The agenda for this meeting was deliberately hidden by Bannermans Lawyers, Waratah Strata Management, and Mr. Stan Pogorelsky to NCAT in case 2024/00454780 on 20 March 2025. Applicant is highlighting it to show to what extent strata managers and committee members went to ensure non-compliance with strata laws and regulations in regards to organising meetings and managing SP52948. Instead of proving quality of their work to NCAT, they did the opposite: the below evidence proves persistent misconduct and dysfunctional operation of SP52948 (meetings were not sent to all owners, did not have detailed agenda, did not provide any details of continuous and significant negative balances in Admin Fund, and hid long-term fire safety non-compliance orders issued by City of Ryde Council). More than 30 ordinary committee and general meetings failed to comply with strata laws since Waratah Strata Management took office on 1 February 2017:

https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-since-1Feb2017.html

https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-non-compliant-meetings-in-SP52948-evidence.pdf

Meeting Details	Calculation of delivery
Notice of EGM held on the same day as the committee meeting on 22 February 2024 not listed in Mr. Pogorelsky's witness statement as submitted by Bannermans Lawyers on 20 March 2025, with premeditated and deliberate intentions to hamper Tribunal investigations	31 January 2024, agenda created too late to be sent by post
	1 February 2024, Day of Notice, postage date not included
	2 February 2024, First Working Day
	3 February2024, Saturday
	4 February 2024, Sunday
	5 February 2024, Second Working Day
	6 February 2024, Third Working Day
	7 February 2024, Fourth Working Day
	8 February 2024, Fifth Working Day
	9 February 2024, Sixth Working Day
	10 February 2024, Saturday
	11 February 2024, Sunday
	12 February 2024, Seventh Working Day, notice effective
	13 February 2024, First Notice Day
	14 February 2024, Second Notice Day
	15 February 2024, Third Notice Day
	16 February 2024, Fourth Notice Day
	17 February 2024, Fifth Notice Day
	18 February 2025, Sixth Notice Day
	19 February 2025, Seventh Notice Day
	20 February 2025, Eight Notice Day
	21 February 2025, Ninth Notice Day
	22 February 2024, Date of Meeting, not counted

1) Extract from 976-page witness statement by unfinancial committee member Mr. Stan Pogorelsky on 20 March 2025, where he also claimed he was authorised by the owners corporation to make the statements on its behalf:

WITNESS STATEMENT

I, Stan Pogorelsky, make the following statements:

1. I am a co-owner of lot 181 in strata scheme 52948 (the "**Scheme**"). I am a current member of the strata committee for The Owners – Strata Plan No. 52948 ("**owners corporation**") and have been since in or around 1999.
2. The Scheme is located at 1-15 Fontenoy Road, Macquarie Park NSW 2113 and comprises of 218 residential lots.

(See attachment "**1**" common property title search for registered strata plan 52948)

(See attachment "**2**" registered by-laws for the scheme)

(See attachment "**3**" registered strata plan)

3. I am authorised by the owners corporation to make this statement on its behalf.
4. I made this statement from my own knowledge and belief, save where otherwise stated.
5. The current strata managing agent of the Scheme is Waratah Strata Management.

(See attachment "**4**" strata management agency agreement dated 27 October 2022)

1.1) This conflicted with decisions at committee meeting on 6 January 2025:

https://www.nswstratasleuth.info/SP52948-year-2025/SP52948-minutes-EC-meeting-6Jan2025-published-15Jan2025.pdf

Motion 2	
Election of Office Bearers	**Ordinary Resolution** Submitted by Strata Committee
THAT the office bearers positions for chairperson, treasurer & secretary will be nominated and elected.	
MOTION DEFEATED	

Motion 4 Alternatives	
Alternatives for Appointment of Emergency Contact	**Motion Alternatives** **Submitted by Strata Committee**
(Option A) The Strata Managing Agent. **(Option B)** The Chairperson. **(Option C)** The Secretary. **'OPTION A' has been selected with the highest votes.**	

Motion 5	
Record Chairperson's Details on NSW Strata Hub	**Ordinary Resolution** Submitted by Strata Committee
THAT the Chairperson's contact information be recorded on the NSW Strata Hub. *(Please note, if motion is carried the chairperson's name and email address will be uploaded to Strata Hub and they will receive automatic system emails from NSW Strata Hub. If motion is defeated, the strata managing agent's details will uploaded and they will receive these emails.)*	
MOTION DEFEATED	

Motion 6	
Record Secretary's Details on NSW Strata Hub	**Ordinary Resolution** Submitted by Strata Committee
THAT the secretary's contact information be recorded on the NSW Strata Hub. *(Please note, if motion is carried the secretary's name and email address will be uploaded to Strata Hub and they will receive automatic system emails from NSW Strata Hub. If motion is defeated, the strata managing agent's details will uploaded and they will receive these emails.)*	
MOTION DEFEATED	

Motion 8	
Notice of Directions Hearing	**Ordinary Resolution** Submitted by Strata Committee
That the Strata Committee review the Notice of Directions Hearing and NCAT Tribunal Application, case number 2024/00454780.	
MOTION RESOLVED	

Motion 9	
Bannermans Costs Agreement	**Ordinary Resolution** Submitted by Strata Committee
The owners corporation/ strata committee resolves to: 1. Engage Bannermans, Lawyers in accordance with its fee proposal dated 23 December 2024 to undertake the activities referred to defend NCAT proceedings against and 2. That the strata committee service as point of contact to provide the owners corporation's instructions to Bannermans Lawyers or if leave is not granted for Bannermans to legally represent, for that the Committee to appear with the support of Bannermans.	
MOTION RESOLVED	

Closure	There being no further business, the meeting concluded at 10:30 am

1.2) Whilst unfinancial, without disclosing any details of NCAT case to owners, Mr. Pogorelsky and Uniqueco Property Services Director Steve Carbone organised collection of signatures (petition) around 17 March 2025.

Applicant asked Mr. Stan Pogorelsky and Mr. Steve Carbone to confirm or deny such allegations and they stayed silent, whilst preventing the Applicant from accessing this petition.

Mrs. Genelle Godbee, in her witness statement on 20 March 2025, confirmed this petition as "proof of owners corporation functioning satisfactorily":

7) Statements and proof "that the owners corporation is functioning satisfactorily."

Waratah and Annexure A: 120 plus SIGNED PETITIONS (from a possible 219 residences) collected between March10 and March 17, 2025

1.3) They organised a solicited signature gathering for a particular purpose (a petition or other legal document) through active outreach and persuasion. Their canvassing was deliberate and orchestrated that owners did not make an informed consent (crucial to ensure that individuals were aware of what they were signing and that they understood the consequences of their signature).

This is the same process unfinancial committee members ran in 2011, which was documented in Applicant's submission in Paragraph 2 of "NCAT-2024-00454780-001-remove-committee-member-Stan-Pogorelsky-SSMA-2015-Sec238-part-1-updated-29Jan2025" on 29 January 2025. Mr. Moses Levitt, on 17 February 2011 created a campaign:

https://www.nswstratasleuth.info/NCAT-2024-00454780-001/CTTT-SCS-11-00711-signature-campaign-organised-by-unfinancial-EC-member-Moses-Levitt-full-summary-17Feb2011.pdf

Extract from his submission:

"*I have no concerns regarding the administration of the affairs of our Strata Plan and believe that all involved in the management carry out their duties to a good standard, that they are honest in their Endeavour's and that owners are regularly advised on matters affecting the property.*"

On 20 November 2025, Lot 158 requested a group of owners, who attended NCAT Hearings, to provide their witness submissions to Office of Legal Services Commissioner, and that Mr.Pogorelsky and Mr. Carbone revisit 120 owners with updated (corrected) statements.

1.4) In Bannermans Lawyers submission to NCAT on 12 February 2025, which Ms. Pham did not send to the Applicant and failed to comply with Tribunal Orders made on 15 January 2025, and even lied to Tribunal at Directions Hearing on 20 February 2025 that she had sent the letter to the Applicant via courier, the following was stated in Paragraph 12:

12. Paragraph 3.3 of the POC is irrelevant to the Applicant's application. In addition, there is no requirement for a strata committee member to be financial to be elected to the strata committee.

