

SP 90191

Consolidated Strata Report

Arlington Grove
6 Grove Street, Dulwich Hill NSW 2203

LOT 163 · UNIT 1813

PREPARED FOR

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Hickling**

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DEVELOPED BY

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[Check credentials ›](#)

Strata Plan

SP 90191 (and adjacent SP 97558 –
combined site)

Council

Inner West

ABN

45 406 849 197

Date of report

26 April 2026

This document consolidates three prior reports into one reference: the v4 strata search results (19 standardised questions + levy calculations), the focused acoustic & fire findings, and the Ceerose builder assessment.

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1. Library inventory and methodology

The library mounted from `D:\Strata 90191` consists of:

- **10,063 PDF files** across **24 SMATA_*** batch folders
- **~14 GB total**
- Plus 9 financial PDFs uploaded directly to chat (also in the library)

Document categories (deduplicated counts)

Category	Count
emails – public	7,035
invoice (singular, new)	1,802
minute book	258 (129 unique filenames)
invoices (plural)	230
Financial Statement	164
general correspondence	123
financial statement	93
bank statement	76
financial document and report	33
maintenance	29
plant item and lift	22
insurance renewal	17
building report	16
contract	14
certificate	12
business activity statement (bas)	12
certificate of currency (coc)	11
certificate of title	9
Strata Plan / strata plan	9
by laws / By Laws	15
work health and safety	7
fire safety	7
valuation report	4

Category	Count
income tax	4
defects	4
roof anchor	3
Capital Works Fund Plan	3
Agency Agreement	3
audit report / Audit Report	3
backflow prevention device	2
asbestos	2

Date reconciliation note

The 30 July 2025 interim balance sheet shows Cash at Bank – Admin of \$183,128.57; the 24 April 2026 report's "Previous Year" comparative for the same date shows \$244,755.93 – consistent with post-audit restatement. The 24 April 2026 report figures are authoritative.

Note on minute book extraction

Strata Choice prepares meeting minutes as Microsoft Word documents with bullet-pointed motion text rendered through a graphical template. Standard text extraction strips the bullet content. This affects AGM Minutes 25/09/2025, AGM Minutes 12/09/2024, AGM Minutes 31/10/2023, and historical SCM minutes. The **EGM Minutes 16/02/2026 do extract cleanly** because they were prepared in a different format and form the most authoritative recent governance document used in this report.

2. The 19 standardised questions

Q1. How many units (lots) are in the strata plan?

247 lots with 10,000 unit entitlements. **Source:** Capital Works Fund Plan (Sageview NSW Pty Ltd, Edward Malek, 4 June 2018) – "Number of Units: 247 / Number of Entitlements: 10000". Confirmed by Insurance Valuation (A G Thomas Valuers, 6 August 2025) – "Lots: 247". Cash Management ledger lists 247 distinct lot owners; lot 248 is "Shop" (commercial); gaps at lot numbers 71, 152, 159, 246 (historical subdivisions/ consolidations). **Priority:** Primary.

Q2. How many storeys high is the building?

4 buildings ranging from 6 to 10 storeys, plus 1 basement level. **Source:** Insurance Valuation (A G Thomas Valuers, 6 August 2025) – "Buildings: 4 / Levels: 6-10". AFSS T0796-AFSS-2025 (assessed 30/07/2025) confirms Building A reaches "Level 8 (LV08)". Construction date 2017; cavity brick / part rendered / part metal clad walls; concrete floors; aluminium windows; flat concrete roof with waterproof membrane. **Priority:** Primary.

Q3. Are there any basement carpark levels?

1 basement level containing the carpark. **Source:** AFSS 2025 – "Residential consisting of 4 storeys above & 1 storey below ground level"; Insurance Valuation lists "Basement Car Parking" as accommodation; AFSS fire hydrant specifications reference "Building B – Basement Level 1 (LV-1)". **Priority:** Primary. **Note:** Basement is currently subject to defect rectification works – see Q15/Q17 and Sections 4–5.

Q4. What are the current Administrative Fund balances?

Administrative Fund equity is **negative \$73,385.02** as at 24 April 2026 – primarily a timing issue (Q4 levies not yet raised). Projected year-end balance per the 30/07/2026 forecast: \$223,699.81. **Source:** Detailed Balance Sheet as at 24 April 2026; Audit Report by CBC Partners (Domenic A. Cutrupi, 15 August 2024) for FY24 prior position. **Priority:** Primary.

Q5. What are the current Capital Works Fund balances?

Capital Works Fund equity is **\$333,628.55** as at 24 April 2026. – Cash at Bank – Capital Works: \$483,387.81 – Investments: **\$0.00** (the entire \$386,081.08 prior-year portfolio was redeemed during the year) – Net Owners Funds: \$260,243.53 (down 56% from \$590,160 at start of FY)

The May 2026 special levy instalment of \$555,000 (per EGM Motion 7) will materially restore the CWF. **Source:** Detailed Balance Sheet as at 24 April 2026; Investments section. **Priority:** Primary.

Q6. Are there any special levies in place?

Yes – major special levy programme to fund building defect litigation and rectification.

EGM 16 February 2026 – Motion 7 (passed by simple majority): Special levy of **\$1,160,000 inc GST** to the Capital Works Fund, in 4 instalments:

Instalment	Due	Amount
1	1 May 2026	\$555,000.00
2	1 August 2026	\$201,666.67
3	1 November 2026	\$201,666.67
4	1 February 2027	\$201,666.67

Purpose (verbatim): "Funding current outstanding invoices related to the defects claim, expected future fees of Chambers Russell Lawyers, Diagnostech and AE&D for the legal proceedings against Ceerose and Galileo, engaging FEA and AE&D for the further investigation of defects, preparing further litigation compliant reports and preparing scopes of works for the basement flooding for the items noted in motions 2-6 of this meeting and defending current NCAT proceedings."

Two loan motions (\$2M each – StrataCash and Lannock) were both **defeated**.

Source: General Meeting Minutes 16/02/2026 (full text extracted); Statement of Income and Expenditure (CoA 243100); EGM Agenda. **Priority:** Primary.

Q7. Are there any levy arrears apparent?

Total scheme-wide arrears of \$7,626.62 as at 24 April 2026 – concentrated in 6 lots:

Lot	Unit	Owner	Total
190	2203	Alistair George Whittaker	\$3,722.42
103	1301	Pamela & Peter Skouteris	\$3,177.68
79	1011	Jennifer Tucker	\$528.85
197	2211	Jenjira Brandwood	\$108.34
76	1008	Doan Quoc Bao Nguyen & Jacqueline Sze-Wing Kot	\$45.99
205	2305	Naomi Urban & George Niahos	\$43.34

Lots 103 and 190 account for over 90% of total arrears. Grace Lawyers Pty Ltd is engaged for arrears recovery against at least 12 lots. **Source:** Aged Arrears List as at 24 April 2026; Levy Positions; Cash Management ledger. **Priority:** Primary.

Q8. Is there a costed 10-year maintenance plan?

Yes – 15-year Capital Works Fund Plan dated 4 June 2018, but materially out of date.

