

Table of Contents

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.....	2
Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in October 2013 - strata manager was BCS Strata Management.....	3
Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in November 2014 - strata manager was BCS Strata Management.....	4
Agenda for SP52948 Annual General Meeting did not disclose any details of insurance policy excesses in November 2015 - strata manager was BCS Strata Management.....	5
Agenda for SP52948 Annual General Meeting disclosed details of insurance policy excesses in October 2016 - strata manager was BCS Strata Management.....	7
Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2017 - strata manager was Waratah Strata Management.....	9
Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2018 - strata manager was Waratah Strata Management.....	10
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
Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses in October 2020 - strata manager was Waratah Strata Management.....	12
Waratah Strata Management website portal for strata plan SP52948 page 1 on 1 st of October 2020.....	13
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 1 st of November 2020.....	15
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 29 th of November 2020.....	17
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 13 th of December 2020.....	19
Waratah Strata Management website portal for strata plan SP52948 page 1, 2, and 3 on 31 st of December 2020	21
Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 1 st of January 2021.....	24
Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 25 th of July 2021.....	25
Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 25 th of September 2021.....	26
.....	26
Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses and declined claim in amount of \$13,497.00 in October 2021 - strata manager was Waratah Strata Management.....	27
Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses and prevented owners from ratifying rejected insurance claims in October 2022 - strata manager was Waratah Strata Management.....	28
.....	28
Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 31 st August 2022.....	30
Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 6 th of June 2023.....	31

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 period of 72 hours for loss or damage caused by Earthquake or Tsunami:	
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
		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 Damage claims	\$	5,000
SECTION 1	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 every claim	\$	250
SECTION 6	For each and every claim for loss of damage to machines	\$	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 every claim	\$	10% of all Legal Expenses or \$1,000 for each claim, whichever is the greater
SECTION 8	For each and 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	Insurer	Policy Number	Sum Insured	Due Date	Date Paid
BUILDING	LONGITUDE INS	LNG-STR-45727	\$108,388,500	21.09.14	12.09.13
CONTENTS	"	"	\$1,083,885	"	"
P/LIAB.	"	"	\$20,000,000	"	"
VOLWORK	"	"	\$200,000	"	"
OFF BEAR	"	"	\$2,000,000	"	"
CATASTROPHE	"	"	\$32,516,550	"	"
FID GUAR	"	"	\$100,000	"	"
GOVT AUDIT CST	"	"	\$25,000	"	"
LEGAL EXP	"	"	\$50,000	"	"
LOSS OF RENT	"	"	\$16,258,275	"	"
LOT OWNERS F&F	"	"	\$300,000	"	"
WH&S BREACHES	"	"	\$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

No.5 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 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 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".

INSURED:	The Owners of Strata Plans 52948 and 53855
INTERESTED PARTY(S):	Nil
DESCRIPTION OF INSURED BUSINESS:	Residential Strata
SITUATION OF RISK:	1-15 Fontenoy Road, NORTH RYDE, New South Wales 2113
SECTION 1:	<u>Property - Physical Damage</u> Buildings - \$112,000,000 Common Contents - \$1,120,000
SECTION 2:	<u>Voluntary Workers Personal Accident</u> Death & Disablement - Insured Weekly Benefits - Insured
SECTION 3:	<u>Office Bearers' Liability</u> Limit of Indemnity - \$2,000,000
SECTION 4:	<u>Fidelity Guarantee</u> Limit in the Aggregate - \$100,000
SECTION 6:	<u>Public Liability</u> Limit of Indemnity - \$20,000,000
SECTION 7:	<u>Government Audit Costs, Workplace Health and Safety Breaches and Legal Expenses</u> (a) Government Audit Costs Limit of Indemnity - \$25,000 (b) Workplace Health and Safety Breaches Limit of Indemnity - \$100,000 (c) Legal Defense Expenses Limit of Indemnity - \$50,000
POLICY NUMBER:	LNG-STR-45727
PERIOD OF INSURANCE:	21 September 2014 to 21 September 2015 4pm Local Standard Time
INSURER:	AAI Limited ABN 45 005 207 807 trading as Vere Insurance

This certificate 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 refer 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 liability 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: HU0014112
Period of insurance:
From: 21/09/15
To: 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 Selected	Sum Insured
POLICY 1 INSURED PROPERTY (Building)	115,500,000
Loss of Rent/Temp Accommodation (15%)	17,325,000
INSURED PROPERTY (Common Area Contents)	1,176,000
Optional Paint Benefit	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)	34,650,000
Extended cover - Rent/Temp Accommodation (15%)	5,197,500
Escalation in Cost of Temp Accommodation (5%)	1,732,500
Cost of Storage and Evacuation (5%)	1,732,500
POLICY 9 Government Audit Costs	25,000
Appeal expenses - common property health & safety breaches	100,000
Legal Defence Expenses	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.

