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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 Tsunami		riod of 72 hours for loss or	
		 i. Where the Building(s) Sum Insured is up to \$5,000,000 and the Building is occupied solely for residential purposes; or 		250	
SECTION 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 Dama every claim	Damage/Burst Pipe/Exploratory Cost on each & claim		10,000	
SECTION 1	Flood Damag	e claims		5,000	
SECTION 1		ims as per Policy Wording and	\$	1,000	
SECTION 2	For each and			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 machines	and every claim for loss of damage to		5,000 - Chillers, Cooling Works, Generators & Central Air Conditioners 2,500 - Lifts and pump motors 1,000 - All Other Losses	
SECTION 7		d every claim		10% of all Legal 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.			\$20,000,000	"	
VOLWORK			\$200,000		
OFF BEAR	а	*	\$2,000,000	и	w
CATASTROP	HE "		\$32,516,550	a a	м
FID GUAR			\$100,000		
GOVT AUDIT	CST "	*	\$25,000		
LEGAL EXP			\$50,000	и	
LOSS OF REI	NT "		\$16,258,275		u
LOT OWNERS	SF&F "		\$300,000		u
WH&S BREAG	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

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 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 Fontency Road, NORTH RYDE, New South Wales 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 - Ersured

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

SECTION 4;

SECTION 3:

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

SECTION 6:

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

SECTION 7:

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

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

INSURER: AAI Limited ABN 45 005 297 807 trading as Vere Insurance

This cartificate 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
CHU/QBE INSURANCE LIMITED CHU/QBE INSURANCE LIMITED CHU/QBE INSURANCE LIMITED	Other Risks Paint Benefit Voluntary Workers	HU0014112 HU0014112 HU0014112	FL.FLOORS SELECTED 300000/3000	21/09 21/09 21/09

- 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	ed	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 October 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: Residential Strata The Insured:

The Owners Of Strata Plans 52948 And 53855

Policy No: Invoice No: 153537 Our Ref:

HU0014112 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 Loss of Rent/Temp Acco 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

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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, committee or omittee 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

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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 Accomm	\$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

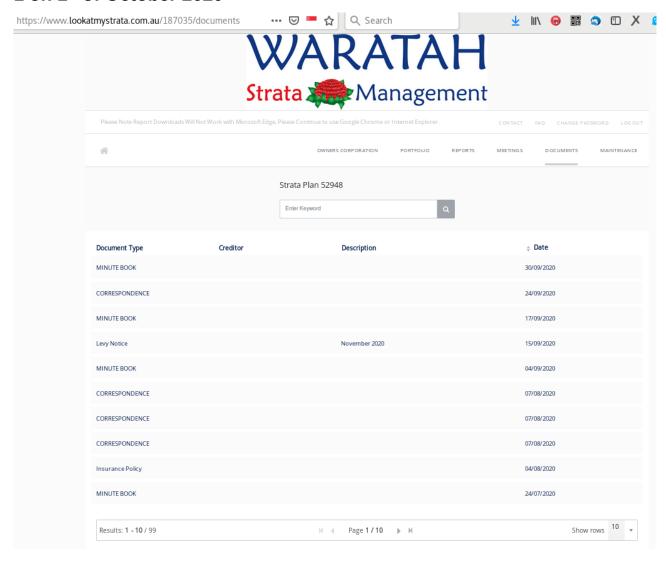
Broker: Body Corporate Brokers

Premium : \$96,145.39	Paid on : 7/09/2020	Start: 21/09/2020	Next due : 21/09/20
Cover		Sum Insured	Excess
Body Corporate Entity Inst Loss of Rent/Temp Accorn Catastrophe Public Liability Fidelity Guarantee Office Bearers Liability Personal Accident Government Audit Costs Legal Defence Expenses Workplace, Health & Safe Machinery Breakdown Lot Owners' Fixtures & Im	nm ty Breaches	\$129,734,500.00 \$19,460,175.00 \$38,920,350.00 \$50,000,000.00 \$100,000.00 \$200,000.00 \$25,000.00 \$50,000.00 \$50,000.00 \$100,000.00 \$100,000.00 \$25,000.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$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:

