

The Strata Managing Agent recommended to the Owners Corporation that an Architect be engaged to propose amendments to the common courtyard as it would be a good basis to not just renew the waterproofing, but to improve the design at the same time as the required remedial works – of which the Owners Corporation were inviting to undertake.

Tenders were obtained of Architects, with the Strata Committee (after lengthy deliberation of the expectation and cost) approving [redacted] Architects. Mr [redacted]'s services were subsequently engaged immediately with the request to provide a design proposal to tie in with the large scale remedial works.

The scope of works pursuant to the Architectural design proposed by Mr [redacted] and worked on over the course of the 12 months by the Strata Committee whilst the funds were being raised was accepted at the 2017 AGM.

As originally scheduled, the Architectural works in conjunction with the remedial works are scheduled to take place in March/April 2018 as the full funding will be obtained with the last contribution due 01/02/18.

GIPAA - Informal - GIPA000

From: (@cityofsydney.nsw.gov.au)

To:

Date: Wednesday, 18 September 2019, 10:07 am AEST

Dear ,

In response to your below Information Access Request (references: 2019/ / GIPA000), please note that I have not been able to locate any development applications (in the City's systems) for this site from 2016 to the present.

Kind regards

Information Access Officer
Data & Information Mgt



Telephone: +612 9265 9754
cityofsydney.nsw.gov.au


Stages


- ✓ Lodged
- ✓ Under Assessment
- ✓ Decision Made
- ✓ Exhibition
- ✓ Referrals
- Further Information Requested


Detail

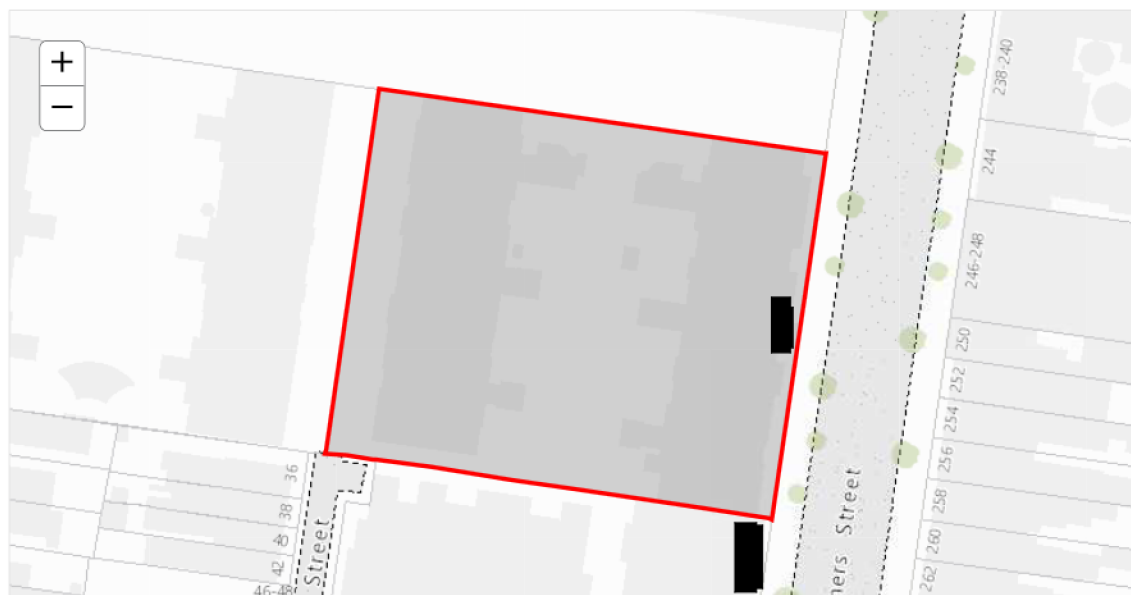
Application number	D/				
Address					
Description	Repairs and alterations to existing residential development, including waterproofing and landscaping works to communal courtyard, and provision of new entry doors.				
Estimated Cost	\$345,800				
Lodged date	27/09/19				
Decision	Approved with Conditions				
Decision date	03/01/20				
Authority	Delegated Authority - Council/LPP/CSPC to Officer				
Exhibition Period	<table border="1"> <thead> <tr> <th>Start date</th><th>End date</th></tr> </thead> <tbody> <tr> <td>08/10/19</td><td>23/10/19</td></tr> </tbody> </table>	Start date	End date	08/10/19	23/10/19
Start date	End date				
08/10/19	23/10/19				