Document: Capital Works Fund Plan – SP 90191 ARLINGTON GROVE, compiled by Edward Malek of **Sageview (NSW) Pty Ltd**, dated 4 June 2018. Covers 1 November 2017 – 31 October 2032.

Forecast vs reality: The 2018 plan estimated a CWF closing balance for current Year 9 (FY2025–26) of \$1,547,189; actual is \$333,629 – a major divergence driven by the unforeseen defects programme. The plan itself recommends review every 2–5 years; at almost 8 years old, it is overdue. **Source:** CWF Plan (Sageview NSW Pty Ltd, 4 June 2018) – full text extracted. **Priority:** Primary.

Q9. Strata manager identity and contact

Strata Choice Pty Ltd, with **Mark Loveridge** as responsible licensee. – **Phone: 1300 322 213** – **Email: info@stratachoice.com.au** – Address: GPO Box 5328, Sydney NSW 2001 / Level 13, 25 Martin Place, Sydney NSW 2000 – Licence No.: **224770**

Strata Management Agency Agreement: Commenced 01/10/2025, term 36 months, fee \$45,695 inc GST p.a. (Option 3 – no commissions), CPI annual increase. OC signatories: Rebecca Pace-Fellows (Secretary) and Kyle Emslie (Chairperson).

Historical: Previous strata manager was **Strata Republic / Wade McKenzie** (per the 2018 CWF Plan addressee). **Source:** Strata Management Agency Agreement (signed); Building Manager invoice billing address. **Priority:** Primary.

Q10. Building manager identity and contact

Sydney Building Management & Projects (SBMP) – trading name of **Apartment Projects Pty Ltd**.

Field	Detail
Trading name	Sydney Building Management & Projects (SBMP)
Legal entity	Apartment Projects Pty Ltd
ABN	14 167 332 069
Phone	02 9056 7100
Email	info@sydneybmp.com.au
Postal address	PO Box 461, Surry Hills NSW 2095
Approving signatory on invoices	"PK" (initials)

Source: Tax Invoice INV-12795 dated 6 March 2026 (and numerous other "sp90191-sbmp-inv-" invoices). Cross-confirmed with Cash Management ledger admin spend on building management (\$138,302 YTD). By-Law 20 of the consolidated By-Laws is titled "Agreement with the building manager". **Priority:*** Primary.

Q11. Window opening limiting safety device report

No formal Window Safety Device Report (WSR) on file. Height safety inspections for window cleaning anchor points are documented but those address worker fall-protection (AS1891), not window restrictor compliance (cl 118 SSMR 2016).

Evidence found: – Tax Invoice I3838 from Advanced Solutions Group Pty Ltd, 2 August 2023 – "AS1891 Compliance Inspection" \$1,980 + External Window Cleaning \$19,520 (total \$23,650 inc GST) – Email "SP90191 Arlington Grove Window Safety Locks" 03/04/2026 – single email about window safety locks

Note: Construction date 2017 – should comply with post-2010 NCC requirements for window opening restrictors. Worth direct enquiry with SBMP for current compliance status. **Priority:** Secondary.

Q12. External cladding report

No formal cladding inspection report, but Insurance Valuation expressly confirms "**Aluminium Composite Cladding: No**" – the building does not have ACP cladding.

Construction noted as "Cavity Brick, Part Rendered, Part Metal Clad". The "Part Metal Clad" element warrants enquiry (typically zinc, aluminium sheet, or pre-finished metal panels – not high-risk ACP/PE). **Source:** Insurance Valuation (A G Thomas Valuers, 6 August 2025). **Priority:** Primary for the negative finding (no ACP).

Q13. Asbestos register report

No asbestos register on file, and not legally required – the building was constructed in 2017, well after the 31 December 2003 Australia-wide ban on asbestos products. Under the Work Health and Safety Regulation 2017, the asbestos register requirement applies to workplaces (including strata common property) where asbestos may be present, which by definition excludes post-2003 construction. **Priority:** Primary for the conclusion.

Q14. Pest inspection report

No formal timber pest inspection report in the library; **active pest treatment records exist.**

Evidence: – Greenway Pest Control service report by Tate Whitton, 25/09/2023 – treated wall cavities at units 1701 & 1801 Kona A for severe bee activity – Regular Greenway Pest Control invoices Aug 2025 – Feb 2026 (quarterly servicing pattern) – Annual budget allocations: "Maint Bldg – Pest/Vermin Control" \$5,000 (Admin) + \$4,200 (CWF)

Note: For a 2017 concrete-framed building, timber pest risk is materially lower than older brick/timber stock. **Priority:** Secondary for treatment evidence.

Q15. Building defects identified

Yes – extensive defects programme across all four buildings, subject to active Supreme Court litigation against developer Ceerose and second defendant Galileo.

Defect categories under investigation

1. **Hydraulic / waterproofing defects** (FEA – Forensic Engineering Australia) – Recurring water ingress around windows – Failed waterproofing on balconies – Balcony overflow provision deficiencies – Omission of access provisions to sanitary drainage – **Affecting 191 units (78% of scheme)**
2. **Fire & life safety defects** (AE&D Pty Ltd – Daniel Keato) – see Section 5
3. **Basement flooding** (Valen Project Services + FEA + Pro-Act Group + Eislers Engineering)
4. **Acoustic defects** (Acoustic Dynamics Pty Ltd + Koikas Acoustics) – see Section 4
5. **Façade defects** (Bellmont Façade Engineering Pty Ltd report 04/05/2020)
6. **General building defects** (RHM Consultants 09/05/2019; AES 05/02/2025 and 28/02/2025)

Expert reports forming the litigation evidence base

Date	Expert	Subject
09/05/2019	RHM Consultants	Original general defects
04/05/2020	Bellmont Façade Engineering Pty Ltd	Façade
02/05/2024	Forensic Engineering Australia (Invoice dated)	Hydraulic preliminary

Date	Expert	Subject
13/01/2025	Koikas Acoustics Pty Ltd	Acoustic
13/12/2024	Acoustic Dynamics Pty Ltd (Tax Invoice 0019359)	Acoustic – Item 3 Preliminary Investigations 20% units, \$8,650
05/02/2025	AE&D Pty Ltd / AES	Fire & life safety
28/02/2025	AE&D (Daniel Keato) – AED 9599 Review of Remedial Works	Review of Ceerose's repairs under terminated Deed of Settlement
14/08/2025	Forensic Engineering Australia & Hydraulic Expert	Hydraulic
27/08/2025	Forensic Engineering Australia (further invoice)	Ongoing hydraulic
13/9/23	AED (50% of works invoice)	Fire & life safety
ongoing	Diagnostech	Being finalised (per Chambers Russell email 14/11/2025)

Settlement history

A prior **Deed of Settlement and Release** with Ceerose under which the builder was to perform repairs per a "Fahrenheit Report" has been **terminated**. AE&D were engaged to review Ceerose's repairs (AED 9599 Review of Remedial Works dated 28 February 2025) – finding incomplete works which restarted the litigation.

