

BCB insurance broker warning to Waratah Strata Management about expired insurance policy and unpaid invoice in amount of \$1,617.37 which was due on 9 August 2022:



Body Corporate Brokers Pty Ltd
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The Owners Of Strata Plans 52948 And 53855
C/- Waratah Strata
PO BOX 125
EASTWOOD NSW 2122

**FIRST AND FINAL
REMINDER**

Our Reference 734964
Endorsement

Dear Client,

We draw your attention to an outstanding invoice number 00734964 for the policy mentioned below. The outstanding balance of \$1,617.37 was due on the 09/08/2022. We thought it appropriate to send this final reminder to you in case the account has been overlooked or misplaced.

Type of Policy	SUU Residential
Insured	The Owners Of Strata Plans 52948 And 53855
Description	1-15 Fontenoy Road MACQUARIE PARK NSW 2113
Insurer	Strata Unit Underwriting Agencies Pty Ltd
Policy Number	06S3320703
Period of Insurance	21/09/2021 to 21/09/2022
Effective Date	09/08/2022

Please forward the outstanding amount to this office within 7 days; your cover has expired. Regretfully, you may no longer be covered in the event of a claim. If you require continuance of cover or should you have any queries regarding this outstanding amount please contact our office immediately.

In Detailed Expenses for FY 2022 (1 September 2021 to 31 August 2022), insurance premium and belated excesses were listed, but not widely shared with owners at the general meeting, or listed in agenda and minutes of the meeting:

Insurance--Premiums 159100						
03/09/2021	21/9/21 - 21/9/22	Body Corporate Brokers	99,132.62	Paid	DE	619830 001205
			<u>\$99,132.62</u>			
Maint Bldg--Insurance Repairs &/or Excess 169400						
20/09/2021	Bldg D Plantroom Leaking Pipe (Below Excess)	NCB Plumbing Pty Ltd	789.00	Paid	DE	INV-40392 001214
19/04/2022	Block D Boiler Room Burst Pipe(Below Excess)	NCB Plumbing Pty Ltd	785.00	Paid	DE	INV-40769 001384
08/08/2022	Transfer AIG payment from Misc Income to Insurance		4,545.45		Jnl	8691
			<u>\$6,119.45</u>			

1. Detailed Expenses for FY 2022 (1 September 2021 to 31 August 2022) shows that Waratah Strata Management might have failed to pay excesses for two events on time, dated 20 September 2021 and 19 April 2022, which were listed in BCB insurance broker reminder in August 2022, with warning about expired insurance. The dates of payments for insurance excesses in Detailed Expenses for FY 2022 were questionable, unless BCB insurance broker made a mistake with the letter in August 2022.

As an example, no insurance excess was listed in code 169400 in Income & Expenditure Report on 28 September 2021 at 08:47 hours:

Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

		Administrative Fund	
		Current period	Previous year
		01/09/2021-28/09/2021	01/09/2020-31/08/2021
167200	Maint Bldg--General Repairs	0.00	10,484.55
168000	Maint Bldg--Gym Equipment	0.00	1,485.00
168800	Maint Bldg--Hot Water Service	0.00	3,607.60
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	0.00	15,890.00

2. \$789.00 and \$785.00 excess payments to insurance company might not have happened on 20 September 2021 and 19 April 2022 because Waratah Strata Management received warning about their due payment on 9 August 2022, unless BCB insurance broker made a mistake with the letter in August 2022.

Waratah Strata Management did not list any insurance claims in FY 2022, as shown in Delegated Functions Report dated 7 October 2022 at 17:46 hours.

