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Extract from SP52948 Insurance Policy signed before Annual General Meeting 2012 with insurance policy excess for each and every water damage, burst pipe, and exploratory cost in amount of \$10,000.00 – strata manager was BCS Strata Management

Excesses:

		For each claim or series of claims during a damage caused by Earthquake or Tsunam		riod of 72 hours for loss or	
SECTION 1 Earthquake		 i. Where the Building(s) Sum Insured is up to \$5,000,000 and the Building is occupied solely for residential purposes; or 	\$	250	
	1 Earthquake ii. Where the Building Sum Insured is greater than \$5,000,000 and the Building is occupied solely for residential purposes; or			20,000 or 1% of the Building Sum Insured (whichever is the lesser)	
		iii. Where the Building is occupied partly or solely for commercial purposes	\$	20,000 or 1% of the Building Sum Insured (whichever is the lesser)	
SECTION 1	Water Damage/Burst Pipe/Exploratory Cost on each & every claim		\$	10,000	
SECTION 1	Flood Damag	ge claims	\$	5,000	
SECTION 1	All Other Cla	All Other Claims as per Policy Wording and		1,000	
SECTION 2	For each and every claim		\$	250	
SECTION 3	For each and every claim		\$	250	
SECTION 4	7 days				
SECTION 5	For each and	l every claim	\$	250	
SECTION 6	For each and every claim for loss of damage to machines		5 55	5,000 - Chillers, Cooling Works, Generators & Central Air Conditioners 2,500 - Lifts and pump motors 1,000 - All Other Losses	
SECTION 7	For each and		\$	Expenses or \$1,000 for each claim, whichever is the greater	
SECTION 8	For each and	l every claim	\$	250	

Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in October 2013 - strata manager was BCS Strata Management

No.4 That the Owners Corporation insurances as listed be confirmed including insurances referred to in Section 88(2) (Fidelity Guarantee & Office Bearers Liability) and that the Managing Agent be authorized to renew the insurances for the Owners Corporation in compliance with all of the requirements of the Strata Schemes Management Act 1996 and the Financial Services Reform Act and to increase the building sum insured at renewal in accordance with a new valuation or where no valuation obtained in accordance with the Building Cost Index.

Type of		Policy	Sum	Due	Date
Policy	Insurer	Number	Insured	Date	Paid
BUILDING	LONGITUDE INS	LNG-STR-45727	\$108,388,500	21.09.14	12.09.13
CONTENTS			\$1,083,885		
P/LIAB.	4		\$20,000,000	"	
VOLWORK			\$200,000	n n	
OFF BEAR	н	*	\$2,000,000	it.	
CATASTROP	HE "		\$32,516,550		ĸ
FID GUAR			\$100,000		*
GOVT AUDIT	CST "	*	\$25,000		
LEGAL EXP			\$50,000	u	
LOSS OF RE	NT "		\$16,258,275		a
LOT OWNER	SF&F "		\$300,000		u
WH&S BREA	CHES "		\$100,000	"	

Note: The building insurance does not include carpet, internal painting, lighting and window coverings within the lots.

Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in November 2014 - strata manager was BCS Strata Management

That the Owners Corporation insurances (including those insurances referred to in Section 88(2) No.5 (Fidelity Guarantee & Office Bearers Liability) as listed in the Certificate of Insurance dated 14th August 2014 (and reproduced below) be confirmed and that the Managing Agent be authorized to renew the insurances for the Owners Corporation in compliance with all of the requirements of the Strata Schemes Management Act 1996 and the Financial Services Reform Act and to increase the building sum insured at renewal in accordance with a new valuation or where no valuation obtained in accordance with the approximate relevant annual change in the Building Cost Index.

Certificate of Insurance



Attention: Christian Wardhana Company: Body Corporate Brokers Issue date: 14 August 2014

Certificate of Insurance

This document certifies that the policy referred to below is currently intended to remain in force until 4,00pm on the expiry date shows below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions of the provisions of the "Insurance Contracts Act, 1984".

INSURED: The Owners of Strain Plans 52948 and 53855

INTERESTED PARTY(S):

DESCRIPTION OF INSURED BUSINESS: Residential Strata

SITUATION OF RISK: 1-15 Fontenov Road, NORTH RYDF, New South Water 2113

SECTION 1:

Property - Physical Damage Buildings - \$112,000,000 Common Contents - \$1,120,000

SECTION 2: Voluntary Workers Personal Accident Death & Disablement - Insured Weekly Benefits - Insured

SECTION 3:

Office Bearers' Liability Limit of Indomnity - \$2,000,000

SECTION 4:

Fidelity Guarantee Limit in the Aggregate - \$100,000

SECTION 6:

Public Liability Limit of Indemnity - \$20,000,000

Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses (a) Government Audit Costs SECTION 7:

Limit of Indomnity - \$25,000

(b) Workplace Health and Safety Breaches Limit of Indemnity - \$100,000

(C) Legal Defense Expenses Limit of Indemnity - \$50,000

POLICY NUMBER:

PERIOD OF INSURANCE: 21 September 2014 to 21 September 2015 4pm Local Standard Time

INSURED. AAI Limited ABN 45 005 297 807 trading as Vere insurance

This contificate has been arranged by us in our capacity as agents for the insurer's named above, it does not reflect in detail the policy terms or conditions and merely provides a very brief summary of the insurance that is, to the best of our knowledge, in existence at the date we have issued this certificate. If you wish to obtain details of the policy terms, conditions, restrictions, exclusions or warranties, you must rafer to the policy contract.