Bannermans Lawyers made this senseless statement in direct contradiction with SSMA 2015 Section 23 (8):

(4) **Voting rights cannot be exercised if contributions not paid** A member of the strata committee is not entitled to vote on any motion put or proposed to be put to the strata committee if the member was, or was nominated as a member by a member who was, an unfinancial owner of a lot in the strata scheme at the date notice of the meeting was given and the amounts owed by the unfinancial owner were not paid before the meeting.

Under the Strata Schemes Management Act 2015 (NSW), an owner cannot vote at a general meeting if they are "unfinancial" at the time of the meeting, meaning they have not paid all contributions and other amounts owed in relation to the lot. This rule also applies to the exercise of voting rights on the strata committee. An owner must make these payments before the meeting to be eligible to vote on motions other than those requiring a unanimous resolution.

An owner is considered unfinancial if they have outstanding contributions or other amounts (like late fees or charges) owed to the owners corporation at the time of the meeting. The restriction applies to general meetings of the owners corporation and meetings of the strata committee. An unfinancial owner cannot exercise their voting rights at the meeting. To regain their voting rights, the owner must pay all overdue contributions and any other outstanding amounts related to their lot before the meeting. The payment must be made by the meeting date to be eligible to vote on most matters.

Ms. Pham could not provide any evidence on how would Mr. Pogorelsky, or any other unfinancial owner, vote at any meeting if all contributions not paid before the meeting.

2) In public display of keeping appearances, Bannermans Lawyers were well aware of risks with time limits to send notices for general meetings (similar applies to ordinary meetings too, but with shorter time frames):

https://www.bannermans.com.au/library/what-a-difference-a-day-makes-well-two-days-beware-of-time-limits-when-using-mail-services/

BANNERMANS LAWYERS

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What a difference a day makes (well two days) – Beware of time frames for General Meetings when using mail services

POSTED 08 DECEMBER 2023

Category: Strata

Beware of time limits when placing notices for general meeting into the postal system

A recent case brought us back to basics with respect to the timeframes in which notices of general meetings must be served under the Strata Scheme Management Act 2015 ("**SSMA**").

Pursuant to Schedule 1 Clause 7(3) of the SSMA, different notice periods apply to different types of general meetings of the owners corporation. For annual general meetings, notice must be served on each lot owner at least 14 days before the general meeting. For general meetings other than an annua general meeting, notice of the general meeting of the owners corporation must be served on each owner at least 7 days before the general meeting. Please see below the excerpt of clause 7(2) of the SSMA:

3) As of late November, Bannermans Lawyers, Waratah Strata Management, and committee members who attended Hearings on 22 April 2025, 22 July 2025, and 21 October 2025 (Mr. Stan Pogorelsky, Mr. Joe Spatola, Mr. Ramesh Desai, and Mrs. Genelle Godbee) failed to respond to this evidence or refute it.

Further more, they did not address Applicant's submission on 7 July 2025, with Table of Contents shown herewith:

https://www.nswstratasleuth.info/SP52948-year-2025/Table-of-Contents-NCAT-2024-00454780-concerns-about-procedural-errors-and-misleading-statements-6Jul2025.pdf

4) Since 8 December 2024, Lot 158 made 13 attempts via emails to reason with Bannermans Lawyers (first email was related to their conflict of interest to represent Lot 79 in illegal and unregistered major renovations). All of them were ignored, in spite of fact that they were illegally engaged to represent owners corporation in NCAT case 2024/00454780 and that all four SP52948 meetings in 2025 (up to December 2025) were fraudulent and void. Those requests are still OUTSTANDING:

https://www.nswstratasleuth.info/SP52948-year-2025/REPEATED-FAILURE-TO-COMPLY-NCAT-case-2024-00454780-Bannermans-Lawyers-continuous-misconduct-23Jul2025.pdf

5) In Mr. Pogorelsky's witness statement, which Bannermans Lawyers submitted on 20 March 2025, Tribunal was prevented from having access to details of agenda and minutes of this EGM:

Witness Statement of Stan Pogorelsky_20.03.25 (executed)-1.pdf

1

(See attachment "**5**" email correspondence between the Applicant and Waratah Strata Management dated 30 January 2024 to 12 February 2024)

The Scheme Functioning Satisfactorily

8. The following is a timeline of significant events that reflect that the Scheme has been functioning properly:
   A. Annual General Meetings: The owners corporation has regularly convened Annual General Meetings whereby it has considered (and resolved) motions that were relevant to the proper and satisfactory functioning of the Scheme.

(See attachment "**6**" notice of annual general meeting held on 22 October 2020)

(See attachment "**7**" minutes of annual general meeting held on 22 October 2020)

(See attachment "**8**" notice of annual general meeting held on 28 October 2021)

(See attachment "**9**" minutes of annual general meeting held on 28 October 2021)

(See attachment "**10**" notice of annual general meeting held on 27 October 2022)

(See attachment "**11**" minutes of annual general meeting held on 27 October 2022)

(See attachment "**12**" notice of annual general meeting held on 26 October 2023)

(See attachment "**13**" minutes of annual general meeting held on 26 October 2023)

(See attachment "**14**" notice of annual general meeting held on 28 November 2024)

(See attachment "**15**" minutes of annual general meeting held on 28 November 2024)

6) Lot 7 was allowed to attend the EGM and vote against paying interest in amount of $48.00 for levy arrears whilst unfinancial:

2 LOT 7 - INTEREST

Minutes Page 1 of 2

Resolved that in accordance with Sec 85 (3) of the Strata Schemes Management Act 2015 the Owners Corporation waive $48.00 of levy arrears interest charges for lot 7.

[Note: Lot 158 objected.]

6.1) Waratah Strata Management failed to disclose to owners that Lot 7 was also allowed to vote at Extraordinary General Meeting whilst owing $1,238.80 on 30 November 2023:

https://www.nswstratasleuth.info/SP52948-Lot-7-with-overdue-levies-on-8Nov2023-allowed-to-vote-and-attend-EGM-on-30Nov2023.pdf

WARATAH Strata Management

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

Meeting Attendance Register
Meeting date: 30/11/2023
Arrears cut-off date: 8/11/2023

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

Lot	Unit	UE	Owner's contact name	Vote	Proxy/Nominee name	Name on title	Meeting arrears only	Total arrears (-)prepaid
1	1	40.00	Jacqueline J E Lee & Brian J W Suh 133	Yes		Jacqueline Jung Eun Lee & Brian Jung Won Suh	0.00	0.00
2	2	41.00	Mr Nuria Gonsalves & Mr Rodney Gonsalves 88	Yes		Nuria Rodney Gonsalves & Rodney Thomas Gonsalves	0.00	0.00
3	3	44.00	Lorna Zelunzuk & Yigal Zelunzuk	Yes		Lorna Zelunzuk & Yigal Zelunzuk	0.00	0.00
4	4	31.00	Mr Donald Murden	Yes		Donald Murden	0.00	0.00
5	5	44.00	Ms Jeanne Satz 181	Yes		Jeanne Satz	0.00	0.00
6	6	41.00	Shina Dayan 88	No		Shina Dayan	0.30	0.30
7	7	39.00	Zuravle, James Zachary	No		James Zachary Zuravle	1,238.80	1,238.80
8	8	41.00	Choy Fai Shirley Lam	No		C F S Lam	1,299.94	1,299.94
9	9	44.00	Mr Paul Thabet & Ms Alison Hammond	Yes		Paul Thabet & Alison Margaret Hammond	0.00	0.00
10	10	44.00	Gang Yang & Lin Liu	Yes		Gang Yang & Lin Liu	0.00	0.00

30/11/2023 12:29 Heath Crosbie Waratah Strata Management Pty Ltd Page 1

7) Agenda was created on 31 January 2024 at 18:06 hours, which means it could not have been sent by post on that day:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-extract-from-agenda-EGM-31Jan2024.pdf

WARATAH Strata Management

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

NOTICE OF A STRATA COMMITTEE MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:
Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: A meeting of the Strata Committee of The Owners - Strata Plan 52948 will be held on 22/02/2024 via Zoom Video/Audio Conference immediately following the general meeting being held same date.

The Agenda for the mee

1 **MINUTES**
That the minutes
proceedings of t

2 **OFFICE BEARER**
That the strata c
Treasurer.