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

NOTICE OF AN ANNUAL GENERAL 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	\$121,275,000.00	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 Accom	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: Residential Strata	Policy No: HU0014112
The Insured: The Owners Of Strata Plans 52948 And 53855	Invoice No: 153537
	Our Ref: 52948SP

Excesses:

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

Policy 1	All Other Claims:	\$ 2,000
Policy 1	Flood	\$ 2,000
Policy 1	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, apparatus or pipes.	\$ 10,000
Policy 1	Damage by water or liquid, other than that caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.	\$ 10,000
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

10 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 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
 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	\$128,289,000.00	\$0.00
Loss of Rent/Temp Accom	\$19,243,350.00	\$0.00
Contents	\$1,282,890.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00
Catastrophe	\$38,486,700.00	\$0.00
Public Liability	\$50,000,000.00	\$0.00

13

Agenda Page 13 of 39

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 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 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

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

Cover	Sum Insured	Excess
Building	\$128,450,000.00	\$0.00
Loss of Rent/Temp Accom	\$19,267,500.00	\$0.00
Contents	\$1,284,500.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00
Catastrophe	\$38,535,000.00	\$0.00
Public Liability	\$50,000,000.00	\$0.00
Fidelity Guarantee	\$100,000.00	\$0.00
Personal Accident	200,000/2,000	\$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	\$50,000.00	\$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.

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

12 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.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

Cover	Sum Insured	Excess
Body Corporate Entity Insurance	\$129,734,500.00	\$0.00
Loss of Rent/Temp Accom	\$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

https://www.lookatmystrata.com.au/187035/documents

Search



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

[CONTACT](#) [FAQ](#) [CHANGE PASSWORD](#) [LOG OUT](#)



[OWNERS CORPORATION](#)

[PORTFOLIO](#)

[REPORTS](#)

[MEETINGS](#)

[DOCUMENTS](#)

[MAINTENANCE](#)

Strata Plan 52948

Enter Keyword



Document Type	Creditor	Description	Date
MINUTE BOOK			30/09/2020
CORRESPONDENCE			24/09/2020
MINUTE BOOK			17/09/2020
Levy Notice		November 2020	15/09/2020
MINUTE BOOK			04/09/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
Insurance Policy			04/08/2020
MINUTE BOOK			24/07/2020

Results: 1 - 10 / 99

Page 1 / 10

Show rows

10

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".

Insured: Strata Plan 52948 & Strata Plan 53855
 Intermediary: Body Corporate Brokers Pty Ltd - NSW
 Named Party:
 Situation: 1-15 Fontenoy Road
 MACQUARIE PARK NSW 2113
 Period of Insurance: From 21/09/2019 to 21/09/2020
 Policy Number: QUSS042715

		SUM INSURED
Section 1	PROPERTY INSURED	
	Building(s)	\$128,450,000
	Additional Benefits	
	- Loss of Rent/Temp Accommodation	\$19,267,500
	- Common Contents including Carpets	\$1,284,500
	- Residential Lots/Units	\$250,000
	Optional Additional Benefits	
	- Lot Owners Fixtures and improvements in Commercial Lots/Units	\$0
	- Catastrophe Cover	\$38,535,000
	- Flood	\$128,450,000
	Capacity	100.00%
Section 2	PROPERTY OWNERS LEGAL LIABILITY	\$50,000,000
Section 3	FIDELITY GUARANTEE	\$100,000
Section 4	VOLUNTARY WORKERS PERSONAL ACCIDENT	
	Capital Benefit	\$200,000
	Weekly Benefit	\$2,000
Section 5	OFFICE BEARER'S LIABILITY	\$10,000,000
Section 6	MACHINERY BREAKDOWN	
	Blanket cover	\$200,000
Section 7	LEGAL EXPENSES	\$100,000
Section 8	AUDIT EXPENSES	\$50,000

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. Hardyson

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. 381686)
 by:

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

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 07 3177 2021
 E qld@qus.com.au

Victoria:
 L2, Riverside Quay, 1 Southbank Blvd,
 Southbank VIC 3006
 T 03 9012 6657
 E vic@qus.com.au