DISCLAIMER - In arranging this certificate, we do not guarantee that the insurance outlined will continue to remain in force for the period referred to as the policy may be cancelled or altered by either party to the contract at any time in accordance with the terms and conditions of the policy or in accordance with the terms of the "insurance Contracts Act 1984". We accept no responsibility or lability to advise any party who may be relying on this certificate of such alteration or cancellation to the policy of insurance.

Longitude Insurance Pty Ltd

Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in November 2015 - strata manager was BCS Strata Management

2. INSURANCES:

Motions

2.1 That the Owners Corporation confirm that the following insurance policies are effected:

Current Insurance Details

INSURANCE CO.	TYPE OF POLICY	POLICY NO.	COVER	DUE DATE
CHU/QBE INSURANCE LIMITED	Appeal Expenses	HU0014112	\$100,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Building	HU0014112	\$115,500,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Catastrophe Insurance	HU0014112	\$34,650,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Contents	HU0014112	\$1,176,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Fidelity Guarantee	HU0014112	\$250,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Flood Cover	HU0014112	SELECTED	21/09/2016
CHU/QBE INSURANCE LIMITED	Government Audit Costs	HU0014112	\$25,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Legal Defence Expenses	HU0014112	\$50,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Loss of Rent	HU0014112	\$17,325,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Lot Owners fixture/improvement	HU0014112	\$250,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Office Bearers Liability	HU0014112	\$5,000,000.00	21/09/2016
CHU/QBE INSURANCE LIMITED	Other Risks	HU0014112	FL.FLOORS	21/09/2016
CHU/QBE INSURANCE LIMITED	Paint Benefit	HU0014112	SELECTED	21/09/2016
CHU/QBE INSURANCE LIMITED	Voluntary Workers	HU0014112	300000/3000	21/09/2016
CHU/QBE INSURANCE LIMITED	Public Liability	HU0014112	\$30,000,000.00	21/09/2016

- 2.2 That the Owners Corporation insurances (including those insurances referred to in Section 88(2) (Fidelity Guarantee & Office Bearers Liability) as listed in the Certificate of Insurance dated 14th September 2015 (attached) be confirmed and that the Managing Agent be authorized to renew the insurances for the Owners Corporation in compliance with all of the requirements of the Strata Schemes Management Act 1996 and the Financial Services Reform Act and to increase the building sum insured at renewal in accordance with a new valuation or where no valuation obtained in accordance with the approximate relevant annual change in the Building Cost Index.
- 2.3 That the Owners Corporation confirm that it does NOT employ workers with annual wages exceeding \$7,500 and therefore will not require workers compensation insurance for the coming year.



Policy No: Period of Insurance: From: To:

HU0014112

21/09/15 21/09/16 at 4.00 pm

The Insured & Situation: The Owners - Strata Plan 52948 & 53855 1-15 FONTENOY ROAD MACQUARIE PARK NSW 2113

Certificate of Currency - Tax Invoice

Cover Select	ted	Sum Insured
POLICY 1	INSURED PROPERTY (Building) Loss of Rent/Temp Accommodation (15%) INSURED PROPERTY (Common Area Contents) Optional Paint Benefit	115,500,000 17,325,000 1,176,000 Selected
POLICY 2	PUBLIC OR LEGAL LIABILITY	30,000,000
POLICY 3	VOLUNTARY WORKERS	300,000/3,000
POLICY 4	WORKERS COMPENSATION (NSW, ACT, TAS & WA ONLY)	Not selected
POLICY 5	FIDELITY GUARANTEE	250,000
POLICY 6	OFFICE BEARER'S LEGAL LIABILITY	5,000,000
POLICY 7	MACHINERY BREAKDOWN	Not selected
POLICY 8	CATASTROPHE INSURANCE (Insured Property) Extended cover – Rent/Temp Accommodation (15%) Escalation in Cost of Temp Accommodation (5%) Cost of Storage and Evacuation (5%)	34,650,000 5,197,500 1,732,500 1,732,500
POLICY 9	Government Audit Costs Appeal expenses - common property health & safety breaches Legal Defence Expenses	25,000 100,000 50,000
POLICY 10	LOT OWNER'S FIXTURES AND IMPROVEMENTS (per lot)	250,000
	FLOOD	Selected

Date of Issue: Issue Fee Incl GST: Issue Fee GST:

This certificate confirms that on the date of issue noted above, a policy existed for the sums insured shown.

It is not intended to amend, extend, replace or override the policy terms and conditions contained in the actual policy document. This certificate is issued as a matter of information only and confers no rights on the certificate holder.

CHU Underwriting Agencies Pty Ltd is an underwriting intermediary acting on behalf of the insurers.