3 **FINANCIAL REP**
That the financia

4 **FIRE ORDER**
That progress of

5 **GENERAL BUSIN**
That any general

6 **NEXT MEETING**
That the date tim

Date of this notice: 31 January 2024

Properties

General Fonts

Location:	file:///tmp/SP52948-agenda-EC-meeting-31Jan2024.pdf
Producer:	iTextSharp™ 5.4.3 ©2000-2013 1T3XT BVBA (AGPL-version)
Created:	Wed 31 Jan 2024 18:06:22
Modified:	Wed 31 Jan 2024 18:06:22
Format:	PDF-1.4
Number of Pages:	1
Optimised:	No
Security:	No
Paper Size:	A4, Portrait (210 × 297 mm)
Contains Javascript:	No
Size:	124.5 kB

8) Agenda for EGM was not published on any of the six notice boards until 20 February 2024 (two days before the meeting - examples for three of them are herewith):

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-letterbox-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-agenda-for-EGM-scheduled-for-22Feb2024-published-for-first-time-photo-1-20Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-letterbox-notice-board-agenda-for-EGM-scheduled-for-22Feb2024-published-for-first-time-photo-1-20Feb2024.webp

9) Motions for three owners to have major renovations did not satisfy the requirements. 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.

10) Minutes of EGM on 22 February 2024 listed approvals for three owners to have major renovations in accordance with Special By-Law:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-minutes-EGM-22Feb2024.pdf

10.1) Minutes listed these owners as financial to vote, in spite of history of unpaid levies and refusing to provide evidence of their full payments:

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 52948 was held on 22/02/2024 via Zoom Video/Audio Conference. The meeting commenced at 06:00 PM.

PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
7	7	Yes	Zachary Zuravle
33	33	Yes	Jeffrey Wang
34	34	Yes	Jeffrey Wang
68	68	Yes	Simon P. Sheen
87	87	Yes	Basil Gionea
112	112	Yes	Carlos Montoya
136	136	Yes	Timothy Kemsley (Proxy to Chair)
137	137	No	Timothy Kemsley (Proxy to Chair)
142	142	Yes	Genelle Godbee
151	151	Yes	Maureen McDonald
158	158	Yes	D Baljevic
159	159	Yes	Ramesh Desai
170	170	Yes	Kathryn Cutler
181	181	Yes	Stanley Pogorelsky
200	200	Yes	Anthony Spatola
218	218	Yes	Jeffrey Wang

IN ATTENDANCE: Heath Crosbie - Waratah Strata Management

APOLOGIES: Marianna Paltikian (88)
Andrew Ip (133)

10.2) Lot 7 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), and allowed Lot 7 to attend the general meeting and vote, in spite of being unfinancial; not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services). Lot 7 did not pay fees for his major renovation:

https://www.nswstratasleuth.info/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

The only owners who paid partial renovation fee applications (GST excl) since 2022 were:

01/05/2023	Lot 27: Renovation Application Meeting Preparation	$90.00
01/08/2023	Lot 205: Renovation Application Fee	$109.09
01/08/2023	Lot 103: Renovation Application Meeting Preparation	$270.00
01/08/2023	Lot 87: Renovation Application Processing	$109.09
01/05/2024	Lot 86: Renovation application fee	$120.00

Lot 7 had unusual, and undislosed to owners, transactions for interest on overdue levy payments (GST excl):

27/12/2023	Lot 7: interest on arrears to 27/12/2023	$13.66 (Admin Fund)
27/12/2023	Lot 7: Owner invoice cancellation	$13.66 (Admin Fund)
27/12/2023	Lot 7: interest on arrears to 27/12/2023	$5.35 (Capital Works Fund)
27/12/2023	Lot 7: Owner invoice cancellation	$5.35 (Capital Works Fund)
15/03/2024	Lot 7: Interest on arrears to 15/03/2024	$12.38 (Admin Fund)
15/03/2024	Lot 7: Owner invoice cancellation	$12.38 (Admin Fund)
15/03/2024	Lot 7: interest on arrears to 15/03/2024	$3.37 (Capital Works Fund)
15/03/2024	Lot 7: Owner invoice cancellation	$3.37 (Capital Works Fund)

10.3) Lot 68: Previous owner Ms. Carol Geddes: an invoice for incomplete gas heating levies for FY 2012 and 2013 secretly sent four years later on 15 July 2016 which she did not pay and updated invoice for only $5.73 was sent on 21 October 2016. Lot 68 never paid full gas heating levies.

Current owner of Lot 68 had history of overdue levies:

18/12/2018	Lot 68: Debt recovery Stage 1	($25.00)
15/01/2019	Lot 68: Debt recovery Stage 2	($50.00)
16/04/2019	Lot 68: Debt recovery Stage 1	($25.00)
15/06/2021	Lot 68: Debt recovery Stage 1	($25.00)
14/06/2022	Lot 68: Debt recovery Stage 1	($25.00)
15/03/2023	Lot 68: Debt recovery Stage 1	($30.00)

10.4) Lot 33, 34, and 218: unpaid full overdue levies for past events, including Mr. Jeffery Wang's inheritance of outstanding debt where 50% of legal fees were waived without general meeting on 22 March 2000:

https://www.nswstratasleuth.info/SP52948-BCS-Strata-Management-waived-outstanding-levies-without-owners-corporation-approval-Minutes-EC-meeting-22Mar2000-legal-fees-Lot-103-and-218.jpg

Of special importance is the fact that Mr. Jeffery Wang had debt of $3.90 (secret document "Debtors Age Trial Balance" on the date of AGM on 23 October 2013) and was accepted as financial at the meeting. Mr. Wang was made aware of this in Applicant's documents for NCAT and he never replied.

Additional examples of debts:

https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-34-Jeffery-Wang-outstanding-levies-reminder-1July2014.pdf

https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-218-Jeffery-Wang-outstanding-levies-reminder-3Oct2014.pdf

https://www.nswstratasleuth.info/SP52948-Committee-member-Lot-218-Jeffery-Wang-outstanding-levies-reminder-20Oct2014.pdf

18/09/2017 Lot 34: Debt recovery Stage 1 ($25.00)
15/06/2020 Lot 35: Debt recovery Stage 1 ($25.00)

Lot 218 still has an outstanding Letter of Demand which the Applicant sent to him on 2 October 2020.

10.5) Lot 112:

17/06/2019 Lot 112: Debt recovery Stage 1 ($25.00)

10.6) Lot 136 and 137:

01/06/2018 Lot 136: Interest on arrears to 01/06/2018 $12.99
01/06/2018 Lot 136: Interest on arrears to 01/06/2018 $5.08

Owners of Lot 136 and 137 were themselves involved in obtaining exclusive rights to common property through non-compliant EGMs in 2012. EGM that gave exclusive rights to common property to Lots 136 and 137 in May 2012 also has problem with quorum and was non-compliant with the Special By-Law because they did not pay all expenses of the rushed extraordinary general meeting and adjourned meeting, and did not pay for the registration of the By-Law. In addition, it was not possible to count higher number of votes at the adjourned meeting unless they attended in person.

Under the Strata Schemes Management Act 1996 (SSMA), a 7-day notice period was required for general meetings other than an annual general meeting (AGM), and a 14-day notice period was required for AGMs. The 7-day notice requirement applied to most general meetings, including extraordinary or special general meetings (EGMs), and the notice had to be given to all owners and eligible voters. Interpretation Act 1987 which was valid at the time stated that any document to be served by post in Australia or in an external Territory is taken to have been effected on the fourth working day after the letter was posted.

