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1. Waratah Strata Management ignored Lot 158 Statutory Declarations and prevented owners from having access to them (including two data losses where such files were allegedly permanently lost)
2. Waratah Strata Management actively preventing and coercing Police, Fair Trading NSW, City of Ryde, NCAT, Office of Legal Services Commissioner, and Supreme Court from investigating their criminal activities whilst "winning" contract with SP52948 four times without any tenders, of which three previous contracts had been signed by two unfinancial owners (Mr. Moses Levitt and Mr. Stan Pogorelsky) who were allowed to vote and be on the committee in full non-compliance with strata laws and regulations
3. Waratah Strata Management actively preventing Lot 158 from access to strata files to cover their criminal activities and mismanagement, and working with Solicitor Adrian Mueller to prevent 218 owners from considering Lot 158 Motions at general meetings – effectively not ratifying past events, decisions, and making all actions done by Waratah Strata Management void and null
4. In four out of six last general meetings (2017 to 2022), Waratah Strata Management ensured that Auditor's reports were not prepared before general meetings and not provided to any owner whilst obtaining personal financial benefits through strata management contract renewals without tenders or disclosure of contract costs and full conditions
5. False statement about last Annual General Meeting (AGM) at Strata Hub nsw.gov.au with risks of penalties for outdated and wrong information – Waratah Strata Management ignored concerns about non-compliance with Strata Schemes Management Amendment (Information) Regulation 202120
6. 27 SP52948 executive committee meetings and six Annual/Extraordinary General Meetings (AGM/EGM) since 1 February 2017, when Waratah Strata Management took office, failed to comply with strata laws and regulations21
7. Negative trends in SP52948 Admin Fund since Waratah Strata Management took office on 1 February 2017, with worst day being 27 October 2022 when Admin Fund had negative balance of \$203,914.85 without disclosure to owners, and fir the first time in SP52948 strata complex history Admin Fund had negative balance for almost whole three quarters in FY 2023 (with negative balance at end of third quarter on 30 July 2023 in amount of \$119.468.05)
8. Information about insurance policy excesses are kept secret from owners by previous strata manager BCS Strata Management (from 2012 to to 2016) and current strata manager Waratah Strata Management (from 2017 onwards)
9. First major data loss – Police and Waratah Strata Management lost single copy of USB key with SP52948 strata files in April 2018 without disclosure to owners until March 201927
10. Second major data loss - highly dubious allegations of ransomware attack against Waratah Strata Management in 2019, with strong suspicion of fraud and money laundering through ransom payment to the threat actor in amount of \$5,052.03
11. At least \$10,000.00 (GST incl) was hidden in audited accounts for FY 2022 without disclosure to owners - Economos Auditor was either a part of this fraud, or innocent party who was "lured" to sign such documents 43 days after the general meeting
12. SP52948 10-Year Capital Works Fund poorly planned, never approved by owners corporation at any general meeting, with shortage of funds in amount of \$1,515,541.00 as per committee meeting on 23 September 202131
13. SP52948 insurance policy for SP52948 expired on 21 September 2022, but renewal delayed for five days at huge increase of 49.33% compared to previous year – making large strata complex worth more than \$146 millions not having any insurance cover (uninsured for five days) and premium not included in Income & Expenditure Report even as late as 3 October 2022
14. Missing evidence of where \$92,950.00 was allegedly spent on SP52948 townhouse upgrades and maintenance in 2017/2018
15. Waratah Strata Management orchestrating contract renewals for electricity supply and gas supply without compliance with SSMA 2015 SSMA 2015, Sch 1, Sec 6(e) "an item to consider any agreements for the supply of electricity, gas or any other utility relevant to the scheme"

16. Financial benefits for some owners creating significant losses in common funds and providing inequitable voting rights which are not based on lot entitlements: water and gas reimbursements to selective townhouse owners and gas heating levies never properly collected
17. Five fraudulent SP52948 insurance claims for alleged legal costs of Solicitor Adrian Mueller (BCS involvement in 2012/2013 and Waratah Strata Management involvement in 2022, with falsified statements to courts), forcing owners corporation to repay \$30,119.60 to insurance companies where insurance company was paid back \$15,200.15 (GST excl) in FY 2023, and including FY 2022 (\$6,119.45 GST excl), the total amounts to \$21,319.60 (GST excl) - SP52948, through falsified statements and fraud, forced Lot 158 to "repay" Solicitor Adrian Mueller's legal costs in amount of \$23,744.72 (GST excl)
18. Waratah Strata Management refuses to issue invoices and receipts for Lot 158 payments for alleged legal costs of Solicitor Adrian Mueller in amount of \$23,744.72 (GST excl)
19. Unauthorized major renovations and legally non-compliant Extraordinary General Meeting on 27 April 2023, with risks for work being done by unprofessional companies
20. Waratah Strata Management ignored request to explain whereabouts of missing spare panel for entrance gate in basement of Block B, which already happened once in 2018 and Lot 158 forced its return to rightful owners - As of August 2023, the spare panel is missing again (the entrance gate repairs typically cost between \$3,500.00 and \$5,000.00)
21. Ongoing fire and OH&S problems - in spite of Ryde Council orders, such work is being delayed for more than two years, and these problems have plagued SP52948 since 2012
22. Waratah Strata Management is accessory to ongoing physical threats, stalking, racism, and discrimination, with most of attacks addressed to Lot 158
23. Smoking continues to be a major issue, not only increasing risks of fire, but also causing health risks and nuisance - Waratah Strata Management refuse to take decisive measures
24. Waratah Strata Management and secrecy about SP52948 Lot 1 legal case54
25. Serious pool and spa problems due to long-term lack of proper maintenance (concrete cancer) approved at cost of \$55,000.00 without general meeting or evidence of multiple quotes which building manager announced as renovation not repairs
26. Roof membranes on four buildings need overdue maintenance, where Kintyre decreased warranties for half of roof in Block B and whole roof in Block D to five years instead on standard 15 years due to long-term lack of maintenance
27. In spite of undisclosed cash-flow problems, contract for Uniqueco Property Services was increased by extra 2% (costing owners an extra \$6,794.76 in first 12 months) at a non-compliant committee meeting on 9 February 2023
28. Waratah Strata Management silent about missing common property) timber for half of fence behind townhouses since November 2021
29. Two significant water leaks on ceilings in foyers of Block B and D and electrical hazards due to long-term neglect in July 20236
neglect in July 2023