Our Ref: 15084385

Agenda for SP52948 Annual General Meeting disclosed details of insurance policy excesses in November 2016 - strata manager was BCS Strata Management

NOTICE OF AN ANNUALGENERAL MEETING THE OWNERS - STRATA PLAN NO. 52948



1-15 FONTENOY ROAD MACQUARIE PARK NSW 2113

Current Insurance Details

INSURANCE CO.	TYPE OF POLICY	POLICY NO.	COVER	DUE DATE
CHU/QBE COMMUNITYSURE	Appeal Expenses	HU0014112	\$100,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Building	HU0014112	\$121,275,000.0 0	21/09/2017
CHU/QBE COMMUNITYSURE	Catastrophe Insurance	HU0014112	\$36,382,500.00	21/09/2017
CHU/QBE COMMUNITYSURE	Contents	HU0014112	\$1,234,800.00	21/09/2017
CHU/QBE COMMUNITYSURE	Fidelity Guarantee	HU0014112	\$250,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Flood Cover	HU0014112	SELECTED	21/09/2017
CHU/QBE COMMUNITYSURE	Government Audit Costs	HU0014112	\$25,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Legal Defence Expenses	HU0014112	\$50,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Loss of Rent/Temp Accomm	HU0014112	\$18,191,250.00	21/09/2017
CHU/QBE COMMUNITYSURE	Lot Owners fixture/improvement	HU0014112	\$250,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Office Bearers Liability	HU0014112	\$5,000,000.00	21/09/2017
CHU/QBE COMMUNITYSURE	Other Risks	HU0014112	FL.FLOORS	21/09/2017
CHU/QBE COMMUNITYSURE	Paint Benefit	HU0014112	SELECTED	21/09/2017
CHU/QBE COMMUNITYSURE	Voluntary Workers	HU0014112	300000/3000	21/09/2017
CHU/QBE COMMUNITYSURE	Public Liability	HU0014112	\$30,000,000.00	21/09/2017

Date on which the premiums were last paid: 21 September 2016

- 2.2 That the insurances of the Owners Corporation be varied at the insurer's suggested values and/or as specified below:
- 2.3 That the insurances of the Owners Corporation be extended to include the following additional optional insurances not covered in the above table.
- 2.4 That the Owners Corporation confirm that it does NOT employ workers with annual wages exceeding \$7,500 and therefore will not require workers compensation insurance for the coming year.

Explanatory Note

Schedule 2 Sections 3 and 28 of Act require that the agenda of the first AGM must consist of specific items only, one of which is to decide whether insurances taken out by the Owners Corporation should be confirmed, varied or extended. Some insurances are compulsory under the Act. In addition, Section 88 provides that an Owners Corporation may take out additional insurances including: office bearers; fidelity guarantee; and any property in which it has an insurable interest.

Schedule of Insurance

Page 3 of 8

Class of Policy: The Insured:

Residential Strata

The Owners Of Strata Plans 52948 And 53855

Policy No: Invoice No: Our Ref:

HU0014112 153537 52948SP

Excesses:

Earthquake - \$250 per claim or series of claims occurring over a period of 48hrs.

Policy 1 All Other Claims: Policy 1 Flood

2,000

Policy 1

2,000 \$

Damage by water or liquid, including exploratory costs incurred in locating the source of damage, caused by the bursting, leaking, discharging or overflowing of tanks,

\$ 10,000

apparatus or pipes.

Policy 1 Damage by water or liquid, other than that caused by the

10,000

bursting, leaking, discharging or overflowing of tanks,

apparatus or pipes.

Policy 9 Legal Defence Expenses

\$ 1,000

This Policy has been written through: CHU Underwriting Agencies Pty Ltd.

ABN 18 001 580 070.

1 Northcliff Street, Milsons Point NSW 2061

Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2017 - strata manager was Waratah Strata Management

INSURANCES

- That the owners corporations insurances as listed in the annexures to the agenda of the meeting be confirmed, varied or extended.
- That in accordance with section 165 (2) of the Strata Schemes Management Act 2015 additional insurances be taken out as follows:
 - (a) Office Bearers Liability
 - (b) Fidelity Guarantee
 - (c) Any other insurance
- That three quotations for all items of insurance required under the Strata Schemes Management Act 2015 are to be obtained and the function of accepting and executing an appropriate quotation is delegated to the strata managing agent on instruction of the strata committee.
- That the strata managing agent is required to obtain an insurance valuation each three years (or as otherwise directed by the Strata Committee) from an appropriately qualified valuer.

