to the respondent on 20 February 2025 to be represented is dismissed.
3. Pursuant to s 188 of the SSM Act, the respondent is to produce for visual inspection at the Strata Manager's office the Building Manager's Contract dated 1 February 2024 on or before 6 May 2025.
4. The respondent is to advise the applicant whether there is any correspondence available for inspection between the Strata Manager and the OC's auditor for the period 2017 to 2024 on or before 6 May 2025.
5. The respondent is to make available for inspection to the applicant details of income and expenditure for the period 2017 to 2024 on or before 6 May 2025.

## Uniqueco Property Services OH&S and fire safety issues in late April 2025

1) City of Ryde email to Waratah Strata Management on 31 March 2025 is still hidden from owners. Waratah Strata Management and Uniqueco Property Services refused to publish City of Ryde request and warnings.

The email was/is not available on notice boards, not published on Waratah Strata Management website, and not sent to any owner.

2) As of 27 April 2025, there are six official Open Work Orders, of which four are related to fire safety and two of them go back to February 2024 (one year and two months old):

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-waratahstrata-Maintenance-Open-Work-Orders-folder-27Apr2025.pdf>

16/04/2025 Approved Quote: Block B boiler room leak

07/03/2025 Fire-Exit Doors

08/01/2025 Update Insurance Valuation

04/10/2024 Sewer Relining

27/02/2024 Fire safety equipment repairs

13/02/2024 Fire safety - fire sprinkler repairs

This information was hidden from NCAT by Waratah Strata Management and Uniqueco Property Services at Hearing on 22 April 2025.

Further more, if sewer relining is also still unresolved, the Council was reminded that they had to issue an Order about similar incident on 8 May 2015. Uniqueco Property Services was the building manager at the time:

<https://www.nswstratasleuth.info/SP52948-City-of-Ryde-OHS-and-health-risk-urgent-sewerage-pipe-repair-order-8May2015.pdf>

3) Probably in panic due to City of Ryde pending audit, Uniqueco Property Services organised six works.

On 20 April 2025, just two days before NCAT Hearing, sudden smoke alarm repairs in 12 units in three buildings were organised (close to 7% of the total number of properties in four buildings and that does not include Block A, as its data is missing or undisclosed by the building manager), and not listed in Open Work Orders:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-D-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

- Lots 5, 13, 23, and 32 in Block B
- Lots 54, 56, 57, 58, 66, 68, and 73 in Block C
- Lot 125 in Block D

On or around 25 April 2025, just few days after NCAT Hearing, sudden repairs of fire/exit doors in 34 units in three buildings were organised (more than 18% of the total number of properties in four buildings and that does not include Block A, as its data is missing or undisclosed by the building manager):

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-B-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-D-urgent-smoke-alarm-repairs-scheduled-on-day-of-NCAT-2024-00454780-hearing-20Apr2025.webp>

- Lots 5, 7, 8, 9, 12, 16, 17, 23, 24, 35, 36, 39, and 44 in Block B
- Lots 47, 60, 66, 76, 90, 91, 92, and 96 in Block C
- Lots 99, 100, 101, 104, 105, 107, 117, 121, 123, 138, 139, 142, and 145 in Block D

Yearly fire inspections were done in late January 2025, and the remediation work was delayed for three months.

Lack of maintenance means that owners in Lot 5, 23, and 66 had multiple OH&S and fire safety risks: faulty smoke alarms and fire/exit doors at the same time.

4) Faulty emergency lights replacements were organised for Block A on 12 and 13 March 2025 but the same notices were not published for other three buildings. Does it mean no work was done in other buildings, or it was not disclosed to owners?

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-A-elevator-notice-replacement-of-faulty-emergency-lights-10Mar2025.webp>

5) Illegal renovation for Lot 79 in Block C is in its sixth month and the fire/exit door is still covered by some plastic:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-Lot-79-illegal-renovation-in-its-sixth-month-26Apr2025.webp>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Block-C-Lot-79-illegal-renovation-in-its-sixth-month-photo-2-26Apr2025.webp>

6) On 17 September 2024, Waratah Strata website suddenly removed 12 Open Work Orders, including still outstanding Lot 158 sunroom leaks (that work is still pending but not listed on Waratah website to give appearance that it is not a problem):

<https://www.nswstratasleuth.info/SP52948-unresolved-common-property-maintenance-issues-in-Lot-158.html>

Not only the risk of fire in sunroom is real but also due to poor ventilation on one bathroom and laundry, the effect of smoke could further increase the risk of death or injury because of poor air flow.

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-158-increased-sunroom-water-leak-near-electrical-lighting-unrepaired-since-late-2020-as-of-13Apr2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-158-ensuite-bathroom-good-ventilation-and-suction-14Apr2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-158-main-bathroom-poor-ventilation-and-suction-unresolved-since-June2018-as-of-14Apr2025.mp4>

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Lot-158-laundry-poor-ventilation-and-suction-unresolved-since-June2018-as-of-14Apr2025.mp4>

7) For 1 May 2025, Waratah Strata Management organised sudden Extraordinary General Meeting where they want owners to engage CORE Consulting to start some fire remediation works, but the meeting is not compliant with laws.

