

Motion: Confirm unredacted evidence for Waratah Strata Management and committee members' falsified data in Admin Fund for Uniqueco Property Services payments for three months in FY 2024 with intention to defraud owners corporation through excessive cost of building management contract renewal at around 30% increase at non-compliant Extraordinary General Meeting on 30 November 2023

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) At non-compliant committee meeting on 22 February 2024, Waratah Strata Management was forced to admit they falsified financials since November 2023, with one monthly salary for Uniqueco Property Services and gas usage payments missing in total amount of around \$30,000.00 for close to three months:

<https://www.sp52948-news.info/SP52948-request-by-Lot-158-to-Waratah-Strata-management-on-25Feb2024-to-update-all-financial-reports-since-November-2023.html>

2) Unredacted Admin Fund details for the given period:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-30Nov2023-found-on-Waratah-Strata-Management-website-27Feb2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Dec2023-found-on-Waratah-Strata-Management-website-27Feb2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-accounting-differences-for-status-on-31Jan2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-accounting-differences-for-status-for-late-Feb2024-found-on-Waratah-Strata-Management-website-27Feb2024.pdf>

3) Contract renewal at Extraordinary General Meeting on 30 November 2023 increased salary for Uniqueco Property Services by around 30% though false information about Australian CPI and orchestrated tender:

<https://www.sp52948-news.info/SP52948-dubious-contract-with-Uniqueco-Property-Services.html>

<https://www.sp52948-news.info/SP52948-committee-members-failed-to-respond-to-Lot-158-complaints-about-EGM-2023-29Nov2023.html>

<https://www.sp52948-news.info/SP52948-pending-legal-case-to-terminate-contract-with-Uniqueco-Property-Services-detailed-summary.pdf>

4) Waratah Strata Management and committee members refused to amend minutes of the Extraordinary General Meeting on 30 November 2023 (allegedly approved Uniqueco Property Services contract renewal) listed many votes, which included these owners who had outstanding levies as of cut-off date, and Lot 7 who attended in person to "vote" for his major renovation:

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

Lot	Outstanding levies
Lot 6	\$0.30 (proxy to Lot 88)
Lot 7	\$1,238.80
Lot 16	\$1,461.10 (proxy to Lot 142)
Lot 23	\$1,492.90 (proxy to Lot 151)
Lot 40	\$1,679.10 (proxy to Lot 151)
Lot 72	\$1,397.55 (proxy to Lot 218)
Lot 150	\$1,175.25 (proxy to Lot 142)
Lot 167	\$1,397.55 (proxy to Lot 170)
Lot 176	\$4.97 (proxy to Lot 181)
Lot 185	\$1,556.40 (proxy to Lot 88)
Lot 194	\$0.45 (proxy to Lot 200)

Lot 181 was a special case: his attendance at meetings and membership of the committee was void and invalid since 1999. At EGM 2023 he carried 10 proxy votes whilst unfinancial to vote and be member of the committee (unpaid gas heating levies and self-nomination).

Lot 200, who sold his townhouse on 5 November 2023, without disclosure to owners (the townhouse was put on the market before AGM on 26 October 2023) carried eight proxy votes at EGM on 30 November 2023, and resigned half a day later on 1 December 2023.

Explanatory notes:

Motion is designed to inform owners about mismanagement of common funds and fraudulent renewal of building management.

Motion: Waratah Strata Management, Uniqueco Property Services, and committee members failed to justify invoices and expenses in amount of \$122,843.87 (GST excl) before, at, and after AGM 2023 and address misconduct of Annual General Meeting 2023

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) Waratah Strata Management, Uniqueco Property Services, and committee members failed to review and amend Minutes of Annual General Meeting 2023:

<https://www.sp52948-news.info/SP52948-AGM-2023-misconducts-and-risks-24Oct2023.pdf>

2) Waratah Strata Management and committee members failed to respond to Lot 158 inquiries about dubious payments in amount of \$122,843.87 (GST excl) since 24 October 2023:

<https://www.sp52948-news.info/SP52948-AGM-2023-dubious-invoices-24Oct2023.pdf>

3) Waratah Strata Management and committee members refused to amend audited accounting data for FY 2023:

<https://www.nswstratasleuth.info/SP52948-FY-2023-differences-between-Economos-audited-and-owner-approved-accounting-figures.pdf>

Explanatory notes:

Motion is designed to inform owners about improper management of Admin Fund.