Meeting Details	**Calculation of delivery**
Notices for EGM scheduled for 7 May 2012 were not sent to all owners	24 April 2012, Day of Notice, postage date not included
	25 April 2012, First Working Day
	26 April 2012, Second Working Day
	27 April 2012, Third Working Day
	28 April 2012, Saturday
	29 April 2012, Sunday
	30 April 2012, Fourth Working Day, notice effective
	1 May 2012, First Notice Day
	2 May 2012, Second Notice Day
	3 May 2012, Third Notice Day
	4 May 2012, Fourth Notice Day
	5 May 2012, Fifth Notice Day
	6 May 2012, Sixth Notice Day
	One Notice Day missing!
	7 May 2012, Date of Meeting, not counted

Meeting Details	Calculation of delivery
Notices for adjourned EGM scheduled for 14 May 2012 were not sent to all owners	7 May 2012, Day of Notice, postage date not included
	8 May 2012, First Working Day
	9 May 2012, Second Working Day
	10 May 2012, Third Working Day
	11 May 2012, Fourth Working Day, notice effective
	12 May 2012, First Notice Day
	13 May 2012, Second Notice Day
	Five Notice Days missing!
	14 May 2012, Date of Meeting, not counted

https://www.nswstratasleuth.info/SP52948-Lot-136-and-137-payment-for-exclusive-rights-to-common-property-EGM-2012.pdf

Evidence proves SP52948 has two owners who obtained exclusive rights to common property in manners that must be investigated. Plus, Special By-Law for Lot 3 was secret for 14 years and not registered in By-Laws:

https://www.nswstratasleuth.info/SP52948-Gary-Webb-BCS-Strata-Management-failed-to-recover-funds-for-Special-By-Law-that-gave-exclusive-rights-to-common-property-to-Lot-0136-and-137-13Jul2012.html

https://www.nswstratasleuth.info/SP52948-CONSENT-TO-ENTER-INTO-BY-LAW-Lot-136-and-137.pdf

https://www.nswstratasleuth.info/SP52948-Registered-By-Laws-Missing-By-Law-for-Lot-3-DocID-2541110-BCS2541110-29Jan2014.pdf

https://www.nswstratasleuth.info/SP52948-Special-By-Law-for-exclusive-rights-to-common-property-for-Lot-136-and-137-registered-just-two-days-after-EGM-2012-16May2012.pdf

10.7) Lot 159:

09/12/2019 Lot 159: Debt recovery Stage 1 ($25.00)

10.8) Lot 170:

16/03/2020 Lot 170: Debt recovery Stage 1 ($25.00)

10.9) Lot 181: By own admission in his return of summonses on 17 March 2025, he provided a copy of invoice in amount of $110.00 (dated 11 December 2019, two months after the AGM) for UNPAID gas heating levies for two quarters in 2015/2016 (you got a copy of it). Three problems:

> This (secret) invoice (never disclosed in NCAT case SC 20/33352 and owners), did not include 10% simple interest per year for overdue payment. In his return of summonses, Mr. Pogorelsky claimed he paid $136.20 on 8 October 2019. That is a blatant lie and confirmed in Detailed Revenue for FY 2020: he only paid $26.20 (GST incl) on 8 October 2019. This invoice WAS NOT PAID AS OF 30 OCTOBER 2025 (SIX YEARS AFTER THE EVENT). Waratah Strata Management must recover unpaid levy for this invoice, include 10% simple interest per year, and publish it for all owners and NCAT.
>
> Mr. Pogorelsky was warned many times about Judge Einfeld who had pleaded guilty to perjury and making a false statement with intent to pervert the course of justice, to avoid a $77 speeding ticket in 2006. He spent two years in jail for such a small amount…

Since 13 February 2024, and especially as per Lot 158 document submitted to NCAT on 29 January 2025, Mr. Pogorelsky had knowledge that Lot 158 had evidence of his levy payments in FY 2020 (including secret gas heating payment in amount of $23.82 (GST excl) on 8 October 2019 for overdue levies in 2015/2016):

88.3) In Detailed Revenue for the financial year from 01/09/2019 to 31/08/2020 (FY 2020), Mr. Pogorelsky paid the following (including $400.00 (GST excl) for gas heating levies for period of two years, where 10% simple interest was not included for the previous year):

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-detailed-revenue-1Sep2019-to-31Aug2020.pdf

```
08/10/2019 Lot 181: Shortpaid gas additional service 2015  $23.82
01/05/2020 Lot 181: Additional Gas Point Fee - 1/9/19 - 31/8/     $200.00
01/11/2019 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $1,040.00
01/02/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $910.00
01/05/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $910.00
01/08/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $910.00
01/11/2019 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $383.50
01/02/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $513.50
01/05/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $513.50
01/08/2020 Lot 181: Quarterly Admin/Capital Works Levy (Stand     $513.50
```

Mr. Pogorelsky still decided to provide false statement about paying $136.20 (GST incl) on 8 October 2019 in his return of summonses on 17 March 2025, directly lying to court under sworn statement.

To deepen his premediated fraud, Mr. Pogorelsky even submitted alleged invoice dated 11 December 2019 for overdue gas heating levies in amount of $110,00 (GST incl) for overdue levy in 2015/2016, without providing any evidence to NCAT about paying it:

ANNEXURE C 3

WARATAH
Strata Management

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

MISCELLANEOUS INVOICE

Tax Invoice

Issued 11/12/2019 on behalf of:

Strata Plan 52948
ABN 79491891602
Macquarie Gardens
1-15 Fontenoy Road
Macquarie Park NSW 2113
for
Lot 181 Unit 181
Stanley Pogorelsky & T L Pogorelsky

Mr Stanley & Mrs Tessa Pogorelsky
181/1-15 Fontenoy Road
Macquarie Park NSW 2113

	GST	Total
Lot 181: Additional Gas Charges	10.00	110.00

Amount Payable: **$10.00** **$110.00**

Cheques should be made payable to 'Strata Plan 52948'

DEFT PAYMENT SYSTEMS

*Registration is required for payments from cheque or savings accounts. Please complete a registration form available at www.deft.com.au or call 1800 672 162. You do not need to re-register for the internet service if already registered for phone payment. Registration is not required for credit card payments.

Mr Stanley & Mrs Tessa Pogorelsky
Strata Plan 52948
Lot 181 Unit 181

*442 212843833 28739

BPAY Biller code 96503

Contact your participating financial institution to make a BPAY payment from your cheque or savings account. Enter the biller code and your DEFT reference number. To use the QR code, use the reader within your mobile banking app. More info: www.bpay.com.au

Pay over the Internet by DEFT Online from your *pre-registered bank account at www.deft.com.au

Pay by DEFT Phonepay from your *pre-registered bank account. Call 1300 301 090 or International +612 8232 7395

Credit card payments can be made over the Internet. Log onto www.deft.com.au or call 1300 301 090 and follow the instructions. A surcharge will be applicable if you use this option.

Pay by mailing this payment slip with your cheque to:
DEFT Payment Systems
GPO Box 4690, Sydney NSW 2001

POST billpay
Pay in person at any post office by cash, cheque or Eftpos. Payments made at Australia Post will incur a $2.75 DEFT processing fee.

Waratah Strata Management Pty Ltd

DEFT Reference Number
212843833 28739

Amount Due
$110.00

Due Date
11/12/2019

Amount Paid
$

+212843833 28739 < 000011000<2+

- In FY 2020, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 206, interest of $0.01 charged on 4 November 2019
  Lot 24, interest of $0.01 charged on 9 December 2019
  Lot 38, interest of $0.03 charged on 23 December 2019
  Lot 206, interest of $0.01 charged on 24 February 2020
  Lot 138, interest of $0.01 charged on 26 March 2020
  Lot 126, interest of $0.01 charged on 23 April 2020
  Lot 70, interest of $0.01 charged on 4 May 2020

- In FY 2021, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 10, interest of $0.02 charged on 21 September 2020
  Lot 72, interest of $0.01 charged on 30 October 2020
  Lot 164, interest of $0.01 charged on 13 November 2020
  Lot 67, interest of $0.01 charged on 1 December 2020
  Lot 138, interest of $0.01 charged on 26 March 2020
  Lot 133, interest of $0.01 charged on 5 January 2021
  Lot 165, interest of $0.01 charged on 12 January 2021

- In FY 2022, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 115, interest of $0.01 charged on 21 October 2021
  Lot 70, interest of $0.01 charged on 1 November 2021
  Lot 115, interest of $0.01 charged on 20 December 2021
  Lot 182, interest of $0.01 charged on 1 February 2022
  Lot 84, interest of $0.01 charged on 14 February 2022
  Lot 118, interest of $0.01 charged on 22 March 2022
  Lot 182, interest of $0.01 charged on 2 May 2022

- In FY 2023, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 24, interest of $0.01 charged on 11 October 2022
  Lot 139, interest of $0.02 charged on 1 November 2022
  Lot 12, interest of $0.02 charged on 23 November 2022
  Lot 203, interest of $0.02 charged on 16 March 2023
  Lot 84, interest of $0.01 charged on 14 February 2022
  Lot 40, interest of $0.01 charged on 11 April 2023
  Lot 68, interest of $0.01 charged on 15 May 2023

- In FY 2024, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 194, interest of $0.01 charged on 22 January 2024
  Lot 176, interest of $0.09 charged on 30 January 2024
  Lot 106, interest of $0.08 charged on 18 March 2024
  Lot 110, interest of $0.05 charged on 22 April 2024
  Lot 184, interest of $0.01 charged on 2 May 2024
  Lot 36, interest of $0.01 charged on 18 July 2024