1-15 Fontency 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

Section 2 PROPERTY OWNERSLEGAL LIABILITY

Section 3 FIDELITY GUARANTEE

VOLUNTARY WORKERS PERSONAL ACCIDENT Section 4

> Capital Benefit Weekly Benefit

OFFICE BEARER'S LIABILITY Section 5

MACHINERY BREAKDOWN Section 6

Blanket cover

LEGAL EXPENSES Section 7

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. Hodzjan

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, 1 Southbank Blvd. Southbank VIC 3006 T 03 9012 6657

Western Australia L28. AMP Tower, 140 St Georges Tce. Perth WA 6000 T 08 616 6 026 2 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

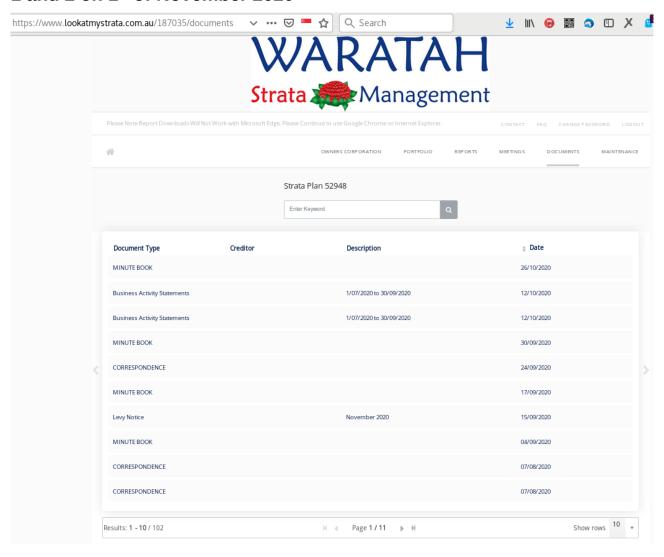
www.qus.com.au

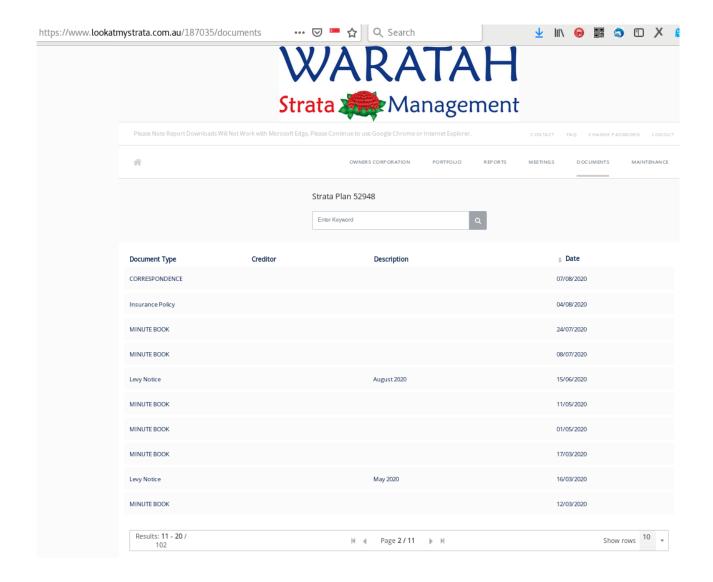
\$10,000,000

\$2,000

\$0

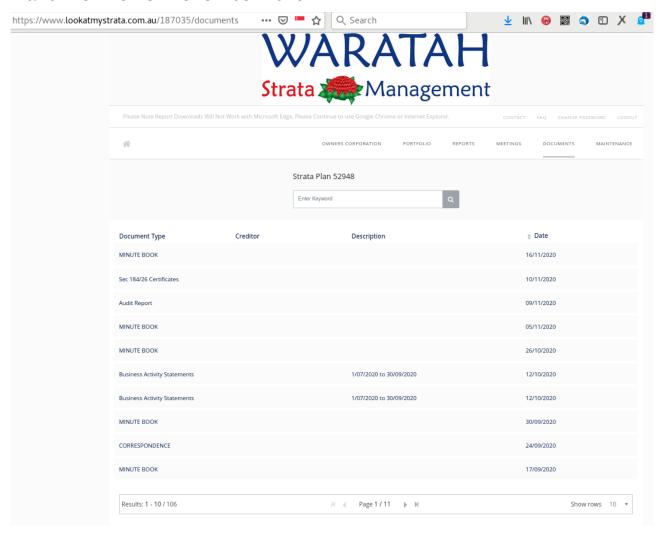
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on $\mathbf{1}^{st}$ of November 2020

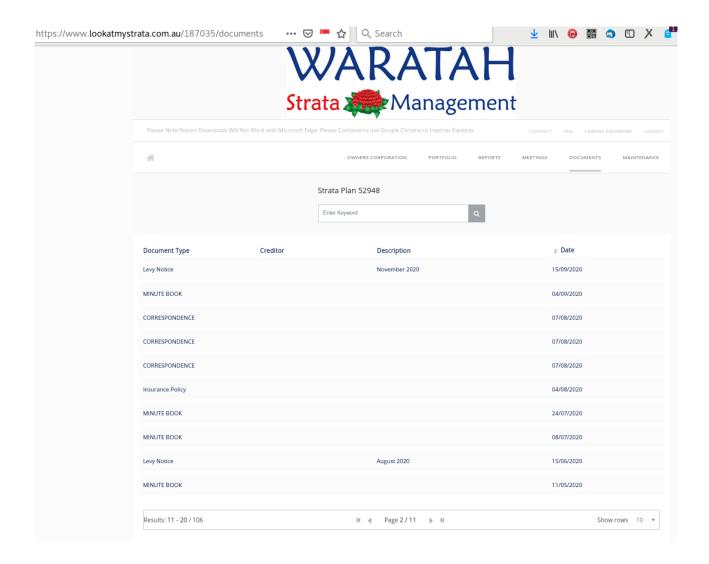




Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 1st of November 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual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

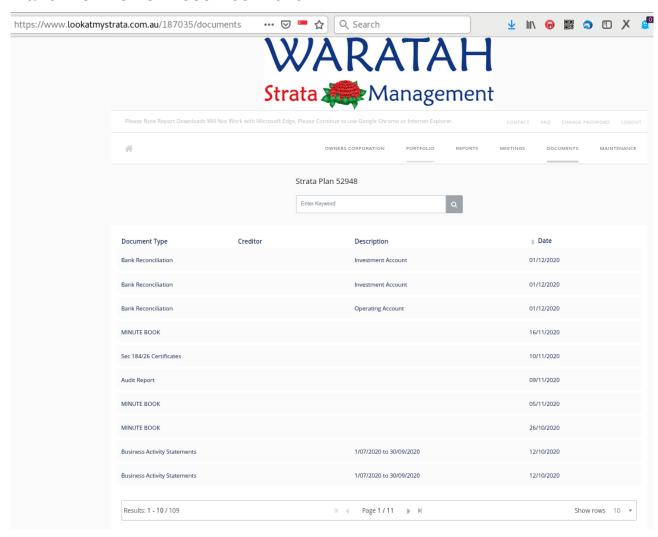
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 29th of November 2020