Recent defect-affected units (Nov 2025 – Apr 2026)

Including but not limited to: Unit 1009 Kona B, Unit 1516 Kona B, Unit 1611 Kona B, Unit 1710 Kona B (formal defects record CR SYD230148), Unit 1801, Unit 1802, Unit 2107 Valencia A, Unit 2207 Valencia, Unit 2616 (Lot 233), Unit 2716, Unit 3005, Unit 3206, Unit 5202; building-wide issues at Kona A Level 8, Valencia B Level 7, Verna B Level 3.

Priority: Primary.

Q16. Fire safety services and AFSS

Yes – current AFSS for 2025 is on file.

AFSS 2025 (T0796-AFSS-2025.pdf): – Type: Annual Fire Safety Statement (Part 12 of EP&A (Development Certification and Fire Safety) Regulation 2021) – Building: 6 Grove St, Dulwich Hill – SP 90191 – whole building – All measures assessed: **30 July 2025** by accredited practitioner **F049448A** – Original Fire Engineering Report: **ARUP Report 247294 Revision E**, 1 March 2017 – Fire safety measures certified across Buildings A, B, C, D – Notes: roof lights above alcoves in Buildings C and D have unprotected openings within 3m; Building A1 retail tenancy FRL is 90/90/90

Fire safety contractors: – D A Fire Services Pty Ltd – primary contractor (monthly \$1,833.34) – AE&D Pty Ltd – fire safety defects investigation – Romteck Grid Pty Ltd – fire monitoring – My Sparkie Electrical and Fire Solutions – Fit-Tech Solutions – Phoenix Fire Protection and Maintenance Pty Ltd

See Section 5 for the full fire-related issues evidence trail. **Priority:** Primary.

Q17. Current and future capital works

Extensive current capital works, dominated by defect investigation/rectification.

Authorised expert engagements (16/02/2026 EGM motions)

Motion	Engagement	Cost (inc GST)
2	FEA – hydraulic defects investigation (191 units, Option A)	\$46,090
3	AE&D – fire & life safety defects in common areas (185 units, Option A)	\$110,550
4	AE&D – fire & life safety defects within 35 units internally	\$23,650
5	AE&D – review of Ceerose response documents	\$13,750
6a	Valen Project Services – basement flooding project management	\$19,360
6b	FEA – basement flooding hydraulic scope	\$16,500
6c	Pro-Act Group – basement flooding structural and waterproofing	\$18,810
6d	Eislers Engineering – basement flooding electrical designs	\$10,835
Total newly authorised		\$259,545

CWF spend YTD 24/04/2026

Total: \$570,168 actual vs \$768,808 annual budget (74% of budget). Most over budget: Consultants (\$355k vs \$270k), Fire Protection (\$64k vs \$45k), General Replacement (\$16k vs \$5k).

Forward works (qualitative)

- Ceerose now actively rectifying defects at Units 2716, 3206, 1801 (March–April 2026)
- Coordinated unit-access defect inspections programme
- Bollards installation under DA-requirement assessment with Inner West Council

No FY 2026–27 forward budget yet struck – Proposed Budget shows all \$0.00. **Priority:** Primary.

Q18. Litigation between developer/builder and OC

Yes – major Supreme Court proceedings against the developer and builder, plus active NCAT proceedings against the OC, plus a third NCAT claim threatened.

1. NSW Supreme Court – Defects litigation against developer

Field	Detail
Case	The Owners – Strata Plan No 90191 v Ceerose Pty Ltd & Anor
Proceedings No	2023/315882
Court	Supreme Court of New South Wales

Field	Detail
Internal reference	CR SYD230148
Plaintiff	The Owners Strata Plan No 90191
First Defendant	Ceeroose Pty Ltd (the builder)
Second Defendant	Galileo (the developer)
OC's solicitors	Chambers Russell Lawyers , Level 15, 25 Martin Place, Sydney NSW 2000, +61 2 8248 2800 — Paul Jurdeczka, Andrus Must (Senior Associate), Nastasia Pechanats (Lawyer), Nicole Ellul-Thorn
Last orders 13/11/2025	Directions hearing 14/11/2025 vacated; consent orders made — Second Defendant filing Amended List Response, Cross Summons, Cross-Claim List Statement; First Defendant to file Cross-Claim Response by 12/12/2025; relisted for Directions on 20 February 2026
Strategic note	Second Defendant ordered to pay OC's costs thrown away by reason of its Amended List Response. OC strategy: obtain and serve all expert reports detailing defects, then negotiate settlement via repair agreement.
History	Prior Deed of Settlement and Release with Ceeroose (referencing "Fahrenheit Report") under which Ceeroose was to perform repairs — DEED TERMINATED

2. NCAT — Proceedings against the OC by a lot owner

Field	Detail
Case	James Farrugia v The Owners – Strata Plan No 90191
Proceedings No	2025/00296898
Forum	NSW Civil and Administrative Tribunal
Internal reference	CR SYD251943
Applicant	James Howard Farrugia (registered owner of Lot 248 / Shop1 — commercial lot)
OC's solicitors	Chambers Russell Lawyers
Status	OC defending — multiple "Defence of Interim NCAT Proceedings" invoices Aug 2025 – Apr 2026

3. Threatened NCAT claim — Lot 233 / Unit 2616

- "Repairs to Our Unit 2616 Lot 233 in Strata Plan 90191 **Impending NCAT Claim**" (Mar 2026)
- Subsequent "Builder Ceeroose Unit 2616" emails suggest Ceeroose is now actively addressing this unit's defects, possibly to head off the threatened proceedings

Priority: Primary.

Q19. Development Application or CDC

No formal DA or CDC currently lodged by the OC, but **active DA–requirement investigation underway for installation of bollards** at 6 Grove Street with Inner West Council.

Internal renovation applications (NOT DA/CDCs): Units 5002, 2305, 2102, 1509 – by-law minor renovation approvals under cl 109A SSMA 2015 / By-Law 16.

Current consolidated by-laws (90191_By-Laws-report_25-01-2026.pdf): – 31 standard by-laws – **7 Special By-Laws:** 1. Installation of blinds 2. Lot 164 Glass Balustrade Works 3. Works – Lot 78 4. CCTV Security Cameras 5. Prohibition of Smoking and Vaping 6. Use of Electric Vehicle Charging Station 7. Lithium-Ion Battery Powered Devices

Priority: Primary.

3. Levy calculations — current rates and full forward cashflow

A. Per-UE rates (current FY 2025–26)

Fund	Per UE per year (inc GST)	Scheme-wide annual revenue (inc GST)
Administrative Fund — standard levy	\$122.86	\$1,228,594
Capital Works Fund — standard levy	\$20.12	\$201,207
Combined ordinary annual rate	\$142.98	\$1,429,801

Total Units of Entitlement: **10,000** (apportioned across 247 lots; average ~40.49 UE per lot). Standard levies billed in **4 equal quarterly instalments** (1 August, 1 November, 1 February, 1 May).

