

Exclusive Strata
Management

P.O. Box 779

Victoria Park H.A. 6979

Jon Blaszczyk
31/147 Charles St
West Perth 6005

23.10.2012

tel. 93287549

Dear,

Mrs. Laura Chapman.

Please find enclosed the Application
to the State Administrative
Tribunal Western Australia.

Yours faithfully
Jon Blaszczyk

THE STATE ADMINISTRATIVE TRIBUNAL

Dear Judge,

I write to you Dear Judge, because I am not accept work and behaviour Exclusive Strata Management Mrs **Laura Chapman**:

1. I want have check annual accounts expenses and all for that quotes – from last year. From 2009, 2020, 2011 Strata Management stop check annual accounts and for that quotes. Previous: Quin Ballard Real Estate Agent & Property Manager Jones Ballard Property group, accept general enquiries about the annual account at least 72 hours before the EGM – see Notice of Meeting 2006 year and 2007 year.
2. Strata management exchange all antennas – after my complain, for poor TV service. For new digital antennas Strata Management call only one quote – for \$ 22,000.00 and not send copy off the quote to all owners. I call for one more quote for two option:
 - \$ 2,350.00
 - \$ 18,900.00

Strata Management Mrs Laura, not accept that quote – although was \$ 3,100.00 less (see \$ 22,000.00). For today, after one year – unit 23 is not done, maybe is not done in the more unit !

3. Hot water system and common flue – commence Mr Michel Cassidy – Gas Inspector from Cannington WA phone 9422 5228. Why he work on City of Vincent , West Perth. What reason? Strata Management Mrs Laura Chapman not send for all owners copy quote – only after Extraordinary GM, two weeks later send to us Minutes of the Extraordinary GM, and Levy Notice and Tax Invoice for \$ 880.00 and for \$ 450.00, all together \$ 1,330.00. I ring to Mrs Laura where is quote for that and she say to me : I send to you that quote, for today I not received that quote. Cost of the special projects is \$ 80,000.00. Total increase the budget is to \$ 185,457.00 and total for special projects is raise of \$ 81,840.00. Not second quote, for that big project. I ask why not call you for second quote - Mrs Laura say is be enough – not need second quote. No one see that quote for \$ 80,000.00. That is force for – pay big money. Dear Judge if is possible please given order to make second quote – from Galaxy. Mr Antony phone 0419 928 017, he is good expert for instalation hot water system and flu rectification.
4. Contribution special levy:
 - For reception TV – exchange old antennas for new digital antennas. Strata Management Mrs Laura call only one quote for \$ 22,000.00. No one see that quote! Per unit entitlement is \$ 60.00. For one bedroom 3 x \$ 60.00 = \$ 180.00, pay two time. That is

\$ 360.00. For two bedroom 4 x \$ 60.00 = \$ 240.00 – pay two time is \$ 480.00. All cable is accurate same for unit one and two bedroom. Two bedroom unit not have second socked, only one and one TV. One bedroom unit and two bedroom unit have one socked. I call second quote – my quote is two option:

- \$ 2,350.00
- \$ 18,900.00

Strata Management not accept, because was from owner and too cheap. For contribution understand it and charge each unit the same, one bedroom and two bedroom.

Like \$ 22,000.00 : 54 unit = \$ 407.50. I pay \$ 72.50 to much, and one bedroom pay less \$ 47.50. Dear Judge please make proof.

- For instalation hot water system and common flue – quote is only one cost \$ 80,000.00 and no one see that quote
 - \$ 220.00 per unit entitlement : for one bedroom 3 x \$220.00 = \$ 660.00 pay two time that is \$ 1,320.00, for two bedroom unit 4 x \$ 220.00 = \$ 880.00 pay to time that is \$ 1,760.00. Two bedroom unit pay \$ 440.00 more like one bedroom unit. That is not all right.
- To me send Mrs Laura Tax Invoice for first payment \$ 880.00 and \$ 450.00 together is \$ 1,330.00. That is occurs to me. For new contribution must change for all the same: 80,000.00 : 54 unit = \$ 1,481.00. One bedroom pay less \$ 161.50. Two bedroom pay more \$ 278.50. Maybe good for million man, that not good for pensioner man. Dear Judge please make proof.