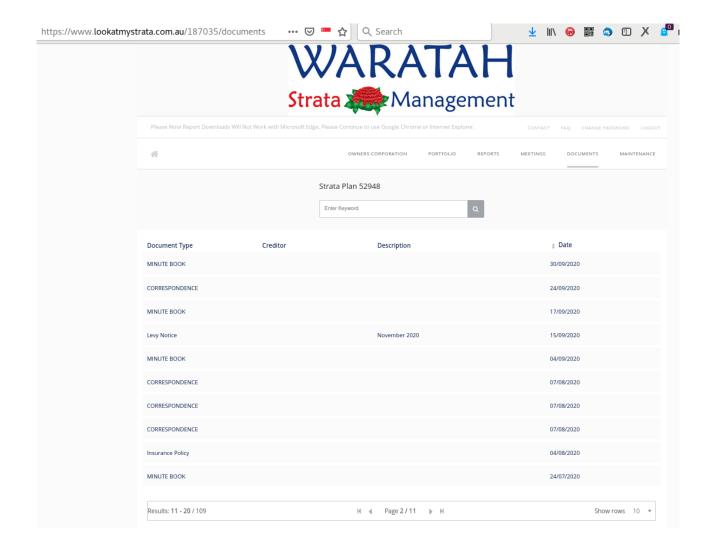




Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 29th of November 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual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

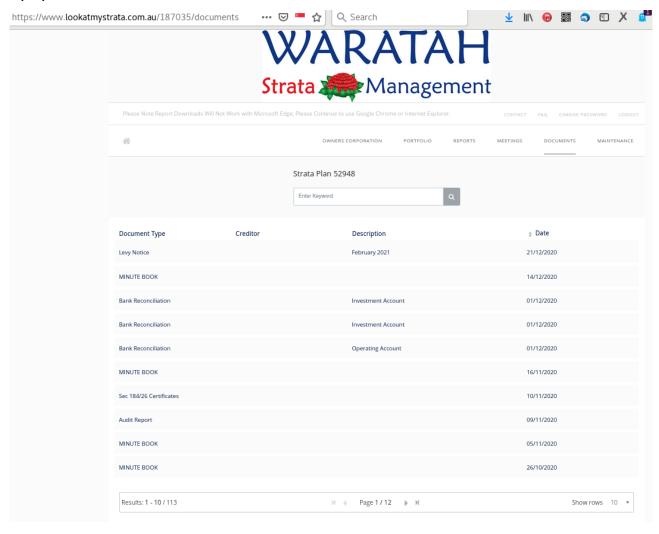
Waratah Strata Management website portal for strata plan SP52948 page 1 and 2 on 13th of December 2020