Current Owners Corporation Insurance Details

Policy No.QUSS042715 AIG Australia Ltd Type: Building

Broker: Body Corporate Brokers

Premium : \$83,053.51	Paid on : 18/09/17	Start: 21/09/17	Next due : 21/09/18
Cover		Sum Insured	Excess
Building Loss of Rent/Temp Accor Contents Lot Owners' Fixtures & In Catastrophe Public Liability		\$128,289,000.00 \$19,243,350.00 \$1,282,890.00 \$250,000.00 \$38,486,700.00 \$50,000,000.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

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Cover	Sum Insured	Excess
Building Loss of Rent/Temp Accomm Contents Lot Owners' Fixtures & Improvements Catastrophe Public Liability	\$128,289,000.00 \$19,243,350.00 \$1,282,890.00 \$250,000.00 \$38,486,700.00 \$50,000,000.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00

Fidelity Guarantee	\$100,000.00	\$0.00
Personal Accident	200000/2000	\$0.00
Office Bearers Liability	\$10,000,000.00	\$0.00
Machinery Breakdown	\$200,000.00	\$0.00
Legal Expenses	\$100,000.00	\$0.00
Govt. Audit Costs	\$25,000.00	\$0.00

Office bearers liability insurance provides cover for losses arising from alleged wrongful acts or omissions of the strata committee, committed or omitted in good faith in the course of carrying out their duties as a committee. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General

Fidelity guarantee insurance provides cover for losses arising from misappropriation of money or other property of the owners corporation by a member of the owners corporation. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

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Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2018 - strata manager was Waratah Strata Management

9 INSURANCES

- (a) That the owners corporations insurances as listed in the annexures to the agenda of the meeting be confirmed, varied or extended.
- (b) That in accordance with section 165 (2) of the Strata Schemes Management Act 2015 additional insurances be taken out as follows:
 - (a) Office Bearers Liability
 - (b) Fidelity Guarantee
 - (c) Any other insurance
- (c) That three quotations for all items of insurance required under the Strata Schemes
 Management Act 2015 are to be obtained and the function of accepting and executing an appropriate

2

Agenda Page 2 of 121

quotation is delegated to the strata managing agent on instruction of the strata committee.

(d) That the strata managing agent is required to obtain an insurance valuation each three years (or as otherwise directed by the Strata Committee) from an appropriately qualified valuer.

Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2019 - strata manager was Waratah Strata Management

11 INSURANCES

- (a) That the owners corporations insurances as listed in the annexures to the agenda of the meeting be confirmed, varied or extended.
- (b) That in accordance with section 165 (2) of the Strata Schemes Management Act 2015 additional insurances be taken out as follows:
 - (a) Office Bearers Liability
 - (b) Fidelity Guarantee
 - (c) Catastrophe
 - (d) Government Audit Costs
 - (e) Workplace Health & Safety Breaches
 - (f) Legal Defence Expenses
 - (g) Lot Owners Fixtures & Improvements
 - (h) Any other insurance
- (c) That three quotations for all items of insurance required under the Strata Schemes Management Act 2015 are to be obtained and the function of accepting and executing an appropriate quotation is delegated to the strata managing agent on instruction of the strata committee.
- (d) That the strata managing agent is required to obtain an insurance valuation each three years (or as otherwise directed by the Strata Committee) from an appropriately qualified valuer.

Current Owners Corporation Insurance Details

Policy No.QUSS042715

QUS Pty Ltd Type : Building

Broker: Body Corporate Brokers

Premium: \$81.921.44 Paid on: 16/09/2019 Start: 21/09/2019 Next due: 21/09/2020

Sum Insured	Excess
\$128,450,000.00	\$0.00
\$19,267,500.00	\$0.00
\$1,284,500.00	\$0.00
\$250,000.00	\$0.00
\$38,535,000.00	\$0.00
\$50,000,000.00	\$0.00
\$100,000.00	\$0.00
200,000/2,000	\$0.00
\$10,000,000.00	\$0.00
\$200,000.00	\$0.00
\$100,000.00	\$0.00
\$50,000.00	\$0.00
	\$128,450,000.00 \$19,267,500.00 \$1,284,500.00 \$250,000.00 \$38,535,000.00 \$50,000,000.00 \$100,000.00 200,000/2,000 \$10,000,000.00 \$200,000.00

Office bearers liability insurance provides cover for losses arising from alleged wrongful acts or omissions of the strata committee, committed or omitted in good faith in the course of carrying out their duties as a committee. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Fidelity guarantee insurance provides cover for losses arising from misappropriation of money or other property of the owners corporation by a member of the owners corporation. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2020 - strata manager was Waratah Strata Management

INSURANCES

- That the owners corporations insurances as listed in the annexures to the agenda of the (a) meeting be confirmed, varied or extended.
- That in accordance with section 165 (2) of the Strata Schemes Management Act 2015 additional insurances be taken out as follows:
 - (a) Office Bearers Liability
 - (b) Fidelity Guarantee
 - (c) Catastrophe
 - (d) Government Audit Costs
 - (e) Workplace Health & Safety Breaches
 - (f) Legal Defence Expenses
 - (g) Lot Owners Fixtures & Improvements
 - (h) Any other insurance
- That three quotations for all items of insurance required under the Strata Schemes Management Act 2015 are to be obtained and the function of accepting and executing an appropriate quotation is delegated to the strata managing agent on instruction of the strata committee.
- That the strata managing agent is required to obtain an insurance valuation each three years (or as otherwise directed by the Strata Committee) from an appropriately qualified valuer.