B. EGM 16 February 2026 — Motion 7 special levy programme

Field	Value
Total amount	\$1,160,000.00 inc GST
Per-UE total	\$116.00 (\$1,160,000 ÷ 10,000 UE)
Number of instalments	4
Purpose	Defects litigation legal & expert costs (Chambers Russell Lawyers, Diagnostech, AE&D, FEA), defending current NCAT proceedings, basement-flooding scope-of-works

Instalment	Due	Scheme amount	Per UE
1st	1 May 2026	\$555,000.00	\$55.50
2nd	1 August 2026	\$201,666.67	\$20.17
3rd	1 November 2026	\$201,666.67	\$20.17
4th	1 February 2027	\$201,666.67	\$20.17
Total		\$1,160,000.00	\$116.00

Two parallel loan motions (\$2M from StrataCash Management; \$2M from Lannock Capital) and the corresponding loan-repayment special levy were all **defeated** — entirely funded by direct levies, no loan repayments.

C. Special levies already raised this FY (1 Aug 2025 to 24 April 2026)

Period	Amount raised	Per UE
Annual budget (struck at 25/09/2025 AGM)	\$290,000	\$29.00
Actual YTD to 24 April 2026	\$217,500	\$21.75
Forecast full FY 2025–26 (per 30/07/2026 projection)	\$794,545	\$79.45

The \$794,545 full-year forecast captures the YTD raised (\$217,500) plus the 1 May 2026 Motion 7 instalment (\$555,000) plus minor balancing.

D. Per-lot examples — annual ordinary levy by UE

Lot	Owner	Unit	UE	Admin annual	CWF annual	Ordinary total	Per quarter
4	Peng Liu & Yukrob	—	24.96	\$3,066.12	\$502.20	\$3,568.32	\$892.08
8	Inner West Council	—	24.96	\$3,066.12	\$502.20	\$3,568.32	\$892.08
163	Stephanie Nieves De	1813	24.22	\$2,975.94	\$487.35	\$3,463.29	\$865.82
1	Vanbuskirk/Debach	—	34.50	\$4,238.46	\$694.14	\$4,932.60	\$1,233.15
116	Brennan Ashley Siu	1501	31.56	\$3,877.73	\$635.00	\$4,512.73	\$1,128.18
233	Kathleen Britton	2616	41.10	\$5,050.09	\$826.93	\$5,877.02	\$1,469.26
251	Diane Margaret Champion	—	48.45	\$5,951.88	\$974.81	\$6,926.69	\$1,731.67
248	James Howard Farrugia	Shop1	54.32	\$6,673.31	\$1,092.92	\$7,766.23	\$1,941.56

E. Per-lot examples — Motion 7 special levy obligations

Lot	UE	1 May 2026	1 Aug 2026	1 Nov 2026	1 Feb 2027	Motion 7 total
4 / 8	24.96	\$1,385.28	\$503.44	\$503.44	\$503.44	\$2,895.60
163	24.22	\$1,344.21	\$488.52	\$488.52	\$488.52	\$2,809.77
1	34.50	\$1,914.75	\$695.86	\$695.86	\$695.86	\$4,002.33
116	31.56	\$1,751.58	\$636.57	\$636.57	\$636.57	\$3,661.29
233	41.10	\$2,281.05	\$828.99	\$828.99	\$828.99	\$4,768.02
251	48.45	\$2,688.98	\$977.24	\$977.24	\$977.24	\$5,620.70
248 (Shop1)	54.32	\$3,014.76	\$1,095.63	\$1,095.63	\$1,095.63	\$6,301.65

F. Combined quarterly cashflow — Lot 163 (Stephanie Nieves De, Unit 1813, 24.22 UE)

Quarter	Ordinary	Motion 7 special	Total quarterly bill
1 May 2026	\$865.82	\$1,344.21	\$2,210.03
1 Aug 2026	\$865.82*	\$488.52	\$1,354.34
1 Nov 2026	\$865.82*	\$488.52	\$1,354.34
1 Feb 2027	\$865.82*	\$488.52	\$1,354.34
12-month total	\$3,463.29	\$2,809.77	\$6,273.06

*FY 2026–27 ordinary levies not yet struck.

Lot 163 is currently **in advance by \$1,248.38** as at 24 April 2026 (\$851.07 admin + \$134.13 CWF + \$263.18 special), so the 1 May 2026 invoice will net out to approximately **\$2,210.03 – \$1,248.38 ≈ \$961.65 cash due**.

G. Year-by-year cashflow context

FY	Ordinary levies (per UE inc GST)	Special levies raised (per UE inc GST)	Combined per UE
FY 2024–25 (audited)	\$142.98 (assumed flat)	\$29.00	\$171.98
FY 2025–26 (current)	\$142.98	\$79.45 (forecast incl. 1 May 2026 instalment)	\$222.43
FY 2026–27 (next)	TBD — no proposed budget struck yet	\$60.50 (3 × \$20.17 from Motion 7 instalments 2–4)	TBD + \$60.50

H. What is NOT yet funded — likely future special levies

The \$1,160,000 Motion 7 levy covers **investigation, legal costs, and scope-of-works preparation only**. It does not fund:

- Actual rectification works** (waterproofing across 191 units, fire & life safety in 185 common areas + 35 internal, basement remediation, façade rectification, acoustic remediation)
- Settlement payments to lot owners** (Farrugia NCAT, Lot 233/Britton threatened NCAT, others)
- Adverse damages judgement** if Supreme Court matter goes to trial and is lost
- Recovery of historical defect remediation costs** that exhausted prior CWF investments

If settlement with Ceerose/Galileo fails, **further special levies are very likely** — potentially \$2M–\$10M range depending on scope.

For Lot 163 specifically, indicative impact of additional special levies (per UE × 24.22):

Hypothetical further special levy	Per UE	Lot 163 share
\$1,000,000 inc GST	\$100.00	\$2,422

Hypothetical further special levy	Per UE	Lot 163 share
\$2,000,000 inc GST	\$200.00	\$4,844
\$5,000,000 inc GST	\$500.00	\$12,110
\$10,000,000 inc GST	\$1,000.00	\$24,220

4. Acoustic testing — full evidence trail

Acoustic experts engaged

Expert	Engagement	Documents
Acoustic Dynamics Pty Ltd (Suite 2/174 Willoughby Rd, St Leonards NSW 2065; ABN 36 105 797 715)	Engaged via Chambers Russell Lawyers (Nicole Ellul-Thorn) for "Item 3 – Preliminary Investigations & Advice (20% of units) for Litigation" — \$8,650 ex GST (Tax Invoice 0019359, 13 December 2024); plus reattendance for testing & rooftop inspections (29/3/24 and 3/7/24) — Senior Engineer "JC"	Tax Invoice 0019359
Koikas Acoustics Pty Ltd	Report dated 13 January 2025 — referenced in insurance Building Defects exclusion clause	Insurance Schedule (BAC Brokers)
AED (Acoustics)	Project number 5989 — assessment work May 2024 onward	Invoice from FEA dated 2.5.2024