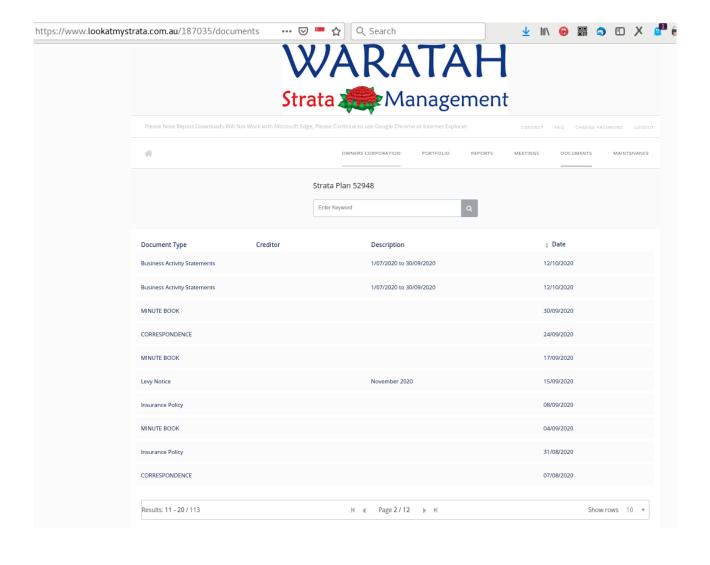


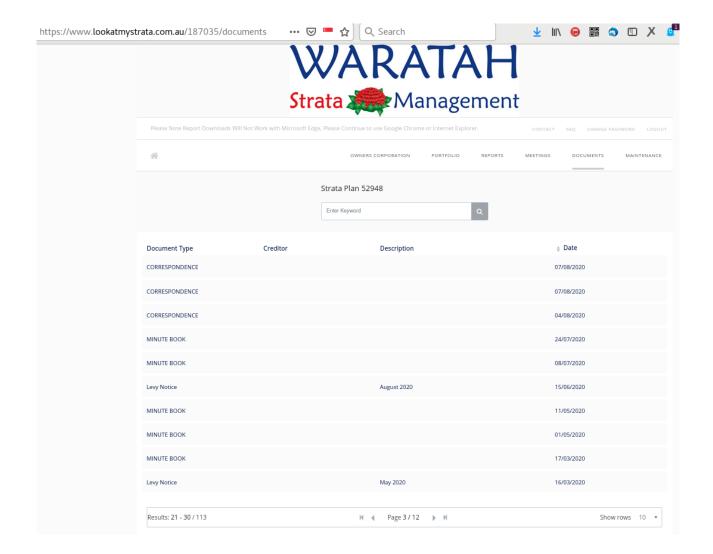


Insurance Policy dated 4th of August 2020 was actually just a Certificate of Currency for FY 2020 (period from 21st of September 2019 to 21st of September 2020, which, on 13th of December 2020, was already expired and new policy for FY 2021 was not provided to owners and investors before or at Annual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

 8^{th} 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 lel 033 745 PO Box 125, Eastwood, NSW 2122 Ph (02) 9114 9599 Fax (02) 9114 9598 www.waratahstrata.com.au

Next due: 21/09/2021

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

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 Machinery Breakdown \$200,000.00 \$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 9598 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		
		2			
Paid on: 07/09/2020	Policy start date:	21/09/2020	Next due: 21/09/2021		
Sum insured	Excess				
\$129,734,500.00	\$0.00				
\$19,460,175.00	\$0.00				
\$38,920,350.00	\$0.00				
\$50,000,000.00	\$0.00				
\$100,000.00	\$0.00				
\$10,000,000.00	\$0.00				
200000/2000	\$0.00				
\$25,000.00	\$0.00				
\$50,000.00	\$0.00				
\$100,000.00	\$0.00				
\$200,000.00	\$0.00				
\$250,000.00	\$0.00				
019					
000 00					
	Broker: Body Corporate Broker: PO Box 20288, Wo Paid on: 07/09/2020 Sum insured \$129,734,500.00 \$19,460,175.00 \$38,920,350.00 \$50,000,000.00 \$100,000.00 \$100,000.00 \$25,000.00 \$50,000.00 \$50,000.00 \$200,000.00	Strata Unit Underwriters Broker: Body Corporate Brokers PO Box 20288, World Square NSW 2002 Paid on: 07/09/2020 Policy start date: Sum insured Excess \$129,734,500.00 \$0.00 \$19,460,175.00 \$0.00 \$38,920,350.00 \$0.00 \$50,000,000.00 \$0.00 \$100,000.00 \$0.00 \$100,000.00 \$0.00 \$250,000.00 \$0.00 \$25,000.00 \$0.00 \$250,000.00 \$0.00 \$250,000.00 \$0.00 \$250,000.00 \$0.00 \$250,000.00 \$0.00	Strata Unit Underwriters Broker: Body Corporate Brokers		

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



Insurance as at 15/09/2021

Waratah Strata Management ABN 75 161 033 745 PO Box 125, Eastwood, NSW 2125 Ph (02) 9114 9598 Fax (02) 9114 9598 www.waratahstrata.com.au

Strata Plan 52948		Macquarie (Park NSW		Fontenoy Road, Macquarie
Policy No. 06S3320703	Strata Unit Underwriters			
Type: Building	Broker: Body Corporate Bro PO Box 20288, Wo	okers rld Square NSW 2003	2	
Premium: \$108,193.26	Paid on: 03/09/2021	Policy start date:	21/09/2021	Next due: 21/09/2022
Cover	Sum insured	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		
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		
ast valuation done on 01/09/2	2019			
nsurance 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 \$0.00 Building \$129,734,500.00