Motion: Waratah Strata Management and committee members failed to justify utility expenses and financial accounting data for FY 2018

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

Waratah Strata Management and committee members refused to amend audited accounting data for FY 2018:

<https://www.nswstratasleuth.info/SP52948-dubious-utility-expenses-and-financial-accounting-data-generated-by-Waratah-Strata-Management-for-FY2018-two-days-before-strata-document-search-29May2019.pdf>

<https://www.nswstratasleuth.info/SP52948-differences-for-income-and-expenditure-FY2018-audited-figures-provided-by-Waratah-Strata-Management-for-AGM-2018-and-FY2019.pdf>

Explanatory notes:

Motion is designed to inform owners about improper management of accounting data.

Motion: Confirm unredacted evidence for Waratah Strata Management and committee members' falsified data in Admin Fund for payments to Solicitor Adrian Mueller in NCAT case SC 20/33352

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) Waratah Strata Management and committee members knowingly manipulated accounting data in Admin Fund to hide payments to Solicitor Adrian Mueller in NCAT case SC 20/33352:

<https://www.sp52948-news.info/SP52948-discrepancies-between-Solicitor-Adrian-Mueller-legal-and-insurance-payments-FY-2022-and-2023.pdf>

2) Unredacted evidence of the falsified data:

<https://www.sp52948-news.info/SP52948-disappearing-insurance-payments-between-4Aug2022-and-31Aug2022-page-1.png>

<https://www.sp52948-news.info/SP52948-disappearing-insurance-payments-between-4Aug2022-and-31Aug2022-page-2.png>

<https://www.sp52948-news.info/SP52948-disappearing-insurance-payments-between-4Aug2022-and-31Aug2022-page-3.png>

3) Waratah Strata Management and committee members failed to assist Supreme Court by failing to disclose six versions of Solicitor's costs:

Table 1 – Six versions of alleged legal expenses by Solicitor Adrian Mueller in NCAT case SC 20/33352