Documented acoustic issues — by unit / location

Date	Location	Issue
23/04/2026	Valencia B Level 7	Intermittent jack hammering
Throughout	Apt 1101 Kona A (Vincenza Zagarella, Lot 85)	Acoustic issues — directly affected by cafe ventilation noise
Throughout	Unit 5001	Mechanical noise intrusion — multiple emails, RFI, tax invoice from acoustic consultant
03/04/2026	Building-wide	"Mechanical Noise Vibration Issues — Sprinklers & Building Services" — recurring follow-up thread
Various	Jet fans in basement	Mechanical As-built documents sharing and additional request re. jet fans
Various	Cafe (ground floor)	Cafe ventilation noise affecting residential units above
Various	Various	"Acoustic Investigations — 5989 — Mechanical Noise Intrusion — CR SYD230148"

Acoustic investigation programme

- AED 5989 project series (Acoustic Dynamics) — preliminary investigations on 20% of units
- Site visits and noise measurements across at least 4 inspection days in 2024
- "Acoustic report — served by legal team — 90191" — formal report served on defendants
- "Acoustic Defects Additional Inspections (Round 2)" — flagged by Diagnostech in 2024
- A17041 — separate Acoustic Assessment for adjacent SP 97558 (26 Grove Street)

Litigation linkage

All acoustic correspondence carries case reference "**CR SYD230148**" – the Ceerose/Galileo Supreme Court defects matter. Acoustic defects are formally part of the litigation evidence base.

Implications

1. The acoustic problem is **not a tenant nuisance issue** – it is a documented building defect attributable to the developer/builder under construction warranties.
2. The cafe ventilation system, mechanical plant, sprinklers and basement jet fans have all been investigated as noise sources.
3. Affected units include both **lower-level units near the cafe** (e.g. Kona A Level 1) and **upper-level units near plant areas** (e.g. Valencia B Level 7).
4. The acoustic investigation has been progressively expanded – initial 20% sample, then "Round 2" – suggesting findings warranted broader investigation.

5. Fire-related issues — full evidence trail

Headline finding

The library contains evidence of **systemic fire safety defects** documented over multiple years. The current ARUP Fire Engineering Report (247294 Revision E, 1 March 2017) sets the design standard, but field audits and AED expert reports have found the as-built building does not meet that standard in numerous respects.

AFSS history — Annual Fire Safety Statement

Year	Status
2022	AFSS lodged
2023	AFSS lodged; Council reminder issued
2024	AFSS Council Reminder issued — implies late lodgement
2024	AFS 2042 — PIN Enquiry — Penalty Infringement Notice from council
2024	AFSS Fine WITHDRAWN by NSW Govt Revenue
2025	AFSS T0796 lodged 30/07/2025 (current)

Documented fire safety defect categories

1. Fire dampers (FD) — Waratah Air Audit dated 23/11/2022

Total of **59 fire dampers** in the building (vs Southern Cross Climate Control's earlier count of 53 — meaning 6 dampers were unaccounted for in prior records).

39 of 59 fire dampers (66%) marked NON-COMPLIANT as at November 2022. Common defects: - Missing breakaway joins - Insufficient access panels - Missing angles on both sides - Gaps around dampers requiring fire mastic - Damper not correctly located in slab - Cables too close to damper penetration - Compromised structural integrity

Lot 163 (Kona A Level 8) — directly affected: - FD-44 Level 8 Kona A Lobby — NON-COMPLIANT ("Gaps above duct, Solution to be implemented")

Other Kona A specific failures: - FD-7 Kona A Storage near lift (B1) — non-compliant - FD-8 Kona A Storage near lift (B1) — non-compliant - FD-9 Kona A Garbage room (B1) — non-compliant - FD-30 Kona A Ground floor Lobby — non-compliant

Cafe-area failures (all B1): - FD-4 Cafe Male bathroom — non-compliant - FD-5 Cafe Female bathroom — non-compliant - FD-6 Cafe Female bathroom — non-compliant (large gaps around damper, integrity compromised)

2. Fire stopping defects (AED expert investigation)

Per AED's audit of 101 units inspected (41% of the 246 units): - **78% of 101 units inspected had at least one fire stopping defect** - **45% had defective PEX pipe penetrations** - **44% had defective electrical penetrations** - **24% had Hebel walls with joints, gaps or holes** - Areas with less than 50% inspection coverage: most of Kona A and B (except Levels 5, 6, 8); most of Valencia (except Ground); Level 3 of Hamlin; Level 1 (Hallway 2) of Verna

Lot 163 Level 8 in Kona A had 50%+ inspected — meaning Lot 163's level has been investigated.

3. AED fee programme for further fire investigations (authorised at EGM Motion 3-5)

Option	Coverage	Cost (ex GST)	Status
Option A	185 units (100% common areas)	\$100,500	SELECTED
Option B	124 units (75%)	\$75,500	—
Option C	62 units (50%)	\$57,500	—
Option D	35 units internally	\$21,500	SELECTED
Total authorised		\$122,000 ex GST = \$134,200 inc GST	

4. Fire door issues

- "SP90191 Fire Door Quotes" — quotation programme for replacement
- "SP90191 Fire Door Fault — AFSS" — fire door defect tied to AFSS non-compliance
- "Valencia B Fire Doors" — multiple emails about defects
- "Fire Stairs Cracks and floor 4 doors 74003" — structural cracks in fire stairs
- "Entrance door not closing — Unit 3305" — fire door functionality issues

5. Sprinkler & mechanical fire systems

- "Mechanical Noise Vibration Issues — Sprinklers & Building Services" — recurring noise/vibration thread
- "Mechanical fire trip 15/07/25" — fire system tripped (per cash management ledger)
- D A Fire Services Pty Ltd — primary fire safety contractor (monthly \$1,833.34); replaced battens, batteries, thermal detectors, insulation; 5-yearly diesel pump overhaul
- "SP90191 — Phoenix Yearly Fire service Contract" — alternative contractor reviewed

6. False alarms — Fire Rescue NSW

- "AFA Code 466352" — Fire & Rescue NSW False Alarm Particulars (multiple instances)
- "Romteck Grid Pty Ltd automated Fire & Rescue attendance" — alarm monitoring company involvement
- "Arlington Grove — Fire Brigade Callout Bill" — OC charged for false alarm callouts

7. Fire incident — Unit 5208 (August 2025)

A real fire occurred at **Unit 5208** on or around **6 August 2025** with significant flooring damage and exhaust fan damage: - "SP_96243 — Arlington Grove — Unit 5208 Fire Incident — Flooring" - "RE: SP_96243 — Arlington Grove — Unit 5208 Fire Incident Update" (multiple) - "Arlington Grove — Fire in Unit 5208 — Outstanding Invoice & Insurance Claim Reimbursement" - Floor findings inspections 06/08/2025 and 20/08/2025 - UBS (likely insurer) involvement on the claim

(Note: SP 96243 vs SP 90191 reference inconsistency suggests the unit may technically be in the adjacent strata plan — to be confirmed.)