Agenda Page 4 of 136

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
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

4

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		quarie Gardens, 1-15 Fonte NSW 2113	noy Road, Macquarie
Details of Policies held			
Renewal Date	Policy Number	Insurer	
Insurance Type	Date Paid	Policy Status	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
Insurance Type		Excess Details	
09/02/2021	13,497.00	Refused	0.00
Building			

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

Building \$146,550,000.00 \$0.00 Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00 Catastrophe \$21,982,500.00 \$0.00 Public Liability \$50,000,000.00 \$0.00	Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00		Cover Sum Insured Excess
Office Bearers Liability \$10,000,000.00 \$0.00 Personal Accident Voluntary Workers 200000/2000 \$0.00	Public Liability \$50,000,000.00 \$0.00	Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00	Building \$146,550,000.00 \$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	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	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	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
Public Liability \$50,000,000.00 \$0.00	Catastrophe \$21,982,500,00 \$0,00	Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00	
	Office Bearers Liability \$10,000,000.00 \$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	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
Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00 Catastrophe \$21,982,500.00 \$0.00 Public Liability \$50,000,000.00 \$0.00	Loss of Rent/Temp Accomm \$43,965,000.00 \$0.00		Cover Sum Insured Excess

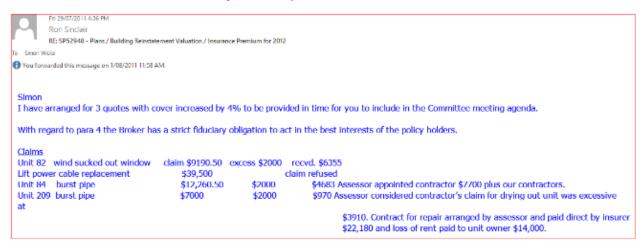
Office bearers liability insurance provides cover for losses arising from alleged wrongful acts or omissions of the strata committee, committed or omitted in good faith in the course of carrying out their duties as a committee. It is not compulsory, however it is a requirement under clause 9(c) of Schedule 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.

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:



- · 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).

From: Sent: To: Subject: Attachments:	Leslie Xie - @bodycorporatebrokers.com.au> Wednesday, 7 July 2021 11:27 AM accounts SP 52948, Macquarie Gardens 1-15 Fontenoy Road Macquarie Park NSW BCB ref 96013 DL1_Initial Denial.pdf
Good morning Leone,	
I hope your week has I	been good so far.
SUU has provided a de collapsed due to long t	enial letter along with the engineers report by Silver Wolf advising the window erm fatigue of the window fixings.
Should the Owner disa instructed within the at	gree with their decision, they may access their internal dispute resolution channels lached 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 Cover Sum insured 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 \$10,000,000.00 Office Bearers Liability \$0.00 Personal Accident Voluntary 200000/2000 \$0.00 Workers Government Audit Costs \$25,000.00 \$0.00 \$0.00 Legal Defence Expenses \$50,000.00 Workplace Health & Safety \$100,000.00 \$0.00 Bre aches Machinery Breakdown \$200,000.00 \$0.00 Lot Owners' Fixtures & \$0.00 \$250,000.00 Improvements

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 75 161 033 745 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

Cover Sum insured Excess Building \$146,550,000.00 \$0.00 Loss of Rent/Temp Accomm \$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 200000/2000 \$0.00 Workers Government Audit Costs \$25,000.00 \$0.00 Legal Defence Expenses \$50,000.00 \$0.00 Workplace Health & Safety \$100,000.00 \$0.00 Breaches Machinery Breakdown \$200,000.00 \$0.00 Lot Owners' Fixtures & \$250,000.00 \$0.00 Improvements

Last valuation done on 01/09/2022

Insurance valuation \$146,550,000.00