EGM scheduled for 1 May 2025 at 10:00 in the morning was created on 7 April 2025 (only electronic voting is allowed so owners cannot discuss or comment about any of the Motions), and it needs to comply with Clause 28 of Schedule 1 of the SSMA 2015:

*28 Manner of voting(1) A vote at a meeting by a person entitled to vote or by a proxy must be cast in person unless the owners corporation, by resolution passed at a general meeting, determines that a vote may be cast by some other specified means.*

Clause 10 of Schedule 2 of the SSMA 2015 states in relation to committee meetings:

*10 Manner of voting(1) A vote at a meeting by a person entitled to vote must be cast in person unless the strata committee, by resolution, determines that a vote may be cast by some other specified means.*

The effect of clause 28 of Schedule 1 and clause 10 of Schedule 2 is to require two separate resolutions – a committee resolution in relation to committee meetings, and an owners corporation resolution at a general meeting in relation to general meetings.

One of the main Motions for EGM on 1 May 2025 was to “ratify” Bannermans Lawyers engagement in NCAT case 2024/00454780.

It meant that all three meetings in the past had problems to "approve" Bannermans Lawyers engagement:

6 January 2025 (committee meeting)

6 February 2025 (committee meeting)

25 March 2025 (undisclosed EGM)

Of another importance is the fact that planned EGM is not "ratifying" any other Motions at meeting on 6 January 2025. So, part of the meeting on 6 January 2025 is "unratified" and part is planned to be "ratified" without following legal principles:

*The ratification of a lawful contract has a retrospective effect, and binds the principal from its date, and not only from the time of the ratification, for the ratification is equivalent to an original authority, according to the maxim, that omnis rati habitio mandate aequiparatur (ratification is equivalent to express command).*

As a general rule, the principal has the right to elect whether he will adopt the unauthorized act or not.

But having once ratified the act, upon a full knowledge of all the material circumstances, the ratification cannot be revoked or recalled, and the principal becomes bound as if he had originally authorized the act.

The ratification must be voluntary, deliberate, and intelligent, and the party must know that without it, he would not be bound.

Owners had no idea of the current legal expenses: \$26,388.87 as of 27 April 2025 when deficit in Admin Fund is -\$374,482.58:

<https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-Income-and-Expenditure-Report-1Sep2024-to-27Apr2025.pdf>

Second major Motion for EGM on 1 May 2025 was to accept the fee proposal submitted by CORE Consulting Engineers to complete Stage 1: Construction Stage Technical Management as detailed in AS10355.

The agenda did not contain any figure for estimate of CORE Consulting expenses, apart from hourly rates and has no alternative quotes for the same works by other providers! The "proposal" had open-ended costs. Would any normal and reasonable person accept such quote (especially taking into consideration massive levy increases at AGM 2024):

<https://www.nswstratasleuth.info/SP52948-negative-trends-with-Admin-Fund-under-Waratah-Strata-Management.html>

<https://www.nswstratasleuth.info/SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html>

<b>SP52948 FY between 1 September and 31 August the following year</b>	<b>Difference in Paid Levies to Previous Year</b>	<b>Levies Paid by Owner with Entitlement 47.00</b>
<b>1998</b>	0.00%	\$1,927.00
<b>1999</b>	24.08%	\$2,391.07
<b>2000</b>	42.18%	\$3,399.65
<b>2001</b>	2.03%	\$3,468.65
<b>2002</b>	-5.69%	\$3,271.30
<b>2003</b>	0.00%	\$3,271.31
<b>2004</b>	0.00%	\$3,271.25
<b>2005</b>	0.52%	\$3,288.15
<b>2006</b>	0.00%	\$3,288.10
<b>2007</b>	12.11%	\$3,686.20
<b>2008</b>	0.83%	\$3,716.70
<b>2009</b>	0.00%	\$3,716.76
<b>2010</b>	14.22%	\$4,245.40
<b>2011</b>	2.60%	\$4,355.80
<b>2012</b>	-0.65%	\$4,327.32
<b>2013</b>	13.74%	\$4,921.89
<b>2014</b>	-2.11%	\$4,818.21
<b>2015</b>	3.01%	\$4,963.28
<b>2016</b>	2.08%	\$5,066.61
<b>2017</b>	6.12%	\$5,376.80
<b>2018</b>	1.09%	\$5,435.25
<b>2019</b>	3.28%	\$5,613.65
<b>2020</b>	1.00%	\$5,669.55
<b>2021</b>	0.05%	\$5,672.20
<b>2022</b>	-0.13%	\$5,664.55
<b>2023</b>	4.05%	\$5,894.05
<b>2024</b>	7.91%	\$6,444.40
<b>2025</b>	52.42%	\$9,823.00



Bankruptcy filings 2022		Strata bankruptcy filings as a percentage of total bankruptcy filings	
NSW		18%	
ACT		29%	
Victoria		4%	
Queensland		5%	
Western Australia		3%	
Northern Territory, South Australia, Tasmania		0%	