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

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

https://www.lookatmystrata.com.au/187035/documents

WARATAH
Strata Management

Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
MINUTE BOOK			26/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
MINUTE BOOK			30/09/2020
CORRESPONDENCE			24/09/2020
MINUTE BOOK			17/09/2020
Levy Notice		November 2020	15/09/2020
MINUTE BOOK			04/09/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020

Results: 1 - 10 / 102 Page 1 / 11 Show rows 10



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOG OUT



OWNERS CORPORATION

PORTFOLIO

REPORTS

MEETINGS

DOCUMENTS

MAINTENANCE

Strata Plan 52948

Enter Keyword



Document Type	Creditor	Description	Date
CORRESPONDENCE			07/08/2020
Insurance Policy			04/08/2020
MINUTE BOOK			24/07/2020
MINUTE BOOK			08/07/2020
Levy Notice		August 2020	15/06/2020
MINUTE BOOK			11/05/2020
MINUTE BOOK			01/05/2020
MINUTE BOOK			17/03/2020
Levy Notice		May 2020	16/03/2020
MINUTE BOOK			12/03/2020

Results: 11 - 20 / 102

Page 2 / 11

Show rows 10

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

https://www.lookatmystrata.com.au/187035/documents

WARATAH
Strata Management

Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer. CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
MINUTE BOOK			16/11/2020
Sec 184/26 Certificates			10/11/2020
Audit Report			09/11/2020
MINUTE BOOK			05/11/2020
MINUTE BOOK			26/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
MINUTE BOOK			30/09/2020
CORRESPONDENCE			24/09/2020
MINUTE BOOK			17/09/2020

Results: 1 - 10 / 106 Page 1 / 11 Show rows 10



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
Levy Notice		November 2020	15/09/2020
MINUTE BOOK			04/09/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
Insurance Policy			04/08/2020
MINUTE BOOK			24/07/2020
MINUTE BOOK			08/07/2020
Levy Notice		August 2020	15/06/2020
MINUTE BOOK			11/05/2020

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

https://www.lookatmystrata.com.au/187035/documents

WARATAH
Strata Management

Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
Bank Reconciliation		Investment Account	01/12/2020
Bank Reconciliation		Investment Account	01/12/2020
Bank Reconciliation		Operating Account	01/12/2020
MINUTE BOOK			16/11/2020
Sec 184/26 Certificates			10/11/2020
Audit Report			09/11/2020
MINUTE BOOK			05/11/2020
MINUTE BOOK			26/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020

Results: 1 - 10 / 109 Page 1 / 11 Show rows 10



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Document Type	Creditor	Description	Date
MINUTE BOOK			30/09/2020
CORRESPONDENCE			24/09/2020
MINUTE BOOK			17/09/2020
Levy Notice		November 2020	15/09/2020
MINUTE BOOK			04/09/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
Insurance Policy			04/08/2020
MINUTE BOOK			24/07/2020

Results: 11 - 20 / 109

Page 2 / 11

Show rows 10

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

https://www.lookatmystrata.com.au/187035/documents

WARATAH
Strata Management

Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
Levy Notice		February 2021	21/12/2020
MINUTE BOOK			14/12/2020
Bank Reconciliation		Investment Account	01/12/2020
Bank Reconciliation		Investment Account	01/12/2020
Bank Reconciliation		Operating Account	01/12/2020
MINUTE BOOK			16/11/2020
Sec 184/26 Certificates			10/11/2020
Audit Report			09/11/2020
MINUTE BOOK			05/11/2020
MINUTE BOOK			26/10/2020

Results: 1 - 10 / 113 Page 1 / 12 Show rows 10



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

[CONTACT](#) [FAQ](#) [CHANGE PASSWORD](#) [LOGOUT](#)



[OWNERS CORPORATION](#)

[PORTFOLIO](#)

[REPORTS](#)

[MEETINGS](#)

[DOCUMENTS](#)

[MAINTENANCE](#)

Strata Plan 52948

Enter Keyword

Document Type	Creditor	Description	Date
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
Business Activity Statements		1/07/2020 to 30/09/2020	12/10/2020
MINUTE BOOK			30/09/2020
CORRESPONDENCE			24/09/2020
MINUTE BOOK			17/09/2020
Levy Notice		November 2020	15/09/2020
Insurance Policy			08/09/2020
MINUTE BOOK			04/09/2020
Insurance Policy			31/08/2020
CORRESPONDENCE			07/08/2020

Results: 11 - 20 / 113

Page 2 / 12

Show rows 10



Please Note Report Downloads Will Not Work with Microsoft Edge, Please Continue to use Google Chrome or Internet Explorer.