Current Owners Corporation Insurance Details

Policy No.TBA

Strata Unit Underwriters

Type : Building Broker : Body Corporate Brokers

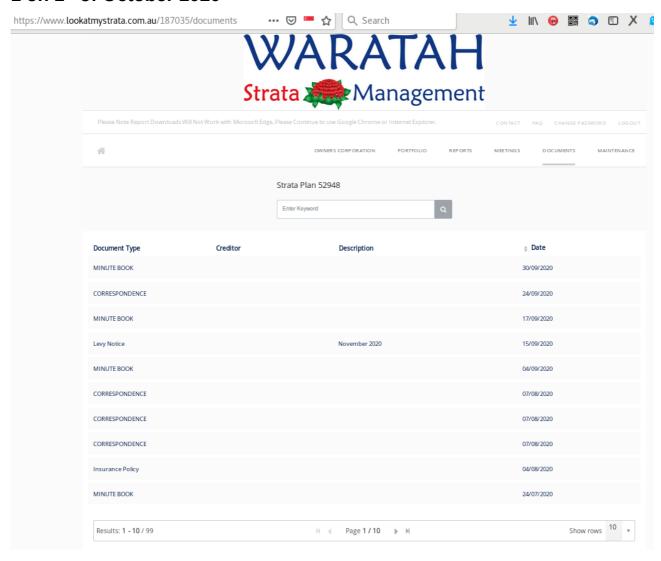
Premium: \$96,145.39	Paid on: 7/09/2020	Start: 21/09/2020	Next due : 21/09/2021
Premium: 596,145.39	Paid on: //09/2020	Start: 21/09/2020	Next due : 21/09/2021

Cover	Sum Insured	Excess
Body Corporate Entity Insurance	\$129,734,500.00	\$0.00
Loss of Rent/Temp Accomm	\$19,460,175.00	\$0.00
Catastrophe	\$38,920,350.00	\$0.00
Public Liability	\$50,000,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Office Bearers Liability	\$200,000.00	\$0.00
Personal Accident	200000/2000	\$0.00
Government Audit Costs	\$25,000.00	\$0.00
Legal Defence Expenses	\$50,000.00	\$0.00
Workplace, Health & Safety Breaches	\$100,000.00	\$0.00
Machinery Breakdown	\$100,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00

Office bearers liability insurance provides cover for losses arising from alleged wrongful acts or omissions of the strata committee, committed or omitted in good faith in the course of carrying out their duties as a committee. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Fidelity guarantee insurance provides cover for losses arising from misappropriation of money or other property of the owners corporation by a member of the owners corporation. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 1 of the Strata Schemes Management Act 2015 for the owners corporation to decide whether to take this type of insurance out at each Annual General Meeting.

Waratah Strata Management website portal for strata plan SP52948 page 1 on 1st of October 2020



Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 1st of October 2020, was already expired and new policy for FY 2021 was not provided to owners and investors):



CERTIFICATE OF CURRENCY

This document certifies that the policy referred to below is currently intended to remain in force until 1600 hours on the expiry date shown below and will remain in force until that date, unless the policy is cancelled, lapsed, varied or otherwise altered in accordance with the relevant policy conditions or the provisions of the "Insurance Contracts Act, 1984".

Strata Plan 52948 & Strata Plan 53855 Insured: Intermediary: Body Corporate Brokers Pty Ltd - NSW

Named Party: Situation:

Section 2

Section 5

1-15 Fontenoy Road MACQ UARIE PARK NSW 2113

Period of Insurance:

From 21/09/2019 to 21/09/2020

QUSS042715 Policy Number:

PROPERTY INSURED Section 1

Building(s) Additional Benefits

- Loss of Rent/Temp Accommodation Common Contents including Carpets - Residential Lots/Units

Optional Additional Benefits Lot Owners Fixtures and improvements in Commercial Lots/Units - Catastrophe Cover

Capacity PROPERTY OWNERSLEGAL LIABILITY

Section 3 FIDELITY GUARANTEE VOLUNTARY WORKERS PERSONAL ACCIDENT Section 4

> Capital Benefit Weekly Benefit

OFFICE BEARER'S LIABILITY

MACHINERY BREAKDOWN Section 6 Blanket cover

Section 7 LEGAL EXPENSES AUDIT EXPENSES Section 8

To be valid, this Certificate of Currency must be signed by an authorised officer or agent of the Insurer.

Signed on the 4 August, 2020

C. J. Hudgson Issued on behalf of the Insurer:

AIG Australia Limited Level 19, 2 Park Street, Sydney NSW 2000 ABN 93 004 727 753 (AFS Licence No. 38 1686)

QUS PTY LTD ABN 92 122 665 310 (AFS Licence No. 321877) is an underwriting intermediary acting on behalf of the Insurer.

