

SP52948 Financial Year	Insurance Premiums with all additional fees - FSL, Insurer Agency Policy Fee, Stamp Duty, Agent Fee (GST excl)	Diff to Previous Year	Comments and Insurance Commissions Paid to Strata Manager (important note: BCS Strata Management acquired Raine & Horne Strata Management in 2010, so it is effectively the same company since 1999)
1997	\$34,128.00		Bright & Dougan
1998			Undeclared by MDA Strata Services
1999	\$33,799.00	0.00%	Raine & Horne Strata Management
2000	\$33,721.00	-0.23%	\$5,145.34 was paid to Raine & Horne Strata Management
2001	\$45,277.65	34.27%	\$5,428.07 was paid to Raine & Horne Strata Management
2002	\$46,879.00	3.54%	Raine & Horne Strata Management
2003	\$52,841.00	12.72%	Raine & Horne Strata Management not allowed insurance commissions
2004	\$49,044.00	-7.19%	Raine & Horne Strata Management not allowed insurance commissions
2005	\$40,002.00	-18.44%	Raine & Horne Strata Management not allowed insurance commissions
2006	\$43,139.41	7.84%	Raine & Horne Strata Management not allowed insurance commissions
2007	\$42,962.77	-0.41%	Raine & Horne Strata Management not allowed insurance commissions
2008	\$38,583.00	-10.19%	Raine & Horne Strata Management not allowed insurance commissions
2009	\$42,940.00	11.29%	Raine & Horne Strata Management not allowed insurance commissions
2010	\$43,324.00	0.89%	BCS Strata Management not allowed insurance commissions
2011	\$44,558.00	2.85%	BCS Strata Management not allowed insurance commissions
2012	\$48,410.00	8.64%	BCS Strata Management not allowed insurance commissions
2013	\$78,409.00	61.97%	Two insurers declined to quote due to high risks, four insurance claims for Solicitor Adrian Mueller (strong evidence includes false statements by BCS Strata Management in Statutory Declaration to CTTT on 19 April 2013, false statement in Affidavit to District Court on 31 January 2014, four different versions of the same Standard Costs Agreement with Solicitor Mr. Adrian Simon Mueller, secret change of the insurance policy for SP52948 and then claiming amount of \$24,919.31 (plus GST) for non-existent "defence" of Lot 3 in CTTT case SCS 12/32675 without owners corporation disclosure or decision at any general meeting, false written statements to CTTT by selective committee members, CHU Insurance forced partial repayment in amount of \$8,800.00 in 2017)
2014	\$69,649.00	-11.17%	BCS Strata Management not allowed to receive insurance commissions
2015	\$70,925.00	1.83%	BCS Strata Management not allowed to receive insurance commissions
2016	\$64,395.00	-9.21%	BCS Strata Management not allowed to receive insurance commissions
2017	\$65,480.98	1.69%	BCS Strata Management not allowed to receive insurance commissions
2018	\$75,503.19	15.31%	\$6,570.16 paid to Waratah Strata Management
2019	\$81,382.12	7.79%	\$6,084.84 paid to Waratah Strata Management
2020	\$80,320.14	-1.30%	\$5,633.62 paid to Waratah Strata Management
2021	\$87,404.90	8.82%	Solicitor Adrian Mueller fully involved in forcing insurance claims for his alleged work \$6,541.55 paid to Waratah Strata Management
2022	\$99,132.62	13.42%	Insurance claim for Solicitor Adrian Mueller (on 25 March 2022 Waratah Strata Management listed revenue from insurance claims in amount of \$19,758.14. Insurance broker forced SP52948 to pay extra \$1,617.37 as per invoice on 9 August 2022 for overdue excesses dated 20 September 2021 and 19 April 2022. SP52948 was forced to repay \$4,545.45 (GST excl) to insurance company for Solicitor Adrian Mueller's legal costs in NCAT case SC 20/33352 \$6,541.55 paid to Waratah Strata Management
2023	\$149,529.07	50.84%	Insurance renewal was due on 21 September 2022 but paid on 26 September 2022 (creating risk of uncovered common property for period of five days). SP52948 was at high risk due to expired insurance. SP52948 was forced to repay \$15,200.15 (GST excl) to insurance company for Solicitor Adrian Mueller's legal costs in NCAT case SC 20/33352 \$6,541.55 paid to Waratah Strata Management
2024	\$181,778.06	21.57%	Insurance renewal was due on 21 September 2023 but not listed on Waratah Strata Management even as late as 5 October 2023 \$9,936.71 paid to Waratah Strata Management
2025	\$134,959.31		Insurance renewed only for HALF-YEAR period (until 21 March 2025) due to lack of funds in Admin Fund and HIGH legal risks; full insurance costs including all fees and levies was undisclosed in Admin Fund as of 25 September 2024 \$9,936.71 paid to Waratah Strata Management in spite of advance warning to executive committee to not allow it
26 March 2025	\$273,437.44 (covering one year and half period!)	41.46% (covering FY 2025 only - one-year period, to ensure same calculations)	Document published on 26 March 2025 claimed that insurance premiums were paid in total amount of \$273,437.44 (GST excl). Waratah Strata Management allegedly did not receive any commissions, although they had published resolution in Motion 14 for AGM on 28 November 2024 that owners "acknowledged commissions and training services estimate at less than \$100.00 per person per year", amounting to around \$21,800.00 (for the public record, Waratah Strata Management failed to declare insurance commissions in agenda for AGM 2024)