5. Safety Switch – problem with lights:

- for ground floor 13 point lights – one damage.
- For first floor 13 point lights – two damage
- For second floor 13 point lights – one damage

Electrician instalation Safety Switch: Wizitorpart AD316T-C16-0,03A. That is to week before was use 20A-f, and before was good – no problem for 30 years. Now if is rain safety switch ^{Turn off Lights} was was instalation 2010 year. Al the same problem is with two security, always is problem, turn off power and security gate not work – for a few days or two weeks or more. Otherwise on mu unit 31 is instalation Clipsal RCBM-216/30, C-16, 240– 8kA. That is only for small unit. Compare C-16?8kA my unit with C-16-0,03A for all lights – our complex.

Strata Management assure that turn off power is for reason rust electrical wire. That electric wire is good in condition. When was change ligths on the parking car electrician use that old wire – only we pay more money for that job. For that job where is quote?. That is waste our money

6. Still problem with the tree particular before unit 9 and unit 10. Tree is growing too high pass first floor, branches covering windows and balcony – ground floor and first floor. The tree is too close to building – from wall is 20 – 40 cm. That place is for flower – like roses, not for tree. That is danger, easy for fire for that complex. Bushy tree – 4 years not be pruning, now is 3 meters high. That is not aesthetic and is too danger, easy for fire. Necessary is cut to 1,2 m high.
7. Council Owner was before every 3 months meeting and owners was possibility be come for any proposal – for our complex or to complain. Now Council Owners cancel meetings and now no more contact with owners. That is completely isolating. Chairman Mr Saxon Mailey not given answer for telephone or writing message. Dear Judge please help.
8. I proposal to Strata management Mrs Laura for all EGM or EXGM be venue on my unit 31/147 Charles St. Lunchroom and TV room be enough for 22 owners for sit and rest owner for standing – special for young – or if bring own sit, place is enough for more sit. Cost \$ 25.00 for air conditioning, light and after for clean.
Second proposal – was City of Vincent, 244 Vincent St, phone 9273 6000 or website : www.vincent.wa.gov.au. From our complex is 1600 m. All my proposal was rejected from Mrs Laura.
Now is possibility – 40 Violet St. Bethanie tel. 62229860 – Mr Robyn co-ordinator. From our complex is 500 m.
Dear Judge for last Extraordinary GM was present only 8 owners only. Each EGM was very simply – only financial proposal and accept – forgot for all problem our complex or not want see big or small problem and do not want discuss.
Dear Judge please see last Minute of the EGM.
Dear Judge, whether to express on the letter ESM: 9 June 2011; 14 May 2012 and 28 June 2012 is use of undue authority or is real terror for all owners.

Enclosed:

1. Letter from Quin Ballard – 27 Nov. 2006
2. Letter from Jones JB – 29 Nov 2007
3. Letter from ESM – 9 June 2011
4. Quote from TV Antennas – 22 Feb. 2011
5. Letter from ESM – 14 May 2012
6. Letter from ESM – 28 June 2012
7. Levy Notice – August 2012

Kind regards

Jan Blaszczyk

Owner 31/147 Charles St. West Perth



27th November 2006

The Owners of The Mews
Strata Plan 5629
147 – 159 Charles Street
WEST PERTH WA 6005

Dear Owner

NOTICE OF MEETING

NOTICE is hereby given in accordance with provisions of the Strata Titles Act 1985 that an Annual General Meeting of the Owners of The Mews, 147 Charles Street, West Perth, Strata Plan 5629 will be held:-

DATE: Monday 18th December 2006
TIME: 4.00pm
LOCATION: At the office of Quin Ballard, 175 Labouchere Road, Como (Corner Labouchere Road & Preston Street, upstairs on 1st Floor)
AGENDA: As per attached page.

If you cannot attend, please complete the attached Proxy Form and return it as soon as possible. It is important to have the proxy as without your support, we may not be able to hold this meeting. Furthermore, your levy contribution must be paid to entitle you to vote. (Strata Titles Act 1985, Schedule 1, By-Law 14-6).