CONTACT FAQ CHANGE PASSWORD LOGOUT

OWNERS CORPORATION PORTFOLIO REPORTS MEETINGS DOCUMENTS MAINTENANCE

Strata Plan 52948

Document Type	Creditor	Description	Date
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			07/08/2020
CORRESPONDENCE			04/08/2020
MINUTE BOOK			24/07/2020
MINUTE BOOK			08/07/2020
Levy Notice		August 2020	15/06/2020
MINUTE BOOK			11/05/2020
MINUTE BOOK			01/05/2020
MINUTE BOOK			17/03/2020
Levy Notice		May 2020	16/03/2020

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 1st of January 2021



Waratah Strata Management
 ABN 75 161 033 743
 PO Box 125, Eastwood, NSW 2122
 Ph (02) 9114 9599
 Fax (02) 9114 9598
 www.waratahstrata.com.au

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
<i>Cover</i>		<i>Sum insured</i>	<i>Excess</i>
Body Corporate Entity Insurance		\$129,734,500.00	\$0.00
Loss of Rent/Temp Accom		\$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' Fixtures & Improvements		\$250,000.00	\$0.00

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

**Insurance
 as at 25/07/2021**

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
<i>Cover</i>		<i>Sum insured</i>		<i>Excess</i>
Building		\$129,734,500.00		\$0.00
Loss of Rent/Temp Accom		\$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' Fixtures & Improvements		\$250,000.00		\$0.00

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 September 2021



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

**Insurance
 as at 15/09/2021**

Strata Plan 52948

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

Policy No.	06S3320703	Strata Unit Underwriters
Type:	Building	Broker: Body Corporate Brokers PO Box 20288, World Square NSW 2002
Premium:	\$108,193.26	Paid on: 03/09/2021 Policy start date: 21/09/2021 Next due: 21/09/2022
<i>Cover</i>		<i>Sum insured</i> <i>Excess</i>
Building	\$129,734,500.00	\$0.00
Loss of Rent/Temp Accommod	\$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
Workplace Health & Safety Breaches	\$100,000.00	\$0.00
Machinery Breakdown	\$200,000.00	\$0.00
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00

Last valuation done on 01/09/2019

Insurance valuation \$128,450,000.00

Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses and declined claim in amount of \$13,497.00 in October 2021 - strata manager was Waratah Strata Management

Current Owners Corporation Insurance Details

Policy No.06S3320703
 Strata Unit Underwriters
 Type : Building
 Broker : Body Corporate Brokers

Premium : \$108,193.26 Paid on : 03/09/2021 Start : 21/09/2021 Next due : 21/09/2022

Cover	Sum Insured	Excess
Building	\$129,734,500.00	\$0.00

4

Agenda Page 4 of 136

Loss of Rent/Temp Accom	\$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
Workplace Health & Safety Breaches	\$100,000.00	\$0.00
Machinery Breakdown	\$200,000.00	\$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.

In addition, Waratah Strata management failed to disclose to owners why claim in amount of \$13,497.00 was refused by the insurer:

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	

Agenda for SP52948 Annual General Meeting did not disclose full details of insurance policy excesses and prevented owners from ratifying rejected insurance claims in October 2022 - strata manager was Waratah Strata Management

Current Owners Corporation Insurance Details

Policy No.06S3320703
Strata Unit Underwriters
Type : Building
Broker : Body Corporate Brokers

Premium : \$161,569.59 Paid on : 26/09/2022 Start : 21/09/2022 Next due : 21/09/2023

Cover	Sum Insured	Excess
Building	\$146,550,000.00	\$0.00
Loss of Rent/Temp Accom	\$43,965,000.00	\$0.00
Catastrophe	\$21,982,500.00	\$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
Workplace Health & Safety Breaches	\$100,000.00	\$0.00
Machinery Breakdown	\$200,000.00	\$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.