Alleged legal expenses for Solicitor Adrian Mueller in NCAT case SC 20/33352	Amount claimed	Date claimed	Reference document
First version of total legal expenses for Solicitor Adrian Mueller: in his letter dated 12 July 2021 he made claim of \$15,015.00 (excl GST), representing 75% of the actual legal costs the owners corporation incurred in the proceedings (he listed total figure of \$20,020.00, which does not match the alleged 75% calculation): \$20,263.14 (GST excl) including disbursements. Solicitor never replied to Lot 158 questions about this or any other invoice in his claim	\$15,015.00 (excl GST)	12 July 2021	Solicitor-Adrian-Mueller-Bundle-of-Invoices-12Jul2021.pdf
Second version of total costs for Solicitor Adrian Mueller in FY 2021 as listed by Waratah Strata Management in their agenda for Annual General Meeting sent on 7 October 2021 on page 108: \$23,376.63 (GST excl) without information about disbursements	\$23,376.63 (GST excl)	7 October 2021	SP52948-agenda-for-AGM-2021-7Oct2021.pdf
Third version of total expenses for Solicitor Adrian Mueller (based on figures in agenda for account code 153200 for Annual General Meeting sent on 7 October 2021 on pages 14 to 17), without defamation costs for Barrister Hussein Elachkar, without defamation costs for Solicitor Adrian Mueller, and without Solicitor's costs for preventing Lot 158 Motions for general meeting in FY 2021 which were not part of NCAT proceedings: \$19,764.40 (GST excl) without information about disbursements	\$19,764.40 (GST excl)	7 October 2021	SP52948-agenda-for-AGM-2021-7Oct2021.pdf
Fourth version of total expenses as listed by Waratah Strata Management in their agenda for Annual General Meeting sent on 7 October 2021, if defamation costs for Barrister Hussein Elachkar and Solicitor Adrian Mueller are added, and Solicitor's costs for preventing my Motions for general meeting are included too, they amounted to \$24,595.40 (GST excl) without information about disbursements. Total amounts for alleged defamation and review of Lot 158 Motions for AGM 2020 were not part of NCAT case SC 20/33352: \$7,531.00 (GST excl). These expenses should not have been calculated in the costs assessment (hidden in Solicitor' Adrian Mueller's invoices)	\$24,595.40 (GST excl)	7 October 2021	SP52948-agenda-for-AGM-2021-7Oct2021.pdf
Fifth version of total expenses (GST exclusive) for Solicitor Adrian Mueller: in his Supreme Court Costs Assessment Application on page 3 on 7 February 2022 (no GST is claimed on the costs that are the subject of this costs assessment as the Costs Applicant is registered for GST and entitled to an input tax credit in respect of those costs), Solicitor Adrian Mueller claimed costs of \$25,158.14 (GST excl) including disbursements	\$25,158.14 (GST excl)	7 February 2022	Costs Assessment Application (for service).pdf
Sixth version of total expenses for Solicitor Adrian Mueller: in his Supreme Court Costs Assessment Application on 25 March 2022, Solicitor Adrian Mueller claimed costs of \$24,694.72 (GST excl) including disbursements; there is no evidence that insurance company ever received this amended version from Solicitor Adrian Mueller	\$24,694.72 (GST excl)	25 March 2022	Solicitor-Adrian- Mueller-Tax-Invoices-Bundle-of-Invoices-25Mar2022.pdf

4) Waratah Strata Management and committee members failed to assist Supreme Court by failing to disclose insurance fraud for Solicitor's costs:

Table 2 – Payment to SP52948 and reimbursement to insurance company for alleged legal costs of Solicitor Adrian Mueller in NCAT case SC 20/33352

Item	Insurance payment to SP52948 for Solicitor Adrian Mueller's alleged legal expenses	Insurance recovered funds from SP52948 for Solicitor Adrian Mueller's alleged legal expenses
Date	24 March 2022 (Solicitor Adrian Mueller hid this information from Supreme Court Costs Assessor)	<div>\$4,545.45 (GST excl) on 8 August 2022, (delay of 37 days, keeping money from two sources for the same legal expenses). Reference document "52948 DR 2022.pdf"</div> <div>\$4,545.45 (GST excl) on 28 September 2022. Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"</div> <div>\$4,545.45 (GST excl) on 21 February 2023, (delay of 49 days, keeping money from two sources for the same legal expenses). Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"</div> <div>\$1,281.25 (GST excl) on 4 April 2023. Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"</div>
Amount	\$19,758.14 (GST excl)	\$14,917.60 (GST excl)

Table 3 - Payments to SP52948 for alleged legal costs of Solicitor Adrian Mueller in NCAT case SC 20/33352

Lot 158 payment to SP52948 for Solicitor Adrian Mueller's alleged legal expenses	Date	Amount	Insurance recovered funds from SP52948 for Solicitor Adrian Mueller's alleged legal expenses
	2 July 2022	\$5,000.00 (GST excl)	\$4,545.45 (GST excl) on 8 August 2022, (delay of 37 days, keeping money from two sources for the same legal expenses). Reference document "52948 DR 2022.pdf"
	27 September 2022	\$5,000.00 (GST excl)	\$4,545.45 (GST excl) on 28 September 2022. Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"
	3 January 2023	\$5,000.00 (GST excl)	\$4,545.45 (GST excl) on 21 February 2023, (delay of 49 days, keeping money from two sources for the same legal expenses). Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"
	3 April 2023	\$5,000.00 (GST excl)	\$1,281.25 (GST excl) on 4 April 2023. Reference documents "52948 DR 2023.pdf" and "52948 DE 2023.pdf"
	4 July 2023	\$3,744.72 (GST excl)	Reference document "52948 DR 2023.pdf"
Total payments by Lot 158		\$23,744.72 (GST excl)	