Please note that if your unit (lot) is in joint names, only one person can vote, when voting on a show of hands, provided a form of proxy has been completed and signed by all co-proprietors nominating the party entitled to vote. The person entitled to vote may be one of the co-proprietors or any other person as nominated on the form of proxy.

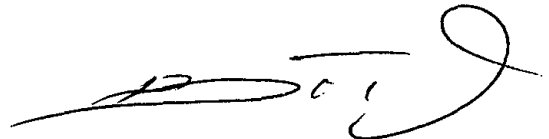
Completed forms of proxy may be returned to this office at any time before the meeting, or handed in before commencement of the meeting.

If you have any general enquiries about the annual accounts, please contact the undersigned at least **72 HOURS** before the meeting so that an appropriate response can be prepared.

Yours faithfully



JIM SMITH
STRATA COMPANY MANAGER
For the Owners of Strata Plan 5629



LICENSED REAL ESTATE AGENTS • PROPERTY MANAGERS • STRATA MANAGERS • MEMBER R.E.I.W.A.

Corner Labouchere Road & Preston Street, Como, Western Australia 6152 - P.O. Box 221, Como, W.A. 6952
Licensee: H.U.M. Pty Ltd as Trustee for H.U.M. Unit Trust trading as Quin Ballard ACN 009 057 103 ABN 85 869 125 509
Fax: (08) 9474 1302 Phone (08) 9474 1533 E-mail: quibal@quinballard.com.au Website: www.quinballard.com.au

29th November 2007

The Owners of "The Mews"
Strata Plan 5629
147-159 Charles Street
WEST PERTH WA 6005

Dear Owner

NOTICE OF MEETING

NOTICE is hereby given in accordance with provisions of the Strata Titles Act 1985 that an Annual General Meeting of the Owners of "The Mews" 147-159 Charles Street, West Perth, Strata Plan 5629 will be held:-

DATE: Monday 17th December 2007
TIME: 5.30 pm
LOCATION: At the strata offices of Jones Ballard Property Group, 25 Preston Street, Como (Corner Labouchere Road & Preston Street, upstairs on 1st Floor) **PLEASE NOTE NEW VENUE – SEE ENCLOSED MAP**
AGENDA: As per attached page.

If you cannot attend, please complete the attached Proxy Form and return it as soon as possible. It is important to have the proxy as without your support, we may not be able to hold this meeting. Furthermore, your levy contribution must be paid to entitle you to vote. (Strata Titles Act 1985, Schedule 1, By-Law 14-6).

Please note that if your unit (lot) is in joint names, only one person can vote, when voting on a show of hands, provided a form of proxy has been completed and signed by all co-proprietors nominating the party entitled to vote. The person entitled to vote may be one of the co-proprietors or any other person as nominated on the form of proxy.

Completed forms of proxy may be returned to this office at any time before the meeting, or handed in before commencement of the meeting.

If you have any general enquiries about the annual accounts, please contact the undersigned at least **72 HOURS** before the meeting so that an appropriate response can be prepared.

Yours faithfully



RHONDA DUNN
STRATA COMPANY MANAGER
For the Owners of Strata Plan 5629



9 June 2011

Mr Jan Blaszczyk
Unit 31/147-159 Charles Street
WEST PERTH WA 6005

L31

Dear Mr Blaszczyk,

Re: Strata Company levy arrears – Strata Plan 05629

We note that according to our records a contribution levied in respect to your lot remains unpaid. The details of that contribution are shown on your enclosed Levy Notice. It would be appreciated if payment is made by **close of business Thursday 23rd June 2011.**

The Strata Titles Act requires each owner to contribute to the funds of the Strata Company in accordance with the decision of the owners in general meeting to levy those contributions. Those funds are utilised in meeting the various financial obligations of the strata company.

The non-receipt of the contributions can result in delays in carrying out work, paying insurance premiums or providing essential services which often leads to increases in the costs of such projects or exposes all proprietors to unnecessary risk.

As you are aware, interest at 15% per annum is payable on any contributions not received by the due date. This interest up to today's date is detailed on the enclosed Levy Notice. In addition, there is a charge of \$22.00 for the issuing of this notice.