 Single DA on Multiple Properties

 Single DA on Single Property

 Multiple DAs on Multiple Properties

 Multiple DAs on Single Property



DA02-Courtyard Demo-	106KB
DA03-Garage Lvl-	89KB
DA04-New Courtyard Pln-	552KB
DA05-New Courtyard Setout Pln-	116KB
DA06-Elevation-	2MB
DA07-Sections 1 & 2-	7MB
DA08-Sections 3 & 4-	6MB
Notification Map - D/	111KB
Notification Letter - D/	158KB
Stamped Plans - D	18MB
Notice of Determination - D/	396KB
Delegated Report - D/	1MB
DA01-EXIST Courtyard-	119KB

UPDATE -

From: Notices Netstrata (notices@netstrata.com.au)

Date: Thursday, 2 April 2020, 4:35 pm AEDT

Dear Owners,

Please be advised that on Tuesday 10/03/20 the strata committee was invited to meet with Architects who have arranged the tender analysis for the refurbishment works. Unfortunately the total cost for these remedial works based on the 2 quotes received so far exceeds \$1.3 million, currently there is \$842,000.00 in all of the Owners Corporations accounts.

Moving forward the committee members present decided to take the following immediate action:

1. 2 additional quotes based on the refurbishment works to be sought within the next 2-3 weeks.
2. The quotes to be split up into essential remedial works for the courtyard and works for the front entry
3. Once this has been done the committee will meet again and assess the Owners Corporations position.

So that owners are aware what has determined how much money is in the accounts is as follows:

1. The Owners Corporation raised a special levy of \$700,000.00 at the Annual General Meeting held 17/10/16. The figure that was chosen was based on the tenders received at that meeting for the remedial works. This did not take into account the refurbishment of the front area.
2. On the 23/04/19 – (quantity surveyor) on behalf of Architects undertook a cost estimate of the work involved at the building based on the scope of works for the building. The total cost for this work including GST was \$538,596.30
3. On 03/01/20 the City of Sydney Council issued an approved Notice of determination, in this document the cost of development was noted as \$345,800.00

As per the above none of the indications of this work costing more than what has been allocated have been notified to the strata committee or Netstrata.

At this stage the committee are doing what they can to avoid a shortfall in any of the costs required to do these works.

Regards,

NETSTRATA

Re: Committee Catch Up Wednesday 26/08/20

From:
To:
Cc: tyson.major@netstrata.com.au;
Date: Monday, 28 September 2020, 7:05 pm AEST

@

Regarding your email below, i should ask you the same thing, considering on a number of occasions at AGM's EGM's you have stood up and stated that you and [redacted] attended the NCAT meeting and how i made a fool of myself.

You then emailed the owners stating how without Tyson the works will be compromised. One year on still no works have commenced. Either your dementia is kicking in or you are just as full of BS as Tyson.

@ Tyson,

You still haven't provided the DA approval considering your claim at the NCAT hearing that works were to begin in March/April 2018 (attached). Obviously your whole submission was lies.

I have been in contact with Minister [redacted]'s office and will be submitting a summary of all the lies and breaches of the act you and your company have committed over the years, and frankly, i will be surprised if you will still be in business in 6 months time.

I have also spoken to [redacted] from [redacted] and he believes there are grounds to take legal action against you and the committee.

@ owners, i urge you to please attend the meeting as important decisions will need to be made.