Table 4 – Incomplete and dubious invoices for alleged Solicitor Adrian Mueller’s legal expenses in NCAT case SC 20/33352									
Date	Solicitor invoice # 101676 on 11Dec2020	Solicitor invoice # 102134 on 3Feb2021	Solicitor invoice # 102255 on 11Feb2021	Solicitor invoice # 103514 on 6May2021	Solicitor invoice # 104085 on 9Jun2021	Solicitor invoice # 104547 on 12Jul2021	Solicitor invoice # 107457 on 4Feb2022	Solicitor invoice # 108037 on 14Mar2022	Total (GST excl)
12Jul2021 (letter from Solicitor Adrian Mueller to Lot 158)	\$8,030.00	\$2,213.55	\$4,921.40	\$3,198.75	\$1,899.44	N/A	N/A	N/A	\$20,263.14
7Oct2021 (agenda for SP52948 general meeting)	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	N/A	N/A	\$23,142.87
7Feb2022 (submission by Solicitor Adrian Mueller to Supreme Court)	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	No evidence of detailed costs	N/A	\$25,158.14
18Mar2022 (submission by Solicitor Adrian Mueller to Supreme Court)	\$8,030.00	\$2,213.55	\$4,921.40	\$3,198.75	\$1,899.44	\$660.00	\$2,475.00	\$1,296.58	\$24,694.72
	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Paid by insurance company on 24 March 2022 without disclosure to Supreme Court	Lot 158 collected evidence that as of 13 February 2024 (almost two years after the event) this invoice was not paid to Solicitor Adrian Mueller	

Explanatory notes:

Motion is designed to inform owners about fifth insurance fraud (four in CTTT case SCS 12/32675 and one in NCAT case SC 20/33352).

Motion: Confirm unredacted evidence for Waratah Strata Management and committee members’ mismanagement of Admin and 10-Year Capital Works Funds since 2017

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) Waratah Strata Management and committee members failed to inform owners about significant deficit in Admin and 10-Year Capital Works Funds since 2017:

<https://www.sp52948-news.info/SP52948-negative-trends-with-Admin-Fund-under-Waratah-Strata-Management.html>

<https://www.sp52948-news.info/SP52948-effects-of-Waratah-Strata-Management-on-Balance-Sheet-since-31Jan2017.pdf>

2) Effects of Waratah Strata Management on Balance Sheet from 1 September 2022 to 31 August 2023 (FY 2023) - four different versions of this figure exist: \$18,759.11 in report on 31 August 2023, \$14,903.11 in report on 6 September 2023, \$10,652.86 in report on 16 September 2023, and audited accounts on 11 December 2023 (46 days after legally due date) was \$6,120.73; number of invoices and work moved into new financial year to give appearance of positive balance.

<https://www.sp52948-news.info/SP52948-effects-of-Waratah-Strata-Management-on-Balance-Sheet-from-1Sep2022-to-31Aug2023.pdf>

3) Effects of Waratah Strata Management on Balance Sheet from 1 September 2023 to 31 August 2024 (FY 2024) - for the first time in history of the complex, negative balance (deficit) in Admin Fund reached -\$71,490.05 on the last day of the financial year 2024 (31 August 2024). Four different versions of this figure exist: -\$76,650.88 in report on 31 August 2023, -\$82,495.29 in report on 5 September 2023, -\$89,919.55 in report on 13 September 2024, and -\$71,490.05 in report on 17 September 2024:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-effects-of-Waratah-Strata-Management-on-Balance-Sheet-from-1Sep2023-to-31Aug2024.pdf>