The Strata Council of Owners are empowered to take the necessary action (**including legal proceedings**) to recover any unpaid amounts, including interest, administration and collection costs. Such action is not the preferred option of the council and we trust that having brought the matter to your attention you will promptly pay the full amount as detailed. If collection proceedings are commenced there will be further costs incurred, all of which are recoverable from you.

If your payment has been made in the last few days please accept the thanks of your council and ignore this letter. If you believe payment has been made previously or that there is an error in the stated amount please provide a written response within the next 7 days to enable investigation of the discrepancy to be carried out.

Thank you for your cooperation in this regard.

Yours faithfully,

pp EP

Laura Chapman
Exclusive Strata Management

Enc.

17/443 Albany Highway Victoria Park WA 6100
P.O. BOX 779 Victoria Park WA 6979
Tel 08 9362 1166 Fax 08 9362 1133
info@exclusivestrata.com.au

ATF The KO Unit Trust T/A Exclusive Strata Management
Bureau Pty Ltd (ABN 20 422 677 948)

A better way...



TV Antennas Australia Pty Ltd
PO Box 826
Balcatta
WA 6914

Tel number (08) 9336 4632
Fax available (08) 6313 0657
Email:
admin@tvantennasaustralia.com.au

Estimate

All prices include GST

Dated 22 Feb 2011

ABN 50 144 606 039

To

Jan
Unit 31/147
9328 7549

147 Charles street
West Perth

The Building

The building consists of three story apartments, one separate block facing Charles Street, with 6 other smaller blocks of units which are joined together by the roof voids and walkways.

We are advised there are 54 units in total.

There are two main antennas on the roofs, plus another two owner installed antennas which the body corporate require removing. (We would require permission from the body corporate before removing these owner installed antennas)

Reported problem

Poor TV reception, with a request to upgrade the two main antennas and amplifiers servicing each group of units

Our Inspection 21st Feb 2011

Our inspection consisted of viewing the antennas and inspecting the cabling behind the TV wall plate

The Antennas appear quite old and in poor condition the amplifiers are mounted within the roof spaces all items are 15 to 20 years old and in need of upgrading.

The interior cabling to each unit was in a daisy chain connection, whereas the supply enters one unit and is then fed to each unit on that level and to those units below.

This old wiring system can cause many problems, as any damage to the cabling or wall plate within any unit can reduce or remove the TV signal from those other units below.

Therefore the complete complex may need total rewiring of the TV cabling to ensure good results

Your initial request

We understand that the initial request from the managers of the complex is to presently renew the two antennas and amplifiers and inspect the antenna points within each unit and supply a new coax cable from this point to the TVs in each unit.

This may help resolve some of the poor reception problems.

However

We may find it difficult to gain entry to all units to inspect all the TV wall plates, therefore any individual problems found within specific apartments after the antenna upgrade, would have to be investigated on a unit to unit basis, we would charge separately for these repairs on an hourly charge basis.

If any major problems are discovered with the cabling above and beyond repairing minor individual faults we would advise and seek approval from the body corporate before continuing with further work.

Our quote

To install two new digital antennas, two new amplifiers, remove the owner installed antennas and supply to the caretaker or body corporate the 54 new one-meter long TV fly-leads as requested would be and **\$2350.**

(This quote does not include the inspection or repairs of individual TV wall plate within each unit)

Our further recommendation

We consider that the complex may benefit from a total digital upgrade with new antennas, amplifiers and new coax cabling to all units.

This may have to be wired externally to the outside of the building in conduit, as the internal cabling conduits and cavities may be too small to pull new cables in through.

This additional proposal would require a more in depth survey before we could present an accurate quotation however we would estimate the cost would be in the region of **\$18900**