Sent: Tuesday, 25 August 2020 8:13 PM
To:

Cc: Tyson Major <Tyson.Major@netstrata.com.au>;
Subject: Re: Committee Catch Up Wednesday 26/08/20

Hi Tyson,

My comments stem from the attached document you provided to NCAT in your submission. It speaks for itself don't you think?

[redacted] and [redacted] gloated that they attended the hearing, and still no tile has been overturned.

Considering your statements (attached) would you mind providing the owners corporation what DA approval you had for the works at the time of the hearing?

So as noted above, it is for these reasons.

Tyson, I am surprised you are suggesting a walk around. I suggest you start with my submission to NCAT.

To:
Cc: Tyson Major,
Tue, 25 Aug at 8:19 pm

Get your facts right - I did not attend the hearing

On Tuesday, 25 August 2020, 8:19:26 pm AEST,

wrote:

Get your facts right - I did not attend the hearing

From:

To: Tyson.Major@netstrata.com.au

Cc:

Date: Friday, 18 December 2020, 5:08 pm AEDT

Hi Tyson,

Hope you are well.

I am writing to you and all on this email for a couple of reasons and I know some of you will say this should be discussed at AGM etc. But I was on the Exec Comm for 5 years before I moved out and we implemented many initiatives to reduce operational cost for the building that held back quarterly strata charge impact which is the context/ background I am coming from.

At this stage one of the questions I have is the same I have been asking NetStrata and Exec committee for the past 3 years. The summary response has always been 'its work in progress', which isn't good enough as the company and team I work for has built a 67,000 m2 office building in the same period from scratch and we can't fix a slab.

1. I paid a total of \$21,000 as my unit special levy for the carpark/ garden area concrete works 3 years ago, there hasn't been any onsite progress on this. Last year I had asked that Tyson provide a monthly or quarterly update on the progress which he agreed. I only ever received one email, that's it. The money would have been better sitting in my bank account than forging my interest to strata with nothing to show. The slab is going to just fall eventually. I hope our and other unit holders money from the special levy won't end up in an abyss.

2. The quarterly charges have gone up substantially \$1817.85 current quarter 40% in 5-6 years. but there is nothing much to show in terms of asset improvement, maintenance, upgrades to reduce ongoing operational costs or utility expenditure with electricity, water efficiency projects etc. We are in the city of sydney LGA, the council has been running programs for years supporting apartment blocks on sustainability and cost reduction.

If you have achieved major outcomes/ milestone progress on above two points NetStrata and committee please let me. NetStrata and committee should send all unit holders at least one pager quarterly update on a regular basis, the minutes are just discussion items not meaningful outcomes on the ground.

I am not sure of the reason for this complacency for the past 5 years, costs are going up but I don't see much in return/ asset improvement for that money.

Regards,

Re:

From:

To: ; tyson.major@netstrata.com.au

Cc:

Date: Monday, 4 January 2021, 12:39 pm AEDT

Hi Tyson,

Parag asked you a number of questions which i'm sure he would like answers to, as do i, and i'm sure some of the other committee members. One of which is the same that i asked and you refused to answer.

Tyson, considering you stated at the NCAT hearing that the works were to commence in April 2018, and we are now in 2021, what happened?

You do know there are penalties for knowing and willfully providing misleading information to the Tribunal.

Tyson, this is the second year in a row that i have been on the committee after resigning for obvious reasons, and i have never received from you any insurance quotations for the buildings insurance renewal as per S section 166 of the Strata Management Act 2015.

Could you provide a copy of each of the insurance email's with recipients, along with the buildings brokerage statements for each year.

On another note, after waiting approximately three years to have a working light in the two front foyers, you finally decide to adjust them, however they are now on 24/7.

And we are paying you for this?

The lights are on a timing mechanism. Inside the foyers there are two lights on each floor/section. One is to be on 24/7. The other activates at dusk, and turns off at dawn. The same goes for all outside lights.

The front entrance light still isn't working.

I won't be repeating this again.