E vic@qus.com.au

State Offices:

New South Wales: L26, 44 Market St. Sydney NSW 2000 T 02 8999 1095 E nsw@qus.com.au

Queensland: Suite 2, L17, 215 Adelaide St. Brisbane QLD 4000 T 073177 2021 E qld@qus.com.au

L2. Riverside Quay, 1Southbank Blvd. Southbank VIC 3006 T 03 9012 6657

Western Australia L28. AMP Tower, 140 St Georges Tce. Perth WA 6000 T 08 6166 0262 E wa@qus.com.au

SUM INSURED

\$128,450,000

\$19,267,500 \$1.284.500

\$250,000

\$38,535,000 \$128,450,000 100.00%

\$50,000,000

\$100,000

\$200,000

\$200,000

\$100,000

\$50,000

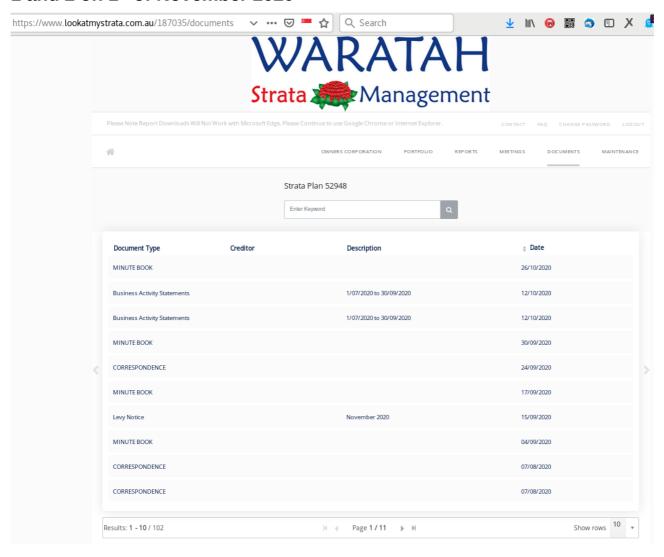
www.qus.com.au

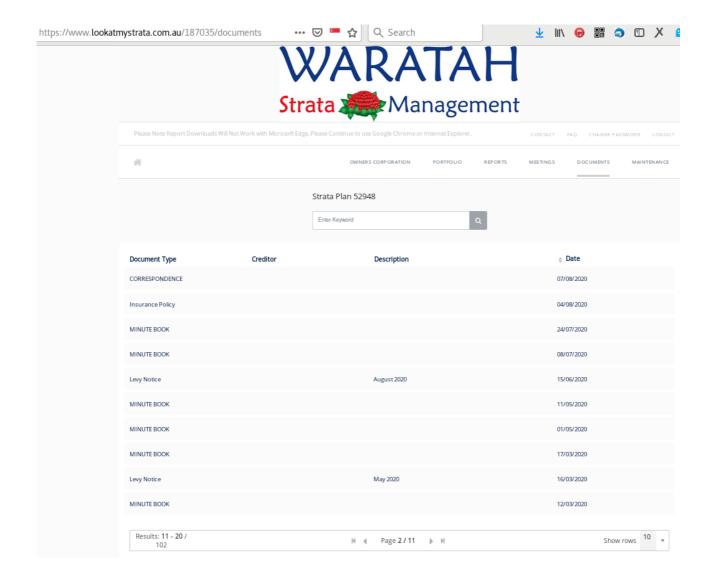
\$10,000,000

\$2,000

\$0

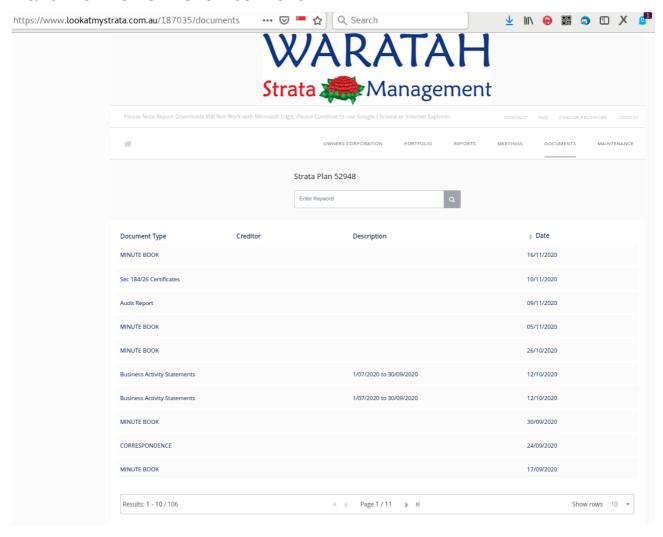
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 1st of November 2020

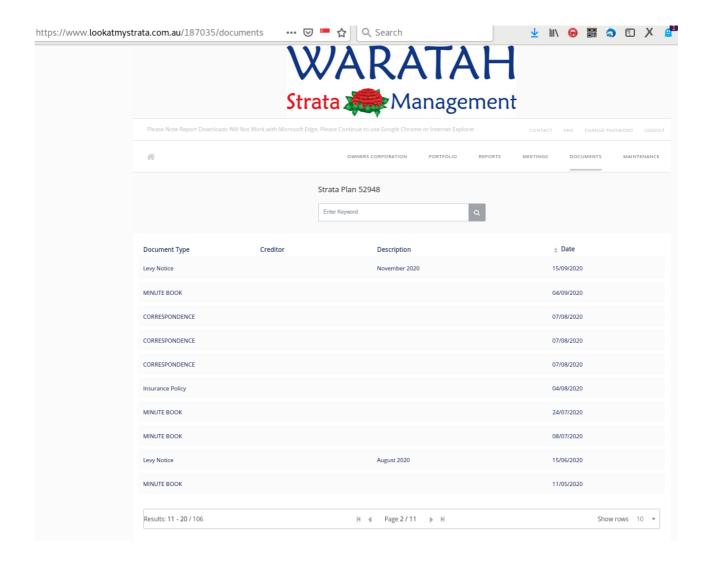




Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 1st of November 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual General Meeting on 22nd of October 2020).