- In FY 2025, whilst unfinancial himself, Mr. Pogorelsky actively supported discrimination against owners as the following interest charges applied in Admin Fund. Few of many examples:

  Lot 177, interest of $0.10 charged on 27 November 2024
  Lot 84, interest of $0.46 charged on 17 January 2025
  Lot 48, interest of $0.64 charged on 10 June 2025
  Lot 88, interest of $0.41 charged on 10 June 2025

10.10) Previous owner of Lot 200 had history of unpaid full levies, which current owner inherited. On 21 March 2019, Mr. John Gore received an invoice for levies, which included $19.71 for interest up to 1 May 2019:

https://www.nswstratasleuth.info/SP52948-Lot-200-overdue-levies-with-interest-charges-21Mar2019.jpg

Evidence shows that the interest was waived without approval at any meeting, where strata manager used flawed excuse of alleged ransomware attack that did not happen in February 2019 (including 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):

https://www.nswstratasleuth.info/SP52948-Waratah-Strata-Management-dubious-process-for-levy-invoicing-and-advice-not-to-pay-interest-for-Lot-200-21Mar2019.jpg

21/03/2019 Lot 200: Cancel interest ($4.30)
08/05/2019 Lot 200: Cancel interest ($13.57)
08/05/2019 Lot 200: Cancel interest ($5.94)

In 2015, previous owner Mr. John Gore forced owners corporation to replace his private smoke alarm (directly defrauding owners corporation), in spite of clear regulation that in a NSW strata townhouse, the owner is responsible for smoke alarms located inside their individual unit, while the owners corporation is responsible for smoke alarms in common areas:

https://www.nswstratasleuth.info/SP52948-replaced-faulty-smoke-alarms-Lot-200-10Aug2015.pdf

In December 2015, previous owner Mr. John Gore was reimbursed $92.08 for his private gas usage without proof of invoice, and repeated the same process in March 2016 (claiming $69.29), directly defrauding owners corporation:
https://www.nswstratasleuth.info/SP52948-Lot-200-claimed-gas-reimburement-without-invoice-Dec2015.pdf

https://www.nswstratasleuth.info/SP52948-Lot-200-claimed-gas-reimburement-without-invoice-Dec2015.pdf

Previous owner, Mr. John Gore, had poor understanding of how water and gas levies and reimbursements should apply, as per his secret email on 4 January 2017:

https://www.nswstratasleuth.info/SP52948-Lot-200-does-not-understand-correct-structure-for-gas-usage-in-the-complex-4Jan2017.png

Previous owner of Lot 200 (Mr. John Gore) still has an outstanding Letter of Demand which the Applicant sent to him on 10 February 2022.

11) LOT 8 - MAJOR RENOVATION APPLICATION

- Application provided expired dates for the work:

  Proposed start date: 15/Jan/2024
  Proposed finish date: 19/Jan/2024

- No evidence that Lot 8 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 8 paid bond in amount of:

  $1,000.00 if total cost of works was less than $20,000.00
  $5,000.00 if total cost of works was less than $20,000.00

- No evidence that Lot 8 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.

- No evidence that Lot 8 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.

- In official submission to NCAT in case 2024/00454780 on 20 March 2025, Bannermans Lawyers and Solicitor Adrian Mueller, with full support by Waratah Strata Management, submitted latest version of SP52948 By-Laws in Certificate of Title edition 16 dated 11 February 2021, which ended with latest updates AQ793279 (consolidation of Registered By-Laws), showed there were no updates to By-Laws since then, which means that this work was not listed in Annexure B of the by-law to create record of all approved major works.

12) LOT 86 - MAJOR RENOVATION

- No evidence that Lot 86 paid bond in amount of:

  $1,000.00 if total cost of works was less than $20,000.00
  $5,000.00 if total cost of works was less than $20,000.00

- No evidence that Lot 86 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.

- No evidence that Lot 86 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.

- Waratah Strata Management failed to disclose to owners that Lot 86 started the renovations on 18 January 2024, more than one month before the approval:

  https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-C-Lot-86-renovations-without-approval-at-general-meeting-30Jan2024.webp

- In official submission to NCAT in case 2024/00454780 on 20 March 2025, Bannermans Lawyers and Solicitor Adrian Mueller, with full support by Waratah Strata Management, submitted latest version of SP52948 By-Laws in Certificate of Title edition 16 dated 11 February 2021, which ended with latest updates AQ793279 (consolidation of Registered By-Laws), showed there were no updates to By-Laws since then, which means that this work was not listed in Annexure B of the by-law to create record of all approved major works.

13) LOT 116 - MAJOR RENOVATION

- No evidence that Lot 116 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 116 paid bond in amount of:

  $1,000.00 if total cost of works was less than $20,000.00
  $5,000.00 if total cost of works was less than $20,000.00

- No evidence that Lot 116 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.

- No evidence that Lot 116 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.

- In official submission to NCAT in case 2024/00454780 on 20 March 2025, Bannermans Lawyers and Solicitor Adrian Mueller, with full support by Waratah Strata Management, submitted latest version of SP52948 By-Laws in Certificate of Title edition 16 dated 11 February 2021, which ended with latest updates AQ793279 (consolidation of Registered By-Laws), showed there were no updates to By-Laws since then, which means that this work was not listed in Annexure B of the by-law to create record of all approved major works.

14) The only owners listed paying some (not all) fees for major renovations since FY 2022 (GST excl) were:

01/05/2023	Lot 27: Renovation application meeting preparation	$90.00
01/08/2023	Lot 205: Renovation application fee	$109.09
01/08/2023	Lot 103: Renovation application meeting preparation	$270.00
01/08/2023	Lot 87: Renovation application processing	$109.09
01/05/2024	Lot 86: Renovation application fee	$120.00

15) Part of the minutes cut for the sake of brevity, with emphasis on the last statement that meeting closed at 6:30 pm (how can a general meeting that started at 6:00 pm and did not satisfy quorum, allegedly waited for 30 minutes and then closed it at the same time: hint: strata manager Heath Crosbie lied, because the meeting waited around 15 minutes only and Applicant has photo evidence of it):

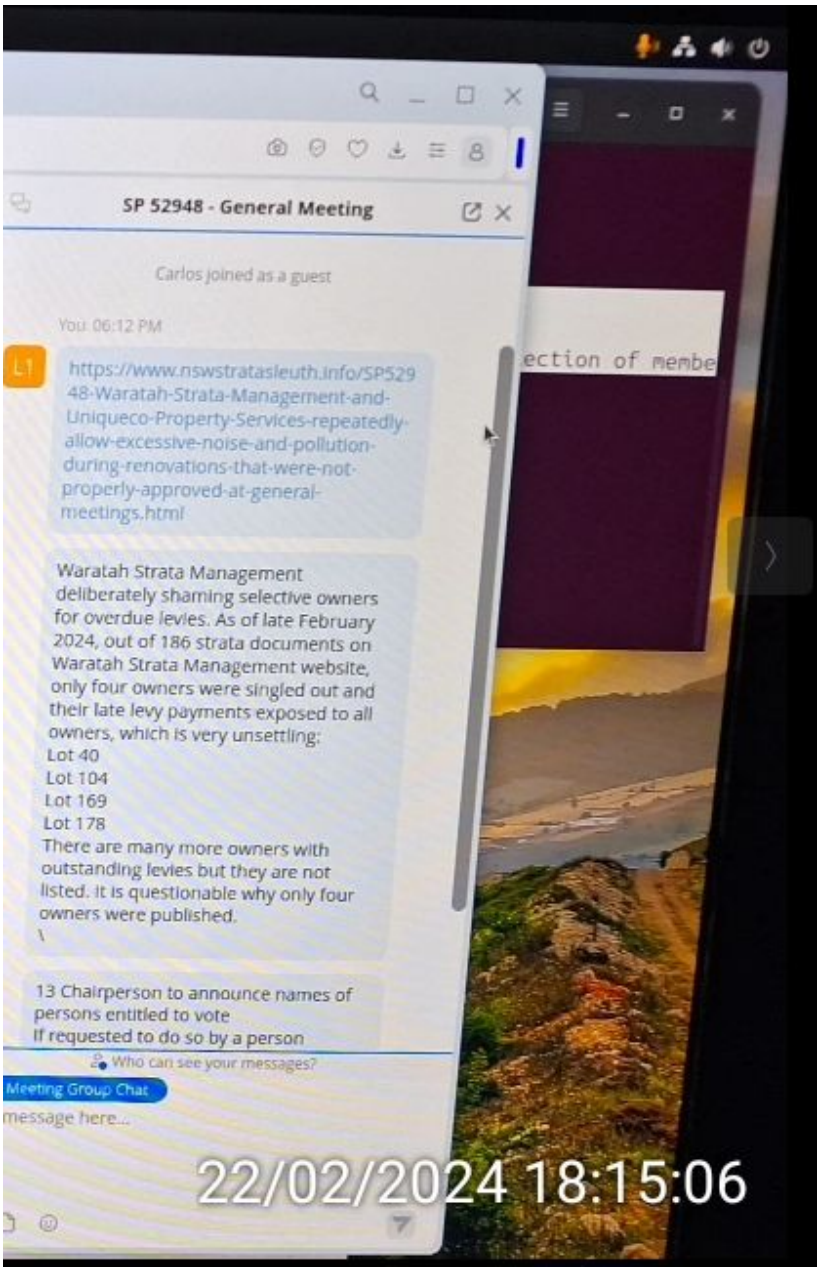
https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-minutes-EGM-22Feb2024.pdf