Strata Plan 52948 Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

Details of Claims processed

No information available for this period

Insurance claims would normally be listed in agenda for general meetings, as this example in October 2021 shows – extract from notice of general meeting as prepared by Waratah Strata Management on 06 October 2021 at 10:50 hours:

Strata Plan 52948

Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113

Details of Policies held

Renewal Date	Policy Number	Insurer	Premium Paid
21/09/2020	QUSS042715	QUS Pty Ltd	
Building	16/09/2019	Inactive	87,162.33

Details of Claims processed

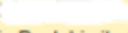
Claim Date	Amount Claimed	Claim Status	Amount Received
09/02/2021	13,497.00	Refused	0.00
Building		Excess Details	

3. The payment to AIG from Misc income to insurance dated 8 August 2022 in amount of \$4,545.45 (GST excl) proves that SP52948 received payments for the SAME alleged legal costs for Solicitor Adrian Mueller from insurance company in amount of \$19,758.14 (GST excl) on 25 March 2022 (undeclared to owners and Supreme Court by Waratah Strata Management, committee members, and Solicitor Adrian Mueller himself) and Lot 158 first instalment payment in amount of \$4,545.45 (GST excl) on 2 July 2022.

SP52948 was paid twice for the same legal costs in period from 2 July 2022 to 8 August 2022.

Receipt number **N270127422354** Print receipt 

From account Transaction date
 02/07/22

To Account Amount
Strata Plan 52948 \$5,000.00
182-222 
Macquarie Bank Limited

Transaction description
Payment #1 for blackmail by Adrian Mueller CA 2022/70683

4. Accounting data for insurance excesses contain highly dubious and inaccurate data on 31 August 2022, and as given to owners in agenda for Annual General Meeting on 10 October 2022 and Economos Auditor on 7 December 2022.

Insurance excess in amount of \$1,574.00 as listed in code 169400 in Income & Expenditure Report on 31 August 2022 at 18:22 hours:

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
		Current period	Previous year
		01/09/2021-31/08/2022	01/09/2020-31/08/2021
165600	Maint Bldg--Exhaust/Ventilation Systems	983.00	300.00
165800	Maint Bldg--Fire Protection	10,720.82	11,054.50
166000	Maint Bldg--Floors	370.00	200.00
166400	Maint Bldg--Garage Door--Remote controls	0.00	1,054.95
166600	Maint Bldg--Garage Doors	844.04	4,063.02
167200	Maint Bldg--General Repairs	4,755.46	10,484.55
167600	Maint Bldg--Glass	21.82	0.00
168000	Maint Bldg--Gym Equipment	1,505.00	1,485.00
168800	Maint Bldg--Hot Water Service	0.00	3,607.60
168900	Maint Bldg--Hygiene Services	675.12	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	1,574.00	15,890.00

Insurance excess in amount of \$6,119.45 as listed in code 169400 in Income & Expenditure Report on 10 October 2022 as sent by Waratah Strata Management to owners for Annual General Meeting:

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113		
Administrative Fund				
		Current period	Annual budget	Previous year
		01/09/2021-31/08/2022	01/09/2021-31/08/2022	01/09/2020-31/08/2021
	Maint Bldg--Floors	370.00	0.00	200.00
	Maint Bldg--Garage Door--Remote controls	0.00	0.00	1,054.95
	Maint Bldg--Garage Doors	844.04	3,000.00	4,063.02
	Maint Bldg--General Repairs	4,755.46	10,000.00	10,484.55
	Maint Bldg--Glass	0.00	1,000.00	0.00
	Maint Bldg--Gym Equipment	1,505.00	2,000.00	1,485.00
	Maint Bldg--Hot Water Service	0.00	5,000.00	3,607.60
	Maint Bldg--Hygiene Services	675.12	750.00	675.12
	Maint Bldg--Insurance Repairs &/or Excess	6,119.45	10,000.00	15,890.00

Insurance excess in amount of \$6,119.45 as listed in code 169400 in Income & Expenditure Report on 4 December 2022, three days before Economos Auditor signed a different version of accounting data:

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113	
Administrative Fund			
		Current period	Previous year
		01/09/2022-04/12/2022	01/09/2021-31/08/2022
165800	Maint Bldg--Fire Protection	3,625.50	10,720.82
166000	Maint Bldg--Floors	0.00	370.00
166600	Maint Bldg--Garage Doors	125.00	844.04
167200	Maint Bldg--General Repairs	890.00	4,755.46
168000	Maint Bldg--Gym Equipment	380.00	1,505.00
168800	Maint Bldg--Hot Water Service	2,100.00	0.00
168900	Maint Bldg--Hygiene Services	0.00	675.12
169400	Maint Bldg--Insurance Repairs &/or Excess	4,545.45	6,119.45