8. Other fire-related works

- **Fire Collar Installation** — Valencia A Compactor Room

- **Fire Damper Defects Rectification Quote** (License 2 Chill)
- **6-Monthly Fire Inspection** (regular cycle by Fire Group Pty Ltd)
- **Smoke Alarm Compliance** programme across all units
- **Fire Evacuation Plans Renewal** programme
- **Fire Alarm checks** – multiple email threads
- **Query On Fire Damper Replacements** – pricing reviews

9. Fire incident at neighbouring property

- "SP 90191 – Fire Incident at 70 Constitution Road – Our Ref: CL0000331" – neighbouring property fire (potentially affecting shared fence)

6. The builder — Ceerose Pty Ltd assessment

Short version

Ceerose has a documented pattern of defects across multiple Sydney apartment projects, not just Arlington Grove. They are an established 28-year-old Sydney builder with award-winning marketing, but the publicly-available litigation record shows at least four major strata defect cases — including a recent NSW Court of Appeal decision (2025) and an NCAT decision (November 2025) — that were both decided against them. The pattern is recurring and suggests systemic quality control issues rather than one bad project.

Company profile

Field	Detail
Founded	1998 (28 years operating)
Founder & Managing Director	Edward Doueihy
Original office	Petersham; new office in Willoughby
Staff	~40+ employees
Type	Combined developer and builder
Active in 2026	Yes — new project filed for 154 apartments at 307–315 Parramatta Road, Leichhardt; included in "top 15 new apartment developments to launch in 2026"
Notable completed projects	The Eliza (Elizabeth St CBD), Harbour Mill (Pyrmont), Aqualuna (Milsons Point), Alex Collective (Alexandria), Munro House (Elizabeth Bay), Abbie's Lane (Annandale), Arlington Grove (Dulwich Hill)
Industry awards	2014 Urban Taskforce Best Medium Density (The Eliza), MBA National High Rise, ASIA Pacific Architecture

Litigation history — at least 4 major defect cases

1. The Owners SP 78641 v Ceerose Pty Ltd [2016] NSWSC 1545

- Owners corp brought defect claims; **mostly LOST on limitation period grounds**
- Owners ordered to pay majority of Ceerose's costs

2. The Owners SP 89074 v Ceerose Pty Ltd — "The Eliza" — Elizabeth Street CBD

- 16-storey building (19 apartments + commercial + basement parking)
- Built under contracts signed 2010 & 2012; completed 2014
- Defects: inadequate falls to bathroom/ensuite floors; defective lift shaft rectification
- Supreme Court awarded owners **\$1,952,984 ex GST**
- Ceerose appealed: **Ceerose Pty Ltd v The Owners – Strata Plan No 89074 [2025] NSWCA 235**

- **NSW Court of Appeal ruled AGAINST Ceerose** in early 2025 — confirmed there is no automatic right for builders to return and rectify defects, and the owners' loss of confidence in Ceerose was found to be reasonable. **Delay was a decisive factor.**
- This case has become **leading authority** in NSW construction law on the "duty to mitigate" issue

3. The Owners SP 102171 v Ceerose Pty Ltd & Zone Q Milsons Point Development — Aqualuna, Milsons Point

- 8-storey building (63 apartments + 5 retail tenancies)
- **NCAT decision 20 November 2025** — Ceerose and Zone Q found **jointly and severally liable**
- Defects: mechanical ventilation and air-conditioning systems
- Decision is recent (less than 6 months before this analysis)

4. The Owners SP 90191 v Ceerose Pty Ltd & Galileo — ARLINGTON GROVE (current subject)

- NSW Supreme Court Proceedings 2023/315882 (CR SYD230148)
- Multiple defect categories: hydraulic, fire & life safety, basement flooding, façade, acoustic
- Prior Deed of Settlement **TERMINATED** — first repair attempt failed
- 78% of 101 inspected units have fire stopping defects
- 191 units (78%) affected by failed waterproofing
- Active litigation ongoing

iCIRT rating — concerning absence

The **iCIRT system** (run by Equifax, backed by NSW Government and the NSW Building Commissioner) was launched specifically to give apartment buyers confidence in builders. Reputable builders publish their iCIRT rating prominently.

No iCIRT rating for Ceerose could be located in the public iCIRT register. This may mean Ceerose has not applied, has not achieved a published rating, or the rating is not publicly visible. The NSW Building Commissioner has actively encouraged buyers to **prefer iCIRT-rated builders** (typically 3-star or higher). The absence of a visible rating is a signal.

Pattern reading

Case	Project	Defect type	Outcome
SP 78641 (2016)	Earlier project	Various	Owners mostly lost on limitation period
SP 89074 (2014/2024–25)	The Eliza	Bathroom/lift defects	\$1.95M + interest awarded against Ceerose; Court of Appeal upheld
SP 102171 (Nov 2025)	Aqualuna	Mechanical ventilation	Jointly liable with developer
SP 90191 (active)	Arlington Grove	Multi-category systemic	Litigation ongoing

The pattern: – Defect claims appear within ~6–10 years of construction completion (typical for the NSW 6-year statutory warranty period for major defects) – The defects vary across categories – meaning it's not one specialist problem; it's broad construction quality – When matters reach final judgment, courts have ruled against Ceerose – The recent **Court of Appeal loss (2025)** specifically established that owners are entitled to refuse Ceerose's offer to rectify if they've lost confidence – a finding that other Ceerose-affected schemes can now cite

Financial / corporate status

- **Ceerose Pty Ltd** – original 1998 entity, still trading
- **Ceerose Asset Pty Ltd** – separate corporate entity registered with ASIC 26 September 2017 (likely an asset-holding entity)
- Edward Doueihi remains Managing Director
- Still active with new projects in 2026 pipeline (Leichhardt 154-apartment development filed)

The split between operating company (Pty Ltd) and asset-holding company (Asset Pty Ltd) is a common Australian structure that **can have implications for defect-claim recovery** – judgment debtors can find the operating entity has limited assets while the wealth sits in related but legally separate companies. This is worth a conveyancer's attention.

What this means for Arlington Grove litigation

1. **Pattern weakens Ceerose's defence.** Chambers Russell can point to The Eliza Court of Appeal loss as showing Ceerose's pattern of defects. The 2025 NSWCA decision specifically held that owners can refuse Ceerose rectification once they've lost confidence – which is exactly what's happened at Arlington Grove (Deed of Settlement terminated).
2. **Recovery risk if Ceerose's financial position is impaired.** Multi-million dollar judgments from The Eliza (\$1.95M) plus a recent NCAT loss at Aqualuna plus the active Arlington Grove case (\$1.16M+ already in legal/expert costs alone) creates real recoverability risk.
3. **Galileo (developer, second defendant) is potentially the stronger target.** Developers often have more substantial assets than the builder.
4. **Settlement leverage may be improving.** With each Ceerose loss, settlement leverage shifts toward the OC.
5. **The "find and fix" approach Chambers Russell is pursuing** depends on Ceerose having both the willingness AND the capacity to do quality remedial work. The terminated Deed of Settlement suggests neither has been forthcoming.