On Friday, 18 December 2020, 5:20:50 pm AEDT, Tyson Major <tyson.major@netstrata.com.au> wrote:

Hi ,

Thanks for your email, please see attached the latest technical specifications from which the committee are reviewing once approved tenders will be sought and once received a meeting will be held.

It would also be great if you come to the meetings as well as a lot of updates are given, you can also contact me anytime yourself.

Have a great weekend,

Regards,

Tyson Major
Senior Strata Manager
D: (02) 8567 6477

298 Railway Parade,
Carlton NSW 2218
After Hours
Emergency:



Re:

From:

To: ; tyson.major@netstrata.com.au

Cc:

Date: Tuesday, 5 January 2021, 3:51 pm AEDT

LOL Tyson.

Yet each of these 3 issues you mentioned occurred years after the event. Good luck trying to prove that in court.

You still haven't provided me with the emails i should have received regarding the building insurance quotes for 2020 & 2021. Nor have you provided the brokerage statements I requested. Do you have an issue providing these 4 documents Tyson?

On Tuesday, 5 January 2021, 2:30:34 pm AEDT, Tyson Major <tyson.major@netstrata.com.au> wrote:

Hi ,

Thanks for your email, you are asking for information that has already been provided in the past, please check your email history, if there is anything you need me to clarify within reason please let me know.

To provide absolute clarity to the question you asked please see my response in red:

Tyson, considering you stated at the NCAT hearing that the works were to commence in April 2018, and we are now in 2021, what happened?

At the time of the NCAT hearing and the information that I was aware of and had been told, it was our intention to commence works in April 2018, since then there have been delays due to a number of reasons being:

- financial constraints
- a review and change of the design and scope of works
- appointing a new consultant

At no time were my statements misleading or false, they were all stated with the intent they would proceed as discussed however as per the above there have been delays.

Regards,

Tyson Major
Senior Strata Manager

298 Railway Parade,
Carlton NSW 2218



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M: 0474 421 494
(Afterhours/Emergencies)

[COVID-19 OWNER UPDATE](#)

After Hours
Emergency:
1300 663 760



netstrata.com.au

From:
Sent: Monday, 4 January 2021 4:40 PM
To: ; Tyson Major <Tyson.Major@netstrata.com.au>

Subject: Re:

Caution! This message was sent from outside your organization.

Hi Tyson, It's never happy dealing with you. I'll be happy once your company is shut down, which won't be too far away.

To answer your question I have been finalising my report for the Minister's office, and that last piece of the puzzle was the insurance brokerage emails i requested.

I asked you to provide a couple of things and you have failed. If you are unable to understand my request ask someone who understands English. If you are unable to provide something, say just that.

In regards to Questions, i was of the belief that if you direct a question/s to someone, that person answers those questions. Correct me if that is incorrect, because Parag asked a number of questions and you refused to answer any of them. I have asked the same question a couple of times and you have refused to answer any of them. So what is the protocol to ask questions, and have them answered?

If the only way to get answers Tyson is through my Solicitor so be it.

Happy New Year!!

On Monday, 4 January 2021, 3:12:04 pm AEDT, Tyson Major <tyson.major@netstrata.com.au> wrote:

Hi ,

Happy new year! Hope you have been well, I haven't heard from you for a while nor have you been at any of the committee catchups but its great to hear from you.

If [redacted] has any issues with my response he can ask me directly.

Please see attached the quotations for the strata insurance for your reference.

If you read the email correspondence you have been included in you can see that the committee determined to stop utilising the services of [redacted] and we have today appointed [redacted] to undertake the tender process for the revised scope.

Have a great day

Regards,

Tyson Major

Senior Strata Manager

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(Afterhours/Emergencies)

[COVID-19 OWNER UPDATE](#)

298 Railway Parade,

Carlton NSW 2218

After Hours
Emergency:

1300 663 760



[netstrata.com.au](https://www.netstrata.com.au)

Re:

From:

To: tyson.major@netstrata.com.au

Cc:

Date: Sunday, 10 January 2021, 2:21 pm AEDT

Hi Tyson and Committee,

I am not satisfied with the response that after five years you all are just wasting our hard earned money on consultants. How many people do you require to change a light bulb?. It's a waterproofing job not a greenfield construction job. I am surprised that no one else in the strata plan except _____ is concerned about this waste of time and money.