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-evidence-from-Zoom-chat-that-EGM-started-at-6pm-22Feb2024.png

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-evidence-from-Zoom-chat-Lot-158-concerns-ignored-EGM-22Feb2024.png

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-evidence-from-Zoom-chat-request-to-announce-names-of-valid-owners-to-vote-EGM-22Feb2024.png

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-evidence-from-Zoom-chat-Lot-158-concerns-ignored-screenshot-2-EGM-22Feb2024.png



https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-minutes-EGM-22Feb2024.pdf

MINUTES OF THE EXTRAORDINARY GENERAL MEETING
THE OWNERS - STRATA PLAN 52948

ADDRESS OF THE STRATA SCHEME:
Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

DATE, PLACE & TIME OF MEETING: An Extraordinary General Meeting of The Owners - Strata Plan 52948 was held on 22/02/2024 via Zoom Video/Audio Conference. The meeting commenced at 06:00 PM.

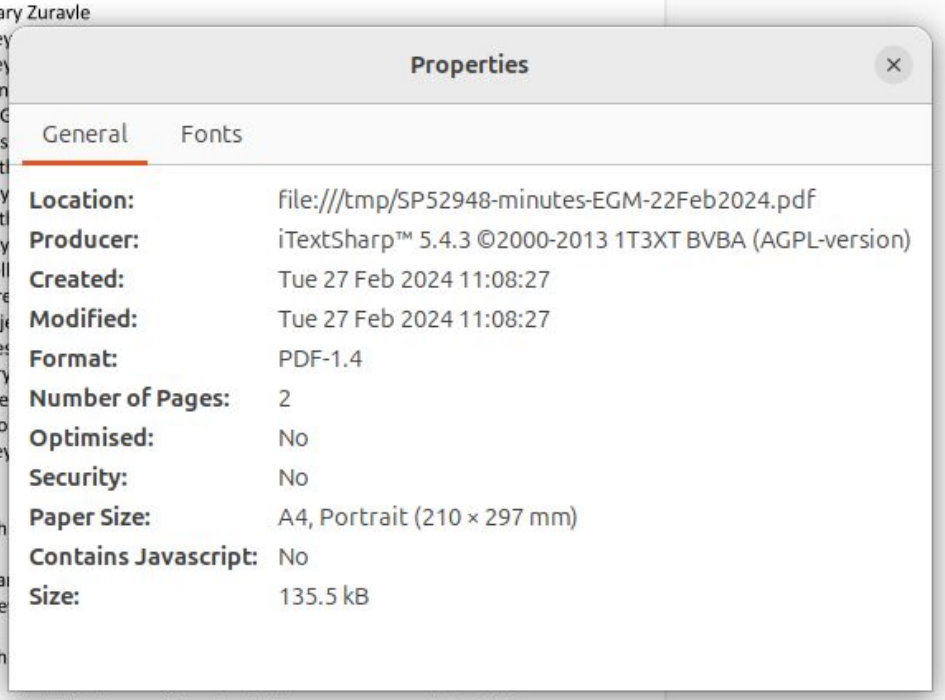
PRESENT:

Lot #	Unit #	Attendance	Owner Name Representative
7	7	Yes	Zachary Zuravle
33	33	Yes	Jeffrey
34	34	Yes	Jeffrey
68	68	Yes	Simon
87	87	Yes	Basil G
112	112	Yes	Carlos
136	136	Yes	Timotl (Proxy
137	137	No	Timotl (Proxy
142	142	Yes	Genell
151	151	Yes	Maure
158	158	Yes	D Balje
159	159	Yes	Rames
170	170	Yes	Kathry
181	181	Yes	Stanle
200	200	Yes	Antho
218	218	Yes	Jeffrey

IN ATTENDANCE: Heath

APOLOGIES: Maria Andre

CHAIRPERSON (acting): Heath



As a quorum had not been establish within half an hour of the scheduled commencement, the Chairman declared that those present in person and by proxy would constitute a quorum for consideration of the motions at the meeting.

Minutes of the meeting:

1 **MINUTES**
Resolved that the minutes of the previous general meeting of the owners corporation be confirmed as a true record of the proceedings of that meeting.

[Note: Lot 158 objected.]

2 **LOT 7 - INTEREST**

Minutes Page 1 of 2

Resolved that in accordance with Sec 85 (3) of the Strata Schemes Management Act 2015 the Owners Corporation waive $48.00 of levy arrears interest charges for lot 7.

[Note: Lot 158 objected.]

CLOSURE: There being no further business, the chairperson declared the meeting closed at 06:30 PM.

16) Notice boards did not publish agenda for the EGM in reasonable or legally-compliant timeframes:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-A-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-letterbox-notice-board-no-agenda-for-EGM-scheduled-for-22Feb2024-photo-1-19Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Block-B-notice-board-agenda-for-EGM-scheduled-for-22Feb2024-published-for-first-time-photo-1-20Feb2024.webp

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-letterbox-notice-board-agenda-for-EGM-scheduled-for-22Feb2024-published-for-first-time-photo-1-20Feb2024.webp

17) At SP52948 committee meeting on 22 February 2024 (held straight after the EGM), Waratah Strata Management was forced to admit they kept false version of financial data in Admin and Capital Works Funds for three months. $28,877.98 was not recorded for building manager's November 2023 monthly salary for three months (until late February 2025), completely distorting the financial status.

17.1) On 31 January 2024, Admin Fund recorded negative balance (deficit) in amount of -$276,492.96 (end of FY quarter) but November 2023 monthly salary for building manager was hidden:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Jan2024.pdf

181100	Reimbursements - Gas Usage	312.69	636.80
181101	Reimbursements - Water Usage	1,961.38	4,520.54
190200	Utility--Electricity	34,696.23	53,704.10
190400	Utility--Gas	854.73	27,768.79
191200	Utility--Water & Sewerage	56,803.43	100,993.06

31/01/2024 19:21 Web generated report Waratah Strata Management Pty Ltd Page 2

Strata Plan 52948

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

Administrative Fund

	Current period 01/09/2023-31/01/2024	Previous year 01/09/2022-31/08/2023
Total expenses	491,257.17	903,398.93
Surplus/Deficit	(282,613.69)	(69,680.22)
Opening balance	6,120.73	75,800.95
Closing balance	**-$276,492.96**	**$6,120.73**

17.2) On 27 February 2024, Admin Fund for quarter ending on 31 January 2024 recorded negative balance (deficit) in amount of -$309,762.23:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-Income-and-Expenditure-Report-1Sep2023-to-31Jan2024-downloaded-on-27Feb2024.pdf

181100	Reimbursements - Gas Usage	312.69	636.80
181101	Reimbursements - Water Usage	1,961.38	4,520.54
190200	Utility--Electricity	34,696.23	53,704.10
190400	Utility--Gas	4,436.02	27,768.79
191200	Utility--Water & Sewerage	56,803.43	100,993.06

27/02/2024 19:46 Web generated report Waratah Strata Management Pty Ltd Page 2

Strata Plan 52948

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

Administrative Fund

	Current period 01/09/2023-31/01/2024	**Previous year** 01/09/2022-31/08/2023
Total expenses	524,526.44	903,398.93
Surplus/Deficit	(315,882.96)	(69,680.22)
Opening balance	6,120.73	75,800.95
Closing balance	**-$309,762.23**	**$6,120.73**