Insurance excess in amount of \$1,574.00 as listed in code 169400 in Income & Expenditure Report on 7 December 2022 as signed by Economos Auditor 43 days after the due date:

Strata Plan 52948		Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113		
Administrative Fund				
		Current period	Annual budget	Previous year
		01/09/2021-31/08/2022	01/09/2021-31/08/2022	01/09/2020-31/08/2021
	Maint Bldg--Garage Door--Remote controls	0.00	0.00	1,054.95
	Maint Bldg--Garage Doors	844.04	3,000.00	4,063.02
	Maint Bldg--General Repairs	4,755.46	10,000.00	10,484.55
	Maint Bldg--Glass	0.00	1,000.00	0.00
	Maint Bldg--Gym Equipment	1,505.00	2,000.00	1,485.00
	Maint Bldg--Hot Water Service	0.00	5,000.00	3,607.60
	Maint Bldg--Hygiene Services	675.12	750.00	675.12
	Maint Bldg--Insurance Repairs &/or Excess	1,574.00	10,000.00	15,890.00

Further more, SP52948 insurance policy expired on 21 September 2022, but renewal was delayed for five days, not published for owners, and costs were not included in Income & Expenditure Report even as late as 3 October 2022:

<https://www.nswstratasleuth.info/SP52948-discrepancies-between-Solicitor-Adrian-Mueller-legal-and-insurance-payments-FY-2022-and-2023.pdf>

BCS Strata management, Waratah Strata Management (since February 2017), and Solicitor Adrian Mueller have been involved in various fraudulent activities. Some of them:

<https://www.nswstratasleuth.info/SP52948-BCS-Strata-Management-Peter-Bone-ignored-owners-votes-and-pleas-not-to-engage-Solicitor-Adrian-Mueller-20May2013.html>

<https://www.nswstratasleuth.info/SP52948-six-versions-of-Solicitor-Adrian-Mueller-alleged-legal-costs-in-NCAT-case-SC-20-33352.html>

<https://www.nswstratasleuth.info/SP52948-used-Unreasonable-Communications-Special-By-Law-against-Lot-158-seven-times-without-disclosure-to-NCAT-SC-20-33352.pdf>

<https://www.nswstratasleuth.info/SP52948-Solicitor-Adrian-Mueller-failed-to-comply-with-Tribunal-orders-six-times-while-not-authorised-to-represent-owners-corporation-in-period-2012-to-2021.pdf>

<https://www.nswstratasleuth.info/Lot-158-submission-to-court-strong-case-for-Solicitor-Adrian-Mueller-being-accessory-before-and-after-insurance-fraud-five-times-CTTT-12-32675-and-NCAT-20-33352.pdf>

<https://www.nswstratasleuth.info/Tribunal-ignored-voluminous-concerns-and-irrefutable-evidence-of-repetitive-misconduct-of-Solicitor-Adrian-Mueller-in-NCAT-case-20-33352-Apr2021.pdf>

https://www.nswstratasleuth.info/Submission-to-Supreme-Court-CAS006791_1-Questions-on-Validity-of-Solicitor-Adrian-Mueller-Legal-Cost-Items-NCAT-20-33352.pdf

<https://www.nswstratasleuth.info/Supreme-Court-Costs-Assessor-Julie-Wright-accepts-Solicitor-Adrian-Mueller-statement-about-legality-of-meetings-and-his-engagement-26Apr2022.pdf>

<https://www.nswstratasleuth.info/SP52948-Solicitor-Adrian-Mueller-letter-27Jun2022.pdf>

https://www.nswstratasleuth.info/Brief-evidence-of-Solicitor-Adrian-Mueller-involvement-in-fraudulent-activities-in-CTTT-case-SCS-12_32675.pdf

https://www.nswstratasleuth.info/Brief-evidence-of-Solicitor-Adrian-Mueller-involvement-in-fraudulent-activities-in-CTTT-case-SCS-12_50460.pdf