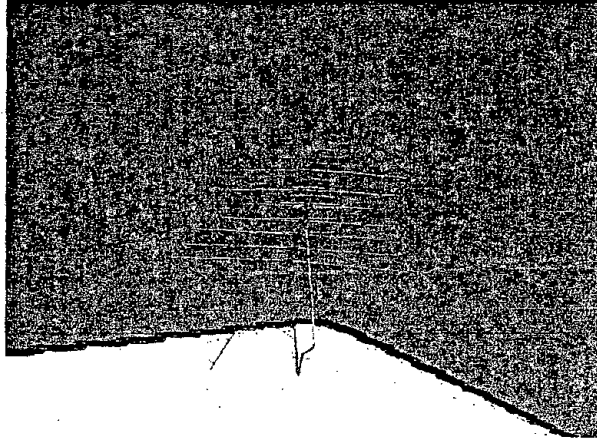
A J Barnett

TV Antennas Australia

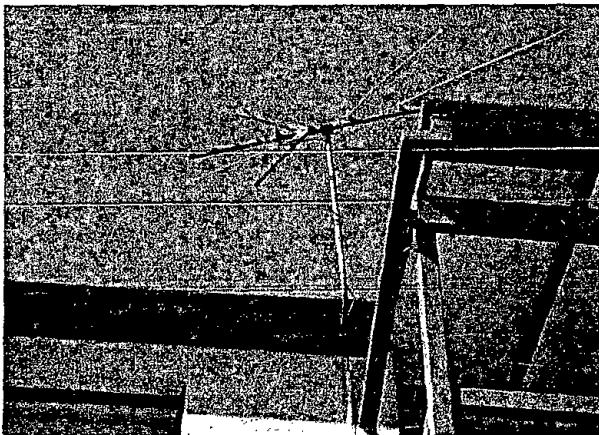
Photos enclosed



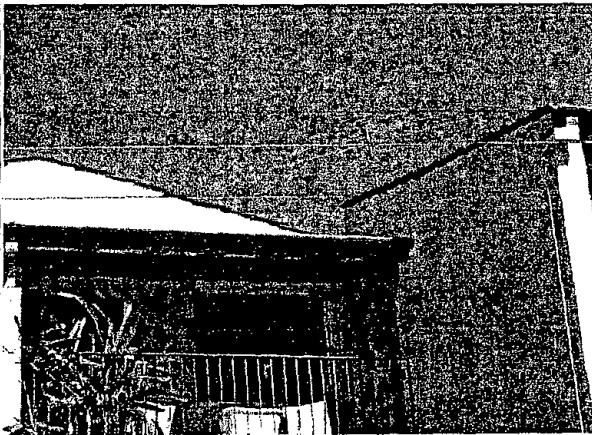
The first Complex antenna



the second complex antenna



Private antenna



*Government of Australia
Energy Safety*

14 May 2012

*Michael Cassidy - Project & Planning Officer
Gas Inspector - Gas Inspection Branch*

Mr Jan Blaszczyk

Unit 31/147-159 Charles Street
WEST PERTH WA 6005

*L31
Level 1, 303 Sevenoaks St. cnr Grace Avenue*

*Cannington W.A. Tel. 9422 5228
Mobile 0419 932 035*

Dear Mr Blaszczyk,

For emergency 1800 678 198.

Re: Hot water systems

The Mews, 157-157 Charles Street, West Perth, Strata Plan - 5629

It has come to the attention of Energy Safety that your hot water system is non-compliant to today's standards, and must be replaced.

Energy safety has advised that you are eligible to have the hot water system itself replaced at no cost through the Appliance Rectification Program (ARP).

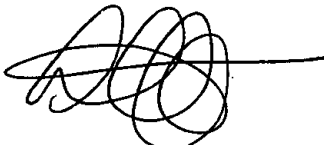
Please provide Exclusive Strata Management with contact details for **you/your** tenant to be able to gain access to make this change over.

As the ARP will only be providing system itself, the cost associated with installation will be billed to the owner in the amount of \$450.00.

That is terror **Note: If your hot water system is not replaced before the cutoff date of the program, Energy Safety will disconnect the gas supply to your unit.**

If you have any questions regarding these minutes please do not hesitate to contact our office on 9362 1166 or email laura@exclusivestrata.com.au.

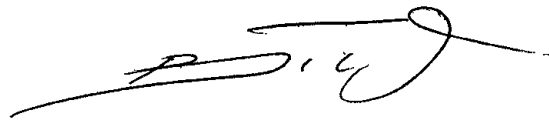
Yours faithfully,



Laura Chapman

Exclusive Strata Management

For and On Behalf of the Owners of The Mews



28th June 2012

Mr Jan Blaszczyk
Unit 31/147-159 Charles Street
WEST PERTH WA 6005

L31

Dear Mr Blaszczyk,

Re: Hot water systems & common flue
The Mews, 157-157 Charles Street, West Perth, Strata Plan - 5629

It has come to the attention of Energy Safety that the hot water system configuration/setup at the complex is non-compliant to today's standards and unsafe, and must be modified/replaced.