17.3) Waratah Strata Management significantly manipulated accounting data:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Jan2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

17.4) Waratah Strata Management significantly manipulated accounting data, where $28,877.98 was missing in Income & Expenditure Report on 31 January 2024 and was added on 27 February 2024:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Jan2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kep false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for 31 January 2024 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds

WARATAH Strata Management

Waratah Strata Management
ABN 79 165 010 565
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 0599
Fax (02) 9114 0598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 31/01/2024

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

Administrative Fund

		Current period 01/09/2023-31/01/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	208,643.48	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	120,899.69	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,792.00	6,422.18

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WARATAH Strata Management

Waratah Strata Management
ABN 79 165 010 565
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 0599
Fax (02) 9114 0598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 31/01/2024

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

Administrative Fund

		Current period 01/09/2023-31/01/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	208,643.48	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	149,777.67	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,792.00	6,422.18

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17.5) Difference in Income & Expenditure Reports for 30 November 2023 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds ($28,877.98 was missing in Income & Expenditure Report on 30 November 2023 and was added on 27 February 2024):

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-30Nov2023-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kep false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for 30 November 2023 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds

WARATAH Strata Management

Waratah Strata Management
ABN 78 [illegible]
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 30/11/2023

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

Administrative Fund

		Current period 01/09/2023-30/11/2023	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	242.54	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	218.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
	Total revenue	208,055.70	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	3,532.45	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	681.93	2,214.58
154100	Admin--Management Fees--Additional Charges	30.00	768.18
154000	Admin--Management Fees--Standard	6,837.55	26,663.37
156000	Admin--Status Certificate Fees Paid	218.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	93.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	61,630.31	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	747.00	6,422.18

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WARATAH Strata Management

Waratah Strata Management
ABN 78 [illegible]
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 30/11/2023

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

Administrative Fund

		Current period 01/09/2023-30/11/2023	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	242.54	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	218.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
	Total revenue	208,055.70	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	3,532.45	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	681.93	2,214.58
154100	Admin--Management Fees--Additional Charges	30.00	768.18
154000	Admin--Management Fees--Standard	6,837.55	26,663.37
156000	Admin--Status Certificate Fees Paid	218.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	93.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	90,508.29	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	747.00	6,422.18

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17.6) Difference in Income & Expenditure Reports for 31 December 2023 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Fund ($28,877.98 was missing in Income & Expenditure Report on 31 December 2023 and was added on 27 February 2024):

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Dec2023-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kep false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for 31 December 2023 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds

WARATAH Strata Management

Waratah Strata Management
ABN 71 107 133 743
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 31/12/2023

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

Administrative Fund

		Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	441.41	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
	Total revenue	208,472.57	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	4,748.54	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	105.00	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	261.93	2,214.58
154100	Admin--Management Fees--Additional Charges	40.00	768.18
154000	Admin--Management Fees--Standard	9,191.46	26,663.37
156000	Admin--Status Certificate Fees Paid	327.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	91,148.16	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,322.00	6,422.18

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WARATAH Strata Management

Waratah Strata Management
ABN 71 107 133 743
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 31/12/2023

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

Administrative Fund

		Current period 01/09/2023-31/12/2023	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	441.41	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	93.00	217.00
	Total revenue	208,472.57	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	4,748.54	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	105.00	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	261.93	2,214.58
154100	Admin--Management Fees--Additional Charges	40.00	768.18
154000	Admin--Management Fees--Standard	9,191.46	26,663.37
156000	Admin--Status Certificate Fees Paid	327.00	981.00
156500	Admin--Strata Hub Fees Paid	0.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	120,026.14	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,322.00	6,422.18

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17.7) Difference in Income & Expenditure Reports for 31 January 2024 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds ($28,877.98 was missing in Income & Expenditure Report on 31 January 2024 and was added on 27 February 2024):

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Jan2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kep false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for 31 January 2024 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds

WARATAH Strata Management

Waratah Strata Management
ABN 79 165 135 765
PO Box 123, Eastwood, NSW 2122
Ph (02) 9114 9598
Fax (02) 9114 9598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 31/01/2024

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

Administrative Fund

		Current period 01/09/2023-31/01/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	208,643.48	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	120,899.69	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,792.00	6,422.18

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WARATAH Strata Management

Waratah Strata Management
ABN 79 165 135 765
PO Box 123, Eastwood, NSW 2122
Ph (02) 9114 9598
Fax (02) 9114 9598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 31/01/2024

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

Administrative Fund

		Current period 01/09/2023-31/01/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	581.32	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	207,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	208,643.48	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	5,964.63	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,405.00	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	1,071.93	2,214.58
154100	Admin--Management Fees--Additional Charges	50.00	768.18
154000	Admin--Management Fees--Standard	11,545.37	26,663.37
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	124.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	149,777.67	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00
164600	Maint Bldg--Doors & Windows	1,792.00	6,422.18

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17.8) Difference in Income & Expenditure Reports for February 2024 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds:

https://www.nswstratasleuth.info/SP52948-year-2024/SP52948-accounting-differences-for-status-for-late-Feb2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf

At SP52948 committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they kep false version of financial data in Admin and Capital Works Funds for three months. Here is difference in Income & Expenditure Reports for February 2024 found on Waratah Strata Management website up to 26 and modified version on 27 February 2024, with huge change in balance for Admin and Capital Works Funds

WARATAH Strata Management

Waratah Strata Management
ABN 95 601 603 763
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9598
Fax (02) 9114 9598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 26/02/2024

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

Administrative Fund

		Current period 01/09/2023-26/02/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	629.69	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	452,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	453,691.85	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	7,180.72	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,510.00	1,205.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
153000	Admin--Key Deposit Refunds	(122.00)	200.00
153200	Admin--Legal & Debt Collection Fees	1,131.93	2,214.58
154100	Admin--Management Fees--Additional Charges	180.00	768.18
154000	Admin--Management Fees--Standard	13,899.28	26,663.37
155600	Admin--Search Fees	(28.18)	0.00
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	155.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	158,829.58	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00

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WARATAH Strata Management

Waratah Strata Management
ABN 95 601 603 763
PO Box 125, Eastwood, NSW 2122
Ph (02) 9114 9598
Fax (02) 9114 9598
www.waratahstrata.com.au

Income & Expenditure Report
for the financial year-to-date
01/09/2023 to 27/02/2024

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

Administrative Fund

		Current period 01/09/2023-27/02/2024	Previous year 01/09/2022-31/08/2023
Revenue			
141900	Gas - Additional Service	0.00	2,945.40
142500	Interest on Arrears--Admin	629.69	976.85
142800	Key Deposits	0.00	862.00
143000	Levies Due--Admin	452,502.16	810,586.82
144000	Miscellaneous Income--Admin	0.00	17,040.64
146500	Status Certificate Fees	436.00	1,090.00
147000	Strata Roll Inspection Fees	124.00	217.00
	Total revenue	453,691.85	833,718.71
Less expenses			
150200	Admin--Accounting	0.00	900.00
153800	Admin--Agent Disbursements	7,180.72	13,771.85
153802	Admin--Agent Disburst--Other	0.00	100.00
150800	Admin--Auditors--Audit Services	1,510.00	1,205.00
150900	Admin--Auditors--Taxation Services	0.00	475.00
153000	Admin--Key Deposit Refunds	(122.00)	200.00
153200	Admin--Legal & Debt Collection Fees	1,131.93	2,214.58
154100	Admin--Management Fees--Additional Charges	180.00	768.18
154000	Admin--Management Fees--Standard	13,899.28	26,663.37
155600	Admin--Search Fees	(28.18)	0.00
156000	Admin--Status Certificate Fees Paid	545.00	981.00
156500	Admin--Strata Hub Fees Paid	654.00	654.00
156400	Admin--Strata Inspection Fees Paid	155.00	248.00
159100	Insurance--Premiums	181,778.06	149,529.07
161300	Maint Bldg--Building Management	187,707.56	343,507.47
161350	Maint Bldg--Building Management Expenses	0.00	13,768.42
162000	Maint Bldg--Carpet	0.00	600.00
162400	Maint Bldg--Carspace Line Marking	0.00	730.00
162600	Maint Bldg--Ceiling	115.00	593.64
163000	Maint Bldg--Cleaning	0.00	600.00
163200	Maint Bldg--Cleaning & Lawns	800.00	100.00
163001	Maint Bldg--Cleaning--Carpet/Furniture	0.00	3,280.00
163010	Maint Bldg--Cleaning--Pressure Cleaning	0.00	2,000.00
164200	Maint Bldg--Consultants	0.00	3,750.00