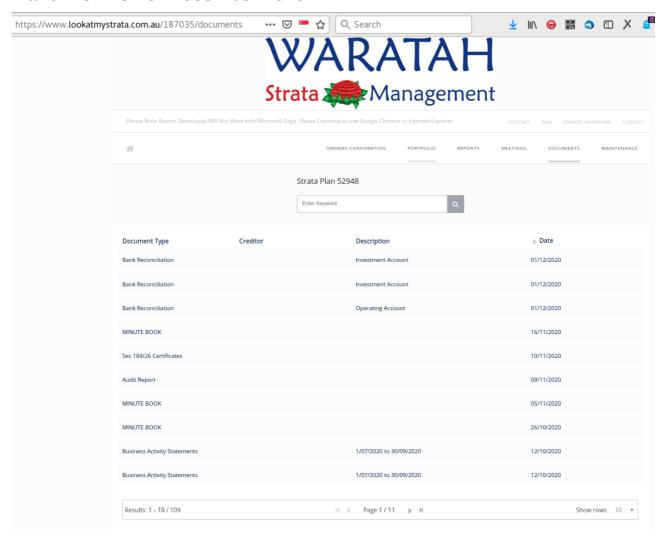
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 29th of November 2020

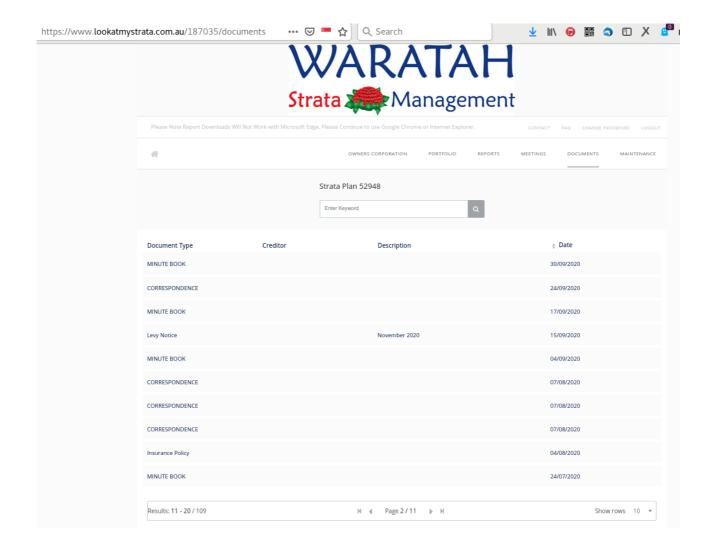




Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 29th of November 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual General Meeting on 22nd of October 2020).

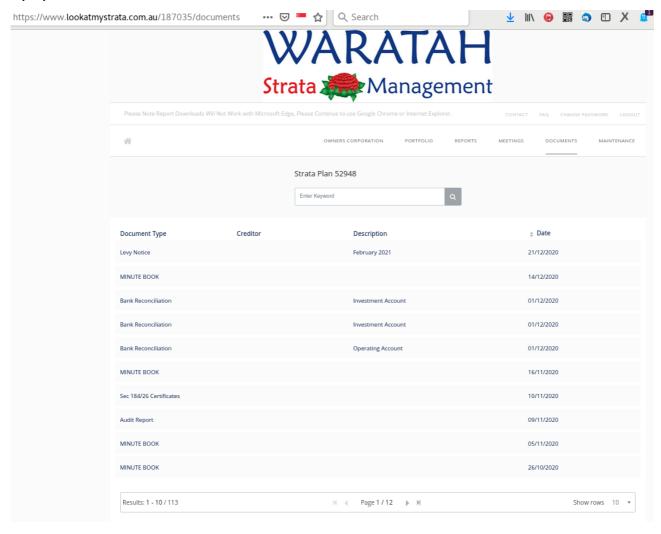
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 13th of December 2020

