

Jonathon Kresner
Unit 36, 37 Paul Street
Bondi Junction NSW 2022

11 October 2016

O'Neill Strata Management
P O Box 887
Bondi Junction NSW 1355

Attn: Elizabeth Bateman

Dear Elizabeth

**RE: STRATA PLAN 13385 – 37 PAUL ST, BONDI JUNCTION
LEAKING BATHROOM – UNIT 36**

For twelve months now the Committee of the Strata Body and the Manager have obfuscated in relation to solving this problem.

I have refrained during this time by not using my ensuite bathroom thus mitigating, for Body Corporate, the problem so as not to cause damage to the unit holder below and unnecessary damage cost.

As the Committee shows little concern about my situation, unless the problem is resolved I will start to reuse my shower and the substantial extra cost from damage incurred to the unit below me and possibly also the unit below them will be entirely at the hand of the Body Corporate Committee. I suggest that the Body Corporate Committee has an obligation to inform these unit holders that substantial damage is likely to occur to their ceiling, wooden wardrobe casings and floor coverings and underlays in their ensuite/bedroom areas.

Incidentally I received recently amongst other items the Strata Special Levy bill in relation to the building tiling and membrane work. I cannot see that water damage occurring from leaking body corporate pipes through the membrane in MY unit is any different than the membrane levy to fix leaking verandah floors below that applies to all Strata Unit holders. You will note that I have withheld payment of Special Levy charges now for twelve months and will not pay them until there is a resolution of my pipes and membrane bathroom issue. When my bathroom issue is wholly resolved, the Special Levy will be reasonably due and payable.

I note that Unit 32 directly below my Unit has had extensive plumbing work carried out in the last few weeks to fix leaking water pipes in which his whole bathroom has been replaced.

There is a simple building solution to the problem which needs to be handled by professionals. Please do not waste Body Corporate funds on sending incompetent plumbers as has happened four times in the past year. I would appreciate in receiving their written reports, which have been previously requested and not received.

It is time for the obfuscation to stop. Twelve months is just too long. If a satisfactory resolution is not found within 21 days of this letter, I intend to pursue the matter under Section 62 of the Strata Management Act and seek costs (legal and others) for failure of the Committee of the Body Corporate to take appropriate action.

Please key my father, Laurie Kresner, on all correspondence via email at krezprop@bigpond.net.au until this Body Corporate issue is resolved.

Sincerely



Jonathon Kresner