4) In FY 2024 (period from 1 September 2023 to 31 August 2024), in spite of levy increases on 7.91% at alleged AGM 2023 achieved:

a) Worst negative balance (deficit) in Admin Fund since the complex was built, as reported on 31 October 2023: -\$312,113.03.

b) On the last day of FY 2024 (31 August 2024), negative balance (deficit) in Admin Fund was -\$71,490.05.

c) During whole FY 2024, Admin Fund had positive balance for only three weeks (in early September 2023).

d) Uniqueco Property Services contract was renewed without valid tender on 30 November 2023 at increased costs of around 30% to owners, whilst Waratah Strata Management and committee members hid the information from owners that negative balance (deficit) in Admin Fund on the day of that meeting was -\$161,825.50 whilst additional \$29,866.98 for monthly salary for building manager was hidden in accounting data until mid-February 2024.

5) At 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:

<https://www.sp52948-news.info/SP52948-minutes-EC-meeting-23Sep2021-Capital-Works-Fund-shortage-of-1.5-millions.webp>

6) Waratah Strata Management failed to notify owners about flaws in 10-Year Capital Works Fund plans, further delaying overdue upgrades and repairs due to lack of funds):

<https://www.sp52948-news.info/SP52948-discrepancies-in-BIV-report-for-10-Capital-Works-Fund-in-2017-and-2021.pdf>

Explanatory notes:

Motion is designed to inform owners about financial risks and mismanagement of common funds.

Motion: Confirm Waratah Strata Management and committee members failed to attend NSW Fair Trading mediation in case 994497 and did not disclose financial, insurance, and legal risks and losses to owners

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) Waratah Strata Management failed to publish full details of NSW Fair Trading case on six notice boards for owners before or after the alleged Executive Committee meeting on 19 September 2024.

2) Waratah Strata Management failed to publish full details of NSW Fair Trading case on their website for owners before or after the alleged Executive Committee meeting on 19 September 2024.

3) Waratah Strata Management on their website did not schedule the alleged Executive Committee meeting on 19 September 2024.

4) Waratah Strata Management and committee members failed to send this information to owners in the complex:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-NSW-Fair-Trading-mediation-case-994497-with-requested-outcomes-Aug2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-committee-members-NSW-Fair-Trading-mediation-case-994497-Aug2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-NSW-Fair-Trading-mediation-case-994497-Aug2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-insurance-OHS-and-other-risks-Aug2024.pdf>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-Lot-158-request-access-to-strata-documents-2Sep2024.pdf>

Explanatory notes:

Motion is designed to inform owners about NSW Fair Trading case 994497 and high legal, insurance, and financial risks.

Motion: Issue orders to rectify common property problems in Lot 158 unit and building

The Owners Corporation SP52948 by ORDINARY RESOLUTION approves the following:

1) As per NSW Fair Trading mediation case 994497, issue orders to strata and building manager to rectify long-term problems with common property in Lot 158 and Block A building:

<https://www.sp52948-news.info/SP52948-unresolved-common-property-maintenance-issues-in-Lot-158.html>

2) The remediation work inside Lot 158 must be completed within 30 days of the approval of this Motion.

3) The remediation work in Block A must be completed within 90 days of the approval of this Motion.

Explanatory notes:

In case of non-compliance, NCAT can make such orders and owners corporation will incur unnecessary costs.