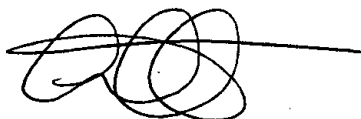
Energy safety has advised that the owners have until December 2012 to have the work rectified, after this time they will begin to issue Inspection Orders, and if still non-compliant the **GAS SUPPLY TO YOUR UNIT WILL BE DISCONNECTED.**

This inspection and notification is happening at around 1000 high rise complexes around Perth in the coming months.

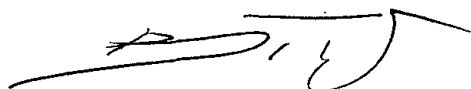
The Council of Owners is currently investigating options to fund these works, although it is very likely a Special Levy will need to be raised in the coming month.

If you have any questions please do not hesitate to contact our office on 9362 1166 or email laura@exclusivestrata.com.au.

Yours faithfully,



Laura Chapman
Exclusive Strata Management
For and On Behalf of the Owners of The Mews



17/443 Albany Highway Victoria Park WA 6100
P.O. BOX 779 Victoria Park WA 6979
Tel 08 9362 1166 Fax 08 9362 1133
info@exclusivestrata.com.au

ATF The KO Unit Trust T/A Exclusive Strata Management
Bureau Pty Ltd (ABN 20 422 677 948)

A better way...

Exclusive Strata Management

Suite 17/443 Albany Highway
VICTORIA PARK WA 6979
ABN: 20 422 677 948
Ph 08 9362 1166 Fax 08 9362 1133
manager@exclusivestrata.com.au

LEVY NOTICE

Notice is hereby given by the proprietors of
Strata Plan 05629 pursuant to
Section 36 of the Strata Titles Act 1985
that the following contributions are due.

Mr Jan Blaszczyk
Unit 31/147-159 Charles Street
WEST PERTH WA 6005

TAX INVOICE

ABN: 23 678 875 633

02-Aug-12

RE: Strata Plan 05629
Lot 31, 147-159 Charles Street
WEST PERTH WA 6005

<u>Due Date</u>	<u>Details</u>	<u>Admin</u>	<u>Sinking</u>	<u>Interest</u>	<u>DUE</u>
01/09/12	Special Levy for September 2012 as per EGM	\$880.00	\$0.00	\$0.00	\$880.00
01/09/12	Hot water system installation	\$450.00	\$0.00	\$0.00	\$450.00

Includes GST of \$120.91

TOTAL AMOUNT DUE → \$1330.00

Section 36 of the Strata Titles Act 1985 provides for
Interest on unpaid levies to be charged at 15% p.a.



DEFT
PAYMENT SYSTEMS

*Payments by phone or Internet from your cheque or savings account require registration. Please complete a Customer Initiated Direct Debit registration form available at www.deft.com.au or call 1800 672 162. Payments by Credit Card do not require registration and a surcharge may apply.



Pay over the Internet from your
Credit Card or pre-registered bank
account at www.deft.com.au.



Billers Code: 96503
Ref: 236327433 94486



Pay by phone from your Credit Card or *pre-
registered bank account, Call
1300 30 10 90 or Int ++612 8232 7395

Contact your financial institution to make a BPAY
payment from your cheque or savings account.

Account: Owners of The Mews 147-159
Charles Street - Strata Plan 5629

Owner: Mr Jan Blaszczyk
Lot No: 31



Pay in person at any Australia
Post Office, using Cash,
Cheque or EFTPOS



Pay by mailing this payment slip with
your Cheque to:
DEFT Payment Systems
Locked Bag 2501, Perth WA 6001

All Cheques must be made payable to: Owners
of The Mews 147-159 Charles Street - Strata Plan
5629

Total Amount Due : \$1330.00



*496 236327433 94486

DEFT Reference Number: 236327433 94486

+236327433 94486

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000133000<3+