NETSTRATA
EST 1996

WORK ORDER

SP 108787 - COMMON GARAGE DOOR / 38 PARK AVENUE, WAITARA

Date	03/01/2026 **Work Order Number 57220**
Supplier contact	ALL DOORS (NSW) PO Box 132 LEPPINGTON NSW 2179 Business Phone: 0417 528 785 Work Email:
Address of job	COMMON GARAGE DOOR / 38 PARK AVENUE, WAITARA
Contact on site	Instruction - Lockbox (hanging on the gate- right hand side driveway) code 2203
Work required	Please attend site to service the common garage door.
Images	
Notes to Contractor	
To be completed by	31/01/2026
Invoices To	The Owners – 108787 Email: invoices@netstrata.com.au (Preferred) Post: P.O. Box 265, HURSTVILLE NSW BC 1481
	(All works must be invoiced to the Owners Corporation)
Responsible (Strata Manager)	Lorraine Lahoud Lorraine Lahoud -
Contractor	You are engaged as a contractor of the Owners Corporation not as an employee.
Copy of Public Liability Insurance required	DO NOT complete if you do not have the appropriate public liability and workers compensation insurance.
Job Safety Analysis	Netstrata acts as an Agent for the Owners Corporation and is not a P.C.B.U for the purposes of the Work Health Safety Act. If you require a copy of a Safe Work Method Statement for this site, please contact our office via admin@netstrata.com.au.
Statutory Requirements	As a contractor engaged to provide services to an Owners Corporation, you are required to comply with Section 102 of the *Strata Schemes Management Act 2015 (NSW)*, which mandates that any non-urgent work exceeding $30,000 must be supported by at least two independent quotations. You must ensure that your quotations are accurate, transparent, and reflect competitive market rates. Additionally, contractors must provide timely updates on work progress and obtain prior written approval before exceeding designated financial thresholds.

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Disclosure 1

1. Winfire Pty Ltd and its business units (PG Martin Plumbing and Resolute Maintenance Group) are wholly owned subsidiaries of Network Strata Services Pty Ltd.
2. Netstrata considers engaging Winfire, PG Martin and Resolute Maintenance Group is in the Owners Corporation's best interests because:
    a. These entities specialise in strata maintenance and are skilled in their field
    b. They carry appropriate licenses, insurances and qualifications to complete the required works
    c. A McGrathNicol advisory report found that Netstrata subsidiaries charge either fair market rates or rates below their competitors
    d. Winfire administrative staff and trades are readily accessible to Netstrata managers for advice on works, to provide updates or advice
    e. Accountability – quite simply the buck stops with us.
3. Netstrata believes engaging Winfire, PG Martin and Resolute Maintenance Group does not place its interests in conflict with the Owners Corporation's interests, because:
    a. The interests of Netstrata and the Owners Corporation are aligned
    b. Both seek an expedient and cost-effective repair of the issue
    c. The anticipated costs are similar to or less than they would be with an external contractor
    d. We appreciate that on all levels our office and subsidiaries are servicing your homes, investments and community. To ensure our ongoing relationship is maintained you can be assured that our pricing is competitive and services are of the highest standard.
4. Netstrata will not expect to receive only the profit component of the completed works.

Disclosure 2

1. Netstrata discloses that one of their directors has a familial relationship with directors of ESP Security and one of the directors of ESP Project Group.
2. Netstrata considers engaging ESP Security Systems and ESP Project Group is in the Owners Corporation's best interests because:
    a. These entities specialise in strata maintenance and are skilled in their field
    b. They carry appropriate licenses, insurances and qualifications to complete the required works
    c. The are long established businesses that have been servicing Netstrata clients for more than 25 years.
3. Netstrata believes engaging ESP Security Systems and ESP Project Group does not place its interests in conflict with the Owners Corporation's interests, because:
    a. The interests of Netstrata, ESP and the Owners Corporation are aligned
    b. Both seek an expedient and cost-effective repair of the issue
    c. The anticipated costs are similar to or less than they would be with an external contractor
    d. Netstrata does not receive any rebate, discount or commission from ESP Security or ESP Project Group when engaged by your Owners Corporation.

Disclosure 3

Strata Insurance Services Pty Ltd (SIS) and Evolve Reporting Pty Ltd are wholly owned subsidiaries of Network Strata Services Pty Ltd. Netstrata considers these engagements are in the best interest of the Owners Corporations best interest because:

    a. These entities specialise in strata insurances and valuations and are skilled in their field
    b. They carry appropriate licenses, insurances and qualifications to complete the required works,
    c. SIS does not receive commissions from insurance underwriters for performing brokerage work
    d. SIS is an independent broker that is able to source insurance quotations from all underwriters
    e. A McGrathNicol advisory report found that Netstrata subsidiaries charge either fair market rates or rates below their competitors
    f. This report also found that when factoring in total insurance costs (i.e. broker fees, premiums and statutory fees), SIS's average invoice amount is lower than other insurance brokers
    g. SIS and Evolve staff are readily accessible to Netstrata managers for advice on works, to provide updates or advice
    h. Accountability – quite simply the buck stops with us.

Netstrata believes engaging SIS and Evolve does not place its interests in conflict with the Owners Corporation's interests, because:

    a. The interests of Netstrata and the Owners Corporation are aligned
    b. Both seek an expedient and cost-effective renewal of the Owners Corporations insurances
    c. SIS receives the same broker fee regardless of which insurer is chosen for renewal
    d. The anticipated costs are similar to or less than they would be with an external broker or valuer
    e. We appreciate that on all levels our office and subsidiaries are servicing your homes, investments and community. To ensure our ongoing relationship is maintained you can be assured that our pricing is competitive and services are of the highest standard.

Netstrata expects to receive only the profit component (if any) of the completed services.

Disclosure 4

1. Moirs Law Pty Ltd is a majority owned subsidiary of Network Strata Services Pty Ltd.
2. Netstrata considers engaging Moirs Law, including to carry out levy recovery work for its schemes, is in the owners corporation's best interests because:
    a. Moirs Law are recognised specialists in strata and construction law, including recovering unpaid levies,
    b. Moirs Law charge fair market rates,
    c. Moirs Law staff have access to Netstrata's financial records and can progress levy recovery matters without asking for information and waiting for responses, which streamlines running matters,
    d. Moirs Law staff sit in the same office as and are extremely accessible to Netstrata managers, to the benefit of the owners corporation,
    e. as Netstrata managers and Moirs Law sit in the same office, it is extremely convenient and efficient in having levy recovery documents (especially affidavits) signed, witnessed and filed,
    f. being a majority-owned subsidiary, Moirs Law are more inclined to make concessions (like discounts), if requested by the strata manager, than an external law firm, and
    g. generally, the integrated model means less cost and more efficiency than using an external law firm.
3. Netstrata believes engaging Moirs Law does not place its interests in conflict with the owners corporation's interests, because:
    a. the interests of Netstrata and the owners corporation are aligned, in that both intend for the owners corporation to have a cost-effective resolution and common-sense progression of the matter,
    b. the anticipated costs are similar to or often less than they would be with an external law firm,
    c. Netstrata cannot see how its interests and those of the owners corporation could fall into conflict in this type of matter, where it only involves levy recovery or matters not involving Netstrata, and
    d. if any conflict or possible conflict arises between the interests of Netstrata and the owners corporation, Moirs Law would cease its involvement and not act for either party