7. What this means for Lot 163 (Unit 1813) specifically

Unit details (from Richard Matthews Real Estate marketing material)

- 1 bedroom + study + 1 bathroom + 1 car space
- North-easterly aspect, **elevated leafy outlook**
- Floor-to-ceiling glass panels onto large covered balcony
- Quality oak timber flooring, contemporary kitchen with dishwasher
- Double-sized bedroom with built-in robe and balcony access
- Located in **Building 1 (Kona A), Level 8 – top floor**
- 24.22 UE
- Owner: Stephanie Nieves De

Direct defect impacts on Lot 163

Confirmed fire defect at Lot 163's lobby

FD-44 fire damper at Kona A Level 8 Lobby is NON-COMPLIANT ("gaps above duct"). This is the fire damper protecting the lift lobby on Lot 163's floor. It has been in non-compliant state since at least November 2022 – over 3 years.

Rooftop waterproofing failure directly above

Email subject "SP90191 Arlington Grove Kona A Level 8 Water Leak Waterproofing and Rooftop Hatch Issue" (03/04/2026 and 07/04/2026) – Lot 163 sits directly under the rooftop hatch with documented failed waterproofing.

AED inspection coverage

AED's fire stopping audit covered Kona A Level 8 (Lot 163's level) – both hallways inspected. Findings (78% of inspected units had defects) likely apply to Lot 163's hallway.

Smoke alarm enquiry specific to Unit 1813

27/03/2026 email from Jennine Edwards (Richard Matthews Real Estate, leasing agent for Unit 1813) to Strata Choice asking when the last AFSS was carried out – flagging an active smoke-alarm concern in this exact unit.

AFSS history relevance

The building has been on council's radar for fire safety non-compliance – late lodgements, PIN/fine (later withdrawn), council reminders.

Real fire risk realised

Real fire occurred at Unit 5208 in August 2025 – demonstrates building has actual fire risk realised, not just theoretical.

Acoustic exposure

Lot 163 is on Kona A Level 8 – same building as Apt 1101 Kona A (Vincenza Zagarella) which is severely affected by cafe ventilation noise. Top-floor units typically more exposed to plant noise from rooftop and mechanical risers.

Cost implications for Lot 163

Confirmed levies (next 12 months)

- Ordinary annual: **\$3,463.29** (\$865.82/quarter)
- Motion 7 special levy: **\$2,809.77** total (\$1,344.21 due 1 May 2026)
- 12-month total: **\$6,273.06**
- Currently in advance: \$1,248.38

Indicative future special levies (if rectification required)

- \$1M scheme-wide rectification → \$2,422 Lot 163 share
- \$2M scheme-wide → \$4,844
- \$5M scheme-wide → \$12,110
- \$10M scheme-wide → \$24,220

Indicative fire rectification costs (illustrative)

- 39 non-compliant fire dampers × ~\$2,000 each = ~\$78,000
- Fire stopping in 78% of units (~192 units) × ~\$1,500 = ~\$288,000
- Fire door replacements (estimated 30+) × ~\$3,500 = ~\$105,000
- **Indicative fire rectification total: ~\$470,000+ scheme-wide**
- **Lot 163 share: ~\$1,140**

Indicative acoustic rectification costs (illustrative)

- Cafe ventilation acoustic treatment: \$50k–\$150k
- Mechanical plant noise isolation: \$30k–\$100k
- Sprinkler/jet fan noise mitigation: \$20k–\$80k
- **Indicative acoustic rectification total: \$100k–\$330k scheme-wide**
- **Lot 163 share at \$200k: ~\$485**

These are illustrative; actual repair costs only knowable after FEA, AE&D and Acoustic Dynamics supplementary reports complete.

8. Critical findings summary

- 1. Major Supreme Court defects litigation:** SP 90191 v Ceerose Pty Ltd & Galileo, NSW Supreme Court Proceedings 2023/315882. Active. Prior settlement deed TERMINATED – first repair attempt failed.
- 2. Active NCAT proceedings against the OC:** James Farrugia (Lot 248 / Shop1) v SP 90191, NCAT 2025/00296898. Plus a third NCAT claim threatened (Lot 233 / Unit 2616).
- 3. Special levy of \$1,160,000 inc GST** authorised by EGM 16/02/2026 in 4 instalments (May 2026 – Feb 2027). Funded entirely by levies – both \$2M loan motions defeated.
- 4. Building defects programme spans all 4 buildings** (Kona, Valencia, Hamlin, Verna) – failed waterproofing (191 units / 78%), fire & life safety defects (78% of 101 inspected units), basement flooding, façade, acoustic.
- 5. Fire damper FD-44 directly at Lot 163's lobby – NON-COMPLIANT since November 2022** ("gaps above duct"). Documented in Waratah Air Audit. Building-wide, 39 of 59 fire dampers (66%) non-compliant.
- 6. Net Owner Funds down 56% in 9 months** (\$590k → \$260k); CWF investments fully redeemed. May 2026 special levy will restore liquidity.
- 7. Seven expert witnesses identified for the litigation:** FEA (hydraulic), AE&D (fire & life safety), Acoustic Dynamics + Koikas (acoustic), Bellmont (façade), RHM Consultants, AES, Diagnostech (still being finalised).
- 8. 2018 CWF Plan is materially out of date** – past the s80 5-year review interval, doesn't reflect the defects programme.
- 9. Insurance:** \$155,755,000 sum insured (A G Thomas valuation 6 August 2025); \$255,588.06 premium 25/09/2025–26/09/2026; building defects expressly excluded with detailed list of expert reports.
- 10. Strata Choice / Mark Loveridge** – current SMA dated 01/10/2025, 36 months, \$45,695 inc GST p.a. Previous manager was Strata Republic / Wade McKenzie.
- 11. Building Manager: Sydney Building Management & Projects (SBMP)** / Apartment Projects Pty Ltd – phone 02 9056 7100, info@sydneybmp.com.au. Active on-site; ~\$138k/year spend.
- 12. No ACP cladding** on the building (definitive per Insurance Valuation).
- 13. AFSS 2025 lodged** – assessed 30/07/2025 by accredited practitioner FO49448A. But AFSS history shows late lodgements, PIN/fine (later withdrawn), and ongoing fire defects investigation programme.
- 14. Real fire incident at Unit 5208 in August 2025** – demonstrates fire risk has been realised, not just theoretical.
- 15. The builder Ceerose has a pattern of multi-million dollar defect losses in court** (The Eliza \$1.95M; Aqualuna joint liability November 2025; Arlington Grove active). The 2025 NSW Court of Appeal decision in Ceerose v SP 89074 directly supports the OC's position to refuse Ceerose rectification.
- 16. No iCIRT rating** publicly visible for Ceerose despite being a major Sydney apartment builder. NSW Building Commissioner has encouraged buyers to prefer iCIRT-rated builders.
- 17. Unit 1813 (Lot 163) has unit-specific concerns:** rooftop waterproofing failure directly above; non-compliant fire damper at lobby; smoke alarm enquiry by leasing agent in March 2026; same building as severely noise-affected Apt 1101.
- 18. EGM 16/02/2026 Motion 12** preferred face-to-face/hybrid GMs for major financial decisions – owner sentiment moving toward more direct involvement in litigation strategy.