In the five years preceding Netstrata and the new committee member, we completed the following major projects with available funds when I used to pay less than \$1,200 qtrly charges and now they are greater than \$1,800 with no outcomes to show. circulating admin documents for 5 years isn't acceptable, plus all the special level funds sitting with you.

Projects completed prior to NetStata and current committee:

1. Entire buildings quality weatherproof external painting works.
2. All foyers internal painting
3. replacement of all carpets in the building
4. replacement of all common area lighting to sensor based LED lighting saved 30-40k in energy bills for common areas.
5. Replacement of central hot water systems to condensing boilers with efficient rotex tanks reducing overall gas usage by 15-20%, and water loss from previous leaky systems by 20%. resulting in additional 10-15k in savings. To name a few.

There are projects like roof top solar pv for offset of common area electricity and reduction of strata costs which can be completed, with rebates available (there are technologies now which can go on the meter board and dispatch electricity where it is required in a strata plan rather than exporting to grid provide onsite savings)

Our building doesn't have any special facilities like lifts, pools, gyms etc. the level of strata fees for a building like ours is ridiculous. I am paying much less at another building which has all these facilities.

The only components in a slab are steel and concrete which required a waterproofing membrane application on top to appropriate quality and number of layers. we don't need 10 consultants to tell us the same thing multiple times.

The strata managers and committees role is not just to approve fee increases and send emails approvals but to also manage finances better, reduce outgoings and deliver savings where possible that what we did in the past together (I was on the committee for 5 years before I left as I moved out, my view is that people who live on site should be part of the committees as they know and experience real issues faced on a day to day basis).

If you are out of your depth on the waterproofing job, don't just waste my and other members money on consultants (I deal with them on a daily basis, they are just going to give you reports not deliver the project)

The entire concrete issue is reflecting badly on Strata records reducing property values is an already bad inner city apartment market due to covid.

Below are details for R&BS who are reputable waterproofing specialists. I work for NSW Govt and these guys have completed multiple jobs for our assets via NSW Public Works. Great quality and price. I suggest you contact them and get a proposal independent to the people you have been dealing with, without an outcome.

I have attached company information and brochures.

Contact details below:

Business Development Manager

e

m

w

I have no personal affiliation with them, but they have completed works for us at our office buildings.

On another note if the waterproofing job moves forward, I would like to highlight that the exotic planted in the flower beds with aggressive root systems are one of the major reasons the current membrane failed and we have this issue. With the new works my personal opinions is that we remove the in-slab flower beds and fountain and replace them with large designer pots and on slab water body purely planting small to medium native species which will avoid future membrane damage, reduce water usage as natives are drought tolerant (grevilleas, callistemons, banksias, acacias).

Regards,

RE:

From: Tyson Major (tyson.major@netstrata.com.au)

To:

Cc:

Date: Monday, 11 January 2021, 1:34 pm AEDT

Hi

Thanks for your email, whilst I can appreciate your opinion there is a lot more that goes on behind the scenes and the scope has changed quite a fair bit more than just waterproofing of the courtyard area.

There has also been considerable work, extra meetings and discussion undertaken by committee members who both live at the building and who don't, so I do dispute the claims that we are wasting money.

So you can see what is actually going on I would suggest next time we have a meeting you can join in, most likely the next meeting will be done via Zoom so you don't have to go to the site, I will send you an invite.

I also note it would have been the easy option for the committee to approve the scope of works they had originally, however, as this was over the special levy funds that has been raised to date it would have resulted in another round of special levies.

I can assure you that the committee is working in the best interest of the building and undertaking their due diligence, if you feel you can add another perspective or some insight then please feel free to nominate for the committee at the next AGM it would be welcomed.

Regards,

Tyson Major
Senior Strata Manager

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