Motion: Confirm unredacted evidence and issue orders to strata manager to provide outstanding strata documents to Lot 158 to further assist with currently running investigations by Police, Office of Legal Services Commissioner, and NSW Fair Trading

The Owners Corporation SP52948 by ORDINARY RESOLUTION approves the following:

1) As per NSW Fair Trading mediation case 994497, issue orders to strata manager to provide the following documents free of charge for overdue and already paid files:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-Lot-158-request-access-to-strata-documents-2Sep2024.pdf>

2) Evidence of past document searches and attempts by Waratah Strata Management to hamper investigations by Police, Office of Legal Services Commissioner, NCAT, NSW Fair Trading, and Supreme Court:

<https://www.sp52948-news.info/SP52948-Outcome-of-request-for-inspection-of-records-at-Waratah-Strata-Management-on-13Jun2017.html>

<https://www.sp52948-news.info/NCAT-case-20-33352-SP52948-SSMA2015-S182-Document-viewing-undisclosed-files-by-Waratah-Strata-Management-31May2019.pdf>

<https://www.sp52948-news.info/SP52948-SSMA2015-S182-Document-viewing-undisclosed-files-by-Waratah-Strata-Management-20Sep2019.pdf>

<https://www.sp52948-news.info/SP52948-Solicitor-Adrian-Mueller-confirming-many-strata-files-likely-not-available-including-files-listed-in-Statutory-Declaration-requested-by-Police-in-fraud-investigations-14Nov2019.webp>

<https://www.sp52948-news.info/SP52948-extract-from-letter-to-Lot-158-preventing-access-to-strata-files-and-not-allowing-owners-to-have-knowledge-of-investigations-27Jun2022.webp>

<https://www.sp52948-news.info/SP52948-Lot-158-outcome-of-access-to-strata-documents-public-13Feb2024.pdf>

Explanatory notes:

NCAT can make such orders and owners corporation will have unnecessary costs without having any grounds for successful defense.

Motion: Confirm unredacted evidence for Waratah Strata Management's manipulation of Open Work Orders in September 2024

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) On 17 September 2024, Waratah Strata Management manipulated Open Work Orders and removed 12 issues, including still outstanding Lot 158 sunroom leaks. Screenshots of first page on Waratah Strata website for SP52948 Open Work Orders at 16:14 hours and 16:24 on 17 September 2024 were significantly different:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-Waratah-Strata-Management-forgery-of-Open-Work-Orders-17Sep2024.pdf>

2) Unredacted evidence:

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-Maintenance-folder-Open-Work-Orders-16Sep2024.webp>

<https://www.sp52948-news.info/SP52948-year-2024/SP52948-Maintenance-folder-Open-Work-Orders-forged-removal-of-issues-17Sep2024.webp>

Explanatory notes:

Motions is designed to raise awareness of legal and safety issues and discrimination of Lot 158.

Motion: Confirm unredacted evidence for Waratah Strata Management and committee members' failure to comply with Clause 21 of the Strata Schemes Management Regulations 2016 and Section 95 of the Strata Schemes Management Act 2015 for Auditor Reports six times for Annual General Meetings and four times for Extraordinary General Meetings

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

1) Waratah Strata Management failed to comply with Clause 21 of the Strata Schemes Management Regulations 2016 (which 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) six times for Annual General Meetings and four times for Extraordinary General Meetings that followed AGMs:

<https://www.sp52948-news.info/Waratah-Strata-Management-non-compliance-of-SP52948-Auditor-reports.html>

2) Six of last eight general meetings did not include compulsory Auditor's report included in the agenda for the meeting:

<https://www.sp52948-news.info/SP52948-six-of-last-eight-general-meetings-did-not-have-Auditor-reports-sent-in-agenda-before-general-meeting-16Jan2024.webp>

3) Nine committee members were asked to inform all owners about NSW Fair Trading case 11138875 update on 18 October 2023 and they did not respond or notify owners:

<https://www.sp52948-news.info/SP52948-Lot-158-request-to-committee-members-to-publish-NSW-Fair-Trading-case-11138875-Waratah-Strata-Management-failed-to-provide-copy-of-audit-reports.html>

4) On 19 October 2023, Director of Uniqueco Property Services was given one-page document to put on or near six notice boards. Mr. Steve Carbone never completed the task to comply with Lot 158 request:

<https://www.sp52948-news.info/SP52948-Lot-158-notice-board-v2-19Oct2023.pdf>

5) Waratah Strata Management and committee members disallowed owners from receiving NSW Fair Trading findings about proper auditing practices:

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.