9. Gap analysis (consolidated)

Q	Status	Confidence
Q1 – Lots (247)	✓ Answered	Primary
Q2 – Storeys (4 buildings, 6–10 levels)	✓ Answered	Primary
Q3 – Basement (1 level)	✓ Answered	Primary
Q4 – Admin Fund	✓ Answered	Primary
Q5 – CWF	✓ Answered	Primary
Q6 – Special Levies (\$1.16M EGM 16/02/2026)	✓ Answered with exact resolution	Primary
Q7 – Arrears	✓ Answered	Primary
Q8 – 10-year Plan (2018, due for review)	✓ Answered	Primary
Q9 – Strata Manager (Strata Choice, Mark Loveridge, 1300 322 213)	✓ Answered	Primary
Q10 – Building Manager (SBMP, O2 9056 7100)	✓ Answered	Primary
Q11 – Window Safety	! No formal WSR	Secondary
Q12 – Cladding (No ACP confirmed)	✓ Answered	Primary
Q13 – Asbestos (not required – 2017 build)	✓ Answered	Primary
Q14 – Pest Inspection	! Treatment records only	Secondary
Q15 – Defects (full expert list)	✓ Answered	Primary
Q16 – Fire Safety (AFSS 2025 + extensive defects history)	✓ Answered	Primary
Q17 – Capital Works	✓ Answered	Primary
Q18 – Litigation (SC 2023/315882 + NCAT 2025/00296898)	✓ Answered	Primary
Q19 – DA/CDC (bollards DA enquiry; no formal DA)	✓ Answered	Primary

17 of 19 questions answered with primary-source confidence. Only Q11 (window safety report) and Q14 (formal pest inspection) remain at secondary level – both limited by absence of formal compliance reports rather than gaps in the available library.

10. File index — primary-source documents

Question(s) / Topic	Document	Library path
Q1, Q8, Q17	Capital Works Fund Plan (Sageview, 4 June 2018)	SMATA_1777005256569/SP90191/Capital Works Fund Plan/13-1658789426-41136900-20.pdf
Q1, Q2, Q3, Q12	Insurance Valuation (A G Thomas, 6 August 2025)	SMATA_1777004795757/SP90191/valuation report/sp90191.pdf
Q4, Q5	Audit Report (CBC Partners, 15 August 2024 — FY24)	SMATA_1777005397935/SP90191/audit report/Audit-Report--Financials-Jul-24---SP-90191.pdf
Q4, Q5, Q7, Q17	Special Purpose Financial Reports — current FYTD 24/04/2026	Top-level *.pdf files
Q6, Q15, Q17, Q18	EGM Minutes 16/02/2026	SMATA_1777004083049/SP90191/minute book/General-Meeting-Minutes---16-02-26.pdf
Q9	Strata Management Agency Agreement (signed 01/10/2025)	SMATA_1777004545258/SP90191/Agency Agreement/SP_90191_Agreement_-_signed.pdf
Q10	SBMP Tax Invoice INV-12795 (6 March 2026)	SMATA_1777006195822/SP90191/invoice/sp90191-sbmp-inv-12795.pdf
Q11	Advanced Solutions Group Tax Invoice I3838 (2 August 2023)	SMATA_1777006421333/SP90191/invoice/invoice-i3838-arlingtongrove-windowcleanheightsafetyinspection.pdf
Q15	Acoustic Dynamics Tax Invoice 0019359 (13 December 2024)	SMATA_1777006432521/SP90191/invoice/0019359-sp90191-6-grove-st-dulwich-hill-acoustic-defects.pdf
Q15, Q18	Defects file — Supreme Court email (Chambers Russell, 14/11/2025)	SMATA_1777004545258/SP90191/defects/Arlington_Grove___The_Owners_-_Strata_Plan_No_90191_v_Ceerose___Galileo_Supreme_Court_Proceedings_No_2023_315882__CRSYD230.pdf
Q15, Q18	Building Report — AE&D Review of Ceerose Repairs (18/03/2025)	SMATA_1777005156897/SP90191/building report/AE_D_Report_on_Ceerose_s_Repairs___Arlington___The_Owners_-_Strata_Plan_No_90191_v_Ceerose___Anor__CR_SYD230148_.pdf
Q15	AED Fee Proposal for further fire investigations (30/09/2025)	SMATA_1777004545258/SP90191/emails - public/AED_Fee_Proposal_for_further_investigations___Arlington__CR_SYD230148_.pdf
Q15, Q17	FEA Invoice dated 27 August 2025	SMATA_1777006357731/SP90191/invoice/Forensic-Engineering-Australia-Invoice-dated-27-August-2025.pdf
Q15, Q17	FEA Invoice dated 2 May 2024	SMATA_1777006432521/SP90191/invoice/Invoice-from-FEA-dd-2.5.24.pdf
Q15, Q17	AE&D 50% of works invoice (13 September 2023)	SMATA_1777006421333/SP90191/invoice/aed-invoice-50-of-works-dd-13923.pdf
Q16	AFSS 2025 (assessed 30/07/2025)	SMATA_1777004545258/SP90191/fire safety/T0796-AFSS-2025.pdf

Question(s) / Topic	Document	Library path
Q16	Fire Damper Audit Report – Waratah Air (23/11/2022)	SMATA_1777005489577/SP90191/emails - public/SP90191_-_Fire_Damper__FD__Audit_Report.pdf
Q16	Multiple D A Fire Services invoices	SMATA_1777006195822/SP90191/invoice/sp90191-da-fire-*.pdf
Q15 (Lot 1813)	Smoke Alarm enquiry – Unit 1813 (27/03/2026)	SMATA_1777004083049/SP90191/emails - public/SP90191_-_1813_6_Grove_Street__Dulwich_Hill_-_Smoke_alarm.pdf
Q15 (Acoustic)	Acoustic issue email – Apt 1101 Kona A	SMATA_1777005156897/SP90191/emails - public/Re__SP_90191_-_Chambers_Russell_Lawyers_-_question_regarding_acoustic_issues.pdf
Q19, Q10, Q11	Consolidated By-Laws (25/01/2026)	SMATA_1777004083049/SP90191/by laws/90191_By-Laws-report_25-01-2026.pdf
Q14	Greenway Pest Control service report (25/09/2023)	SMATA_1777005982507/SP90191/building report/inspection-report-by-tate.pdf
Q4, Q17	Detailed monthly spend summaries (Jun 2025 – Mar 2026)	SMATA_1777006357731/SP90191/invoice/2025-*-20003696-detailed-spend-with-summary.pdf
Q15	Mechanical noise defect invoice (Unit 5001)	SMATA_1777006357731/SP90191/invoice/0020162-5001_6-Grove-St-Dulwich-Hill---Mechanical-Noise.pdf
Section 6 (Builder)	NSW Court of Appeal – Ceerose v SP 89074 [2025] NSWCA 235	(External – Allens analysis published online)
Section 6 (Builder)	NCAT – SP 102171 v Ceerose & Zone Q (20 November 2025)	(External – Lawyerly news report)
Section 6 (Builder)	Ceerose company overview	(External – The Construction Source brochure)

This consolidated report supersedes the prior individual files ([SP90191_document_search_results_v4.md](#) , [SP90191_acoustic_and_fire_findings.md](#) , and the Ceerose research) by combining all material in one place. The prior files remain on disk for version history.