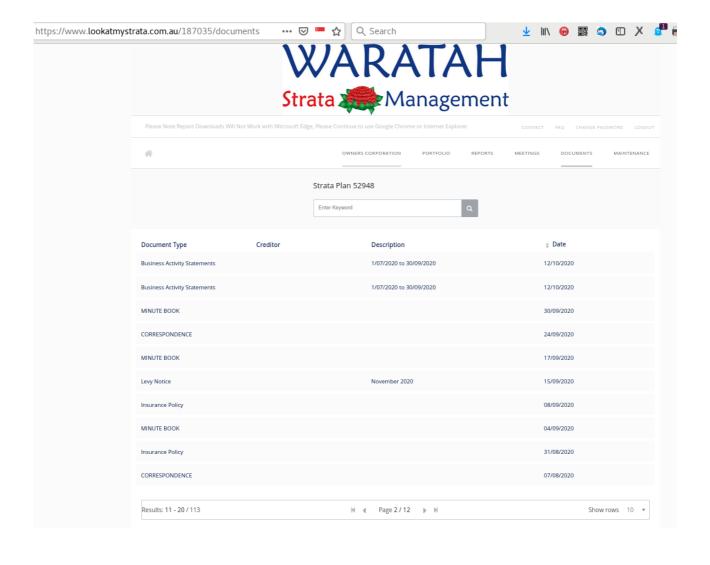


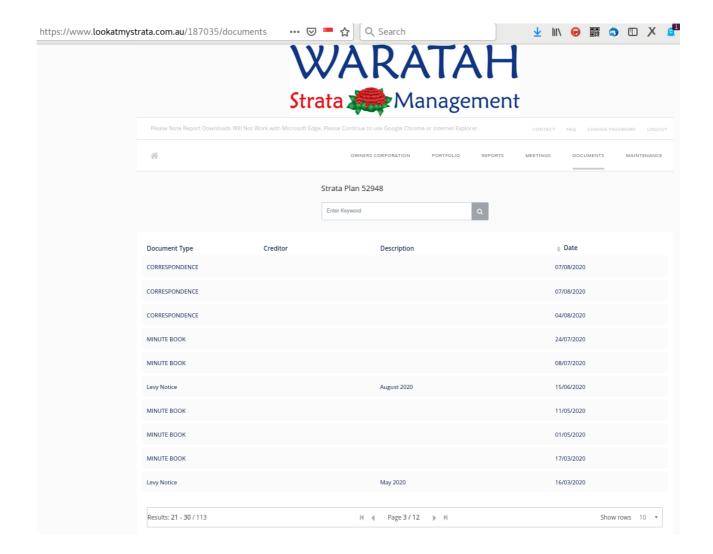


Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 13th of December 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual General Meeting on 22nd of October 2020).

Waratah Strata Management website portal for strata plan SP52948 page 1, 2, and 3 on 31st of December 2020







Silently, Insurance Policy dated 4th of August 2020 was deleted, and two documents related to insurance policy appeared with backdated date stamps, as though they had been available online for three months:

8th of September 2020

31st of August 2020

Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on $\mathbf{1}^{\text{st}}$ of January 2021



Waratah Strata Management ABN 75 lel 033 745 PO Box 125, Eastwood, NSW 2122 Ph (02) 9114 9599 Fax (02) 9114 9598

Insurance as at 01/01/2021

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

Policy No. TBA Strata Unit Underwriters
Type: Building Broker: Body Corporate Brokers

PO Box 20288, World Square NSW 2002

 Premium:
 \$96,145.39
 Paid on:
 07/09/2020
 Policy start date:
 21/09/2020
 Next due:
 21/09/2021

 Cover
 Sum insured
 Excess

Body Corporate Entity Insurance \$129,734,500.00 \$0.00 Loss of Rent/Temp Accomm \$19,460,175.00 \$0.00 Catastrophe \$38,920,350.00 \$0.00 Public Liability \$50,000,000.00 \$0.00 Fidelity Guarantee \$100,000.00 \$0.00 Office Bearers Liability \$10,000,000.00 \$0.00 Personal Accident Voluntary 200000/2000 \$0.00 Workers Government Audit Costs \$25,000.00 \$0.00 Legal Defence Expenses \$50,000.00 \$0.00 Z3 Deleted \$100,000.00 \$0.00 \$200,000.00 Machinery Breakdown \$0.00 Lot Owners' Fixtures & \$250,000.00 \$0.00 Improvements

Last valuation done on 01/09/2019 Insurance valuation \$128,450,000.00

Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 25th of July 2021



Waratah Strata Management ABN 75 161 033 745 PO Box 125, Eastwood, NSW 2122 Ph (02) 9114 9599 Fax (02) 914 9598 www.waratahstrata.com.au

Insurance as at 25/07/2021

Strata Plan 52948				Macquarie Gardens, 1-15 Fontenoy Road, Macquarie Park NSW 2113		
		Strata Unit Underwriters				
Type: Bu	ilding	Broker: Body Corporate Brokers PO Box 20288, World Square NSW 2002				
Premium: \$9	6,145.39	Paid on:	07/09/2020	Policy start date:	21/09/2020	Next due: 21/09/2021
Cover		Sum insu	red	Excess		
Building		\$129,734,500.00		\$0.00		
Loss of Rent/Temp Accomm		\$19,460,175.00		\$0.00		
Catastrophe		\$38,920,350.00		\$0.00		
Public Liability		\$50,000,000.00		\$0.00		
Fidelity Guarantee		\$100,000.00		\$0.00		
Office Bearers Liability		\$10,000,000.00		\$0.00		
Personal Accident Voluntary Workers		200000/2000		\$0.00		
Government Audit Costs		\$25,000.00		\$0.00		
Legal Defence Expenses		\$50,000.00		\$0.00		
Z3 Deleted		\$100,000.00		\$0.00		
Machinery Breakdown		\$200,000.00		\$0.00		
Lot Owners' Fix Improvements	dures &	\$250,000	.00	\$0.00		
ast valuation do	ne on 01/09/2	019				
surance valuati	on \$128,450,0	00.00				