Explanatory notes:

Motion is designed to inform owners about poor auditing reports and financial risks..

Motion: Confirm unredacted evidence for Waratah Strata Management and committee members' actions to allow non-financial owners to vote in order to prevent investigations of financial fraud, misappropriation of common funds, and mismanagement of the complex

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

Waratah Strata Management and committee members, under direct guidance by Solicitor Adrian Mueller, prevented SP52948 owners from assisting Police, NSW Fair Trading, NCAT, Supreme Court, and Office of Legal Services Commissioner by allowing non-financial owners to vote or excluding Lot 158 Motions from general meetings without cause:

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-prevented-from-voting-by-Waratah-Strata-Management-without-legal-grounds-AGM-2017.pdf>

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-prevented-from-voting-by-Waratah-Strata-Management-without-legal-grounds-AGM-2018.pdf>

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-prevented-from-voting-by-Waratah-Strata-Management-without-legal-grounds-AGM-2019.pdf>

<https://www.sp52948-news.info/Waratah-Strata-Management-prevented-owners-from-receiving-amendments-for-SP52948-Motions-at-AGM-2019-with-consequence-of-not-ratifying-all-contracts-and-major-expenses.pdf>

<https://www.sp52948-news.info/NCAT-case-20-33352-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>

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-AGM-2022.pdf>

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-AGM-2023-public.pdf>

<https://www.sp52948-news.info/SP52948-Motions-by-Lot-158-EGM-public-30Oct2023.pdf>

Explanatory notes:

Motion is designed to raise awareness of continuous problems with SP52948 management.

Motion: Confirm Waratah Strata Management, Uniqueco Property Services, and committee members failed to manage major contracts, common property, and increased OH&S and fire safety risks (including Proposed Fire Safety Order EPA2024/19 / FSS2014/7 which City of Ryde Council sent to Waratah Strata Management on 27 March 2024, who allegedly forwarded it to some owners with delay of almost two months on 15 May 2024 - Lot 158 did not get it via Australia Post) and litigation

The Owners Corporation SP52948 by ORDINARY RESOLUTION confirms the following events:

Waratah Strata Management, Uniqueco Property Services, and committee members knowingly failed to manage common property, increasing OH&S and fire safety risks and litigation:

<https://www.sp52948-news.info/SP52948-experiences-with-Waratah-Strata-Management-from-customer-perspective.html>

<https://www.sp52948-news.info/SP52948-continuous-delays-with-fire-and-OHS-problems.html>

<https://www.sp52948-news.info/SP52948-continuous-problems-with-smoking-and-health-hazards.html>

<https://www.sp52948-news.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>

<https://www.sp52948-news.info/SP52948-persistent-problems-with-parking-on-common-property.html>

<https://www.sp52948-news.info/SP52948-ongoing-problems-in-gardens.html>

<https://www.sp52948-news.info/SP52948-ongoing-maintenance-problems-mostly-ignored-by-Waratah-Strata-Management.html>

<https://www.sp52948-news.info/SP52948-risks-with-fallen-trees-and-lack-of-their-proactive-maintenance.html>

<https://www.sp52948-news.info/SP52948-risks-with-shopping-centre-trolleys.html>

<https://www.sp52948-news.info/SP52948-endangering-life-and-safety-of-owner-to-prevent-their-investigations-about-mismanagement-of-strata-complex.html>

<https://www.sp52948-news.info/SP52948-Waratah-Strata-Management-organised-non-compliant-ordinary-committee-meetings-since-1Feb2017.html>

<https://www.sp52948-news.info/SP52948-discrimination-and-special-privileges-for-selective-owners-18Feb2024.html>

Explanatory notes:

Motion is designed to raise awareness of continuous problems with SP52948 management which strata manager, building manager, and committee members chose to ignore.