Motion: Ratify events related to major insurance claim rejections

The Owners Corporation SP52948 by ORDINARY RESOLUTION ratifies the following events:

- CHU QBE rejected valid insurance claim in amount of around \$50,000.00 and BCS Strata Management hid that information from owners in December 2010. Insurance claim was rejected based on false statement that the damage to two phases of power supply to elevator in Block A was caused by "building movement". It was actually caused by unprofessional work by electricians who were secretly involved in unapproved work to provide additional power to the complex to accommodate needs of Optus for unapproved installation of mobile tower on top of Block C. The alleged two-phase loss in Block A occurred in broad daylight whilst electricians were on site. No earthquake or building movements were recorded on that day.
- Insurance claims in 2010/2011 that were rejected or not paid in full:

Fr 29/07/2011 4:36 PM
Ron Sinclair
RE: SP52948 - Plans / Building Reinstatement Valuation / Insurance Premium for 2012

To: Simon Wicks
You forwarded this message on 1/08/2011 11:58 AM.

Simon
I have arranged for 3 quotes with cover increased by 4% to be provided in time for you to include in the Committee meeting agenda.

With regard to para 4 the Broker has a strict fiduciary obligation to act in the best interests of the policy holders.

Claims

Unit 82	wind sucked out window	claim \$9190.50	excess \$2000	recvd. \$6355
	Lift power cable replacement	\$39,500		claim refused
Unit 84	burst pipe	\$12,760.50	\$2000	\$4683 Assessor appointed contractor \$7700 plus our contractors.
Unit 209	burst pipe	\$7000	\$2000	\$970 Assessor considered contractor's claim for drying out unit was excessive

at
\$3910. Contract for repair arranged by assessor and paid direct by insurer \$22,180 and loss of rent paid to unit owner \$14,000.

- 14 July 2016. Claim rejected due to excess of \$10,000.00 for each and every water related damage in the complex.
- Claim in amount of \$13,497.00 rejected by SUU on 9 February 2021 (it was related to complete window frame being blown by strong winds from level 7 in sunroom of Lot 190 of Block A on 30 November 2020).

accounts

From: Leslie Xie <@bodycorporatebrokers.com.au>
Sent: Wednesday, 7 July 2021 11:27 AM
To: accounts
Subject: SP 52948, Macquarie Gardens 1-15 Fontenoy Road Macquarie Park NSW BCB ref: 96013
Attachments: DL1_Initial Denial.pdf

Good morning Leone,

I hope your week has been good so far.

SUU has provided a denial letter along with the engineers report by Silver Wolf advising the window collapsed due to long term fatigue of the window fixings.

Should the Owner disagree with their decision, they may access their internal dispute resolution channels instructed within the attached letter.

<https://www.nswstratasleuth.info/SP52948-Agenda-AGM-2022.pdf>

Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 31st August 2022



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

Insurance as at 31/08/2022

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

Policy No. 06S3320703	Strata Unit Underwriters		
Type: Building	Broker: Body Corporate Brokers PO Box 20288, World Square NSW 2002		
Premium: \$108,193.26	Paid on: 03/09/2021	Policy start date: 21/09/2021	Next due: 21/09/2022
<i>Cover</i>	<i>Sum insured</i>	<i>Excess</i>	
Building	\$129,734,500.00	\$0.00	
Loss of Rent/Temp Accom	\$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	
Workplace Health & Safety Breaches	\$100,000.00	\$0.00	
Machinery Breakdown	\$200,000.00	\$0.00	
Lot Owners' Fixtures & Improvements	\$250,000.00	\$0.00	

Last valuation done on 01/09/2022

Insurance valuation \$146,550,000.00

Waratah Strata Management website portal for strata plan SP52948 main report on insurance still not displaying full insurance policy and excesses on 6th of June 2023



Waratah Strata Management
 ABN 75 161 633 745
 PO Box 125, Eastwood, NSW 2122
 Ph (02) 9114 9599
 Fax (02) 9114 9598
 www.waratahstrata.com.au

Insurance as at 06/06/2023

Strata Plan 52948

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

Policy No.	06S3320703	Strata Unit Underwriters		
Type:	Building	Broker: Body Corporate Brokers PO Box 20288, World Square NSW 2002		
Premium:	\$161,569.59	Paid on:	26/09/2022	Policy start date: 21/09/2022 Next due: 21/09/2023
<i>Cover</i>		<i>Sum insured</i>	<i>Excess</i>	
Building		\$146,550,000.00	\$0.00	
Loss of Rent/Temp Accom		\$43,965,000.00	\$0.00	
Catastrophe		\$21,982,500.00	\$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	
Workplace Health & Safety Breaches		\$100,000.00	\$0.00	
Machinery Breakdown		\$200,000.00	\$0.00	
Lot Owners' Fixtures & Improvements		\$250,000.00	\$0.00	

Last valuation done on 01/09/2022

Insurance valuation \$146,550,000.00