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18) Waratah Strata Management so strongly wanted to hide access to strata documents that the Applicant could not view or get copies of many files on 13 February 2024 of ever since:

https://www.nswstratasleuth.info/SP52948-Lot-158-outcome-of-access-to-strata-documents-13Feb2024.pdf

19) As of late November 2025, Bannermans Lawyers, Waratah Strata Management, and committee members who attended Hearings on 22 April 2025, 22 July 2025, and 21 October 2025 failed to comply with Tribunal orders for access to strata files and Lot 158 full requests.

https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-22Apr2025.webp

https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-22Jul2025.webp

https://www.nswstratasleuth.info/SP52948-year-2025/NCAT-2024-00454780-Hearing-Orders-21Oct202.webp

20) In Applicant's submission on 7 July 2025, evidence was provided how Bannermans Lawyers and Mr. Stan Pogorelsky mislead and lied to NCAT:

20.1) Attachment 1 to the Witness Statement of Mr. Stan Pogorelsky dated 20 March 2025 (Common Property Title Search for registered strata plan 52948) on Page 5 conflicts with Consolidated By-Laws in Attachment 2.

20.2) Certificate of Title edition 16 is dated 11 February 2021, which ended with latest updates AQ793279 (consolidation of Registered By-Laws), showed there were no updates to By-Laws since that date and do not include updates presented on page 7 (Registered By-Laws) dated 17 November 2022. Mr Pogorelsky's Attachment 2 is on page 7.

20.3) Latest update of the By-Laws was on 17 November 2022, which directly conflicts with statements for Certificate of Title edition 16 dated 11 February 2021.

20.4) As of late November 2025, Waratah Strata Management, Bannermans Lawyers, and committee members failed to provide evidence of updated By-Laws and registrations of changes to common property for major renovations, where some of them were even completed without approvals at general meetings and for one owner, Lot 79, Bannermans Lawyers had direct conflict of interest because the owner proceeded with the renovations without general meeting:

- Lot 5 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 7 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), and allowed Lot 7 to attend the general meeting and vote, in spite of being unfinancial; not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 8 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 27 (major renovations approved at SP52948 Extraordinary General Meeting dated 27 April 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 39 (major renovations approved at SP52948 Extraordinary General Meeting dated 30 November 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 72 (major renovations approved at SP52948 Extraordinary General Meeting dated 17 August 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)

- Lot 79 (major renovations started without owners corporation meeting approval, including noise on 3 November 2024; major renovations approved at SP52948 Annual General Meeting dated 28 November 2024, as organised by Waratah Strata Management and directly orchestrated by Bannermans Lawyers, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services):

  SP52948-AGM-2024-Motion-23-Lot-79-major-renovations-full-details-28Nov2024

  NCAT-2024-000454780-Bannermans-Lawyers-failed-to-provide-their-signed-Standard-Costs-Agreement-23Apr2025

  NCAT-2024-00454780-001-Bannermans-Lawyers-conflict-of-interest-and-disclosure-public

  NCAT-2024-00454780-Bannermans-Lawyers-failed-to-respond-about-their-illegal-representation-since-20Feb2025

  SP52948-Lot-158-warning-to-Bannermans-Lawyers-about-NCAT-case-2024-00454780-20Feb2025

- Lot 86 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 87 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 103 (major renovations approved at SP52948 Extraordinary General Meeting dated 27 April 2023, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW); not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 104 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 116 (major renovations approved at SP52948 Extraordinary General Meeting dated 22 February 2024, as organised by Waratah Strata Management, did not satisfy requirements of Strata Schemes Management Act 2015 (SSMA), and Interpretation Act 1987 (NSW), not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 139 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 140 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 143 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 149 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Lot 170 (not approved any any legally-convened general meeting and not registered in Consolidated By-Laws, withholding information from and misleading the Registrar General of the NSW Land Registry Services)
- Metal cage installation in basement of Block D, near fire hydrant

21) Bannermans Lawyers and Waratah Strata Management deliberately hampered NCAT investigations whilst profiteering through unnecessary delays of presenting evidence.

Solicitor Pham ignored warnings that her profiteering caused significant negative balances in strata funds (Admin Fund had severe deficits) – all figures are exclusive of GST:

- Agenda for non-compliant committee meeting prepared on 24 December 2024, deficit in Admin Fund was -$196,041.57
- Non-compliant committee meeting on 6 January 2025, deficit in Admin Fund was -$196,041.57
- First Directions Hearing on 15 January 2025 (attended by Solicitor Jeniffer Pham without evidence of her retainer), deficit in Admin Fund was -$208,393.35
- Agenda for non-compliant committee meeting prepared on 23 January 2024, deficit in Admin Fund was -$211,864.18
- Non-compliant committee meeting on 6 February 2025, positive balance in Admin Fund was $20,277.56
- Second Directions Hearing on 20 February 2025, (attended by Solicitor Jennifer Pham without evidence of her retainer, and against Standard Costs Agreement which approved only one attendance at Directions Hearings), deficit in Admin Fund was -$48,400.69
- Agenda for non-compliant Extraordinary General Meeting prepared on 7 April 2025, deficit in Admin Fund was -$286,414.90
- Third Directions Hearing on 11 April 2025 (attended by unfinancial Mr. Stan Pogorelsky and secretly attended by committe member Ms. Genelle Godbee), deficit in Admin Fund was -$287,897.90
- First Hearing on 22 April 2025, deficit in Admin Fund was -$329,474.52
- Non-compliant Extraordinary General Meeting on 1 May 2025 (failed to reach quorum), deficit in Admin Fund was -$50,415.62
- Adjourned non-compliant Extraordinary General Meeting on 27 May 2025, deficit in Admin Fund was -$141,283.17
- Agenda for non-compliant Extraordinary General Meeting prepared on 30 June 2025, deficit in Admin Fund was -$216,111.36
- Non-compliant Extraordinary General Meeting on 21 July 2025, deficit in Admin Fund was -$287,218.37
- Second Hearing on 22 July 2025, deficit in Admin Fund was -$287,409.37
- Third Hearing on 21 October 2025, deficit in Admin Fund was -$236,720.71

22) Waratah Strata Management hid Detailed revenue for FY 2024.

In addition, they deliberately prevented Applicant's access to strata files to help with these events:

- Police Events 174560202 and E65804633 for five fraudulent insurance claims and forgery of statements in Statutory Declaration to CTTT in case SCS 12/32675 on 19 April 2013, forgery of signature on Mueller's Standard Costs Agreement, Affidavit to District Court in February 2014, forgery of statements and invoices to NCAT and Supreme Court in case SC 20/33352 in 2022) as orchestrated by Solicitor Adrian Mueller.

- NSW Fair Trading complaint 11317277 (escalation to NSW Fair Trading Commissioner Natasha Mann).

- NSW Fair Trading case C2025/7500 - Matters Involving Waratah Strata Management Pty. Ltd.

- Office of Legal Services Commissioner's case CAS016659 for Solicitor Adrian Mueller misconduct and criminal actions.

- Case PSD2024_58792 with The Law Society of NSW for Solicitor Adrian Mueller misconduct and criminal actions, as referred by the Office of Legal Services Commissioner.

- Office of Legal Services Commissioner's case CAS022167 for Solicitor Ms. Jennifer Pham misconduct (even they could not force Ms. Pham to provide evidence of her legal engagement).

- Case PSD2025_61759 with The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct, as referred by the Office of Legal Services Commissioner (even they could not force Ms. Pham to provide evidence of her legal engagement).

- Dubious ransomware attack against Waratah Strata Management with secret Bitcoin payment in amount of $5,052.03 and refusal by the Respondents to co-operate in CIRS-20190810-40.

- Australian Taxation Office case 2410206414046.

- Australian Competition & Consumer Commission case 345200.

- City of Ryde issued yet another warning about fire safety non-compliance on 31 March 2025.

- Significantly underinsured complex by $23,522,500.00 for buildings in March 2025 with secret insurance commissions in amount of $13,750.00.

- Two fresh cases initiated with Office of Legal Services Commissioner and The Law Society of NSW for Solicitor Ms. Jennifer Pham misconduct in August 2025.