

Commercial Property Submission

Southern Cross Components Pty Ltd | Renewal effective 31 October 2026

FICTIONAL - PUBLIC DEMONSTRATION ONLY

Submission summary

Meridian Risk Partners submits this fictional multi-location renewal for Southern Cross Components Pty Ltd, a manufacturer and distributor of non-safety-critical metal components. The program covers three Australian sites.

Location summary

Location	Primary use	Construction	Broker protection statement
44 Alloy Street, Newcastle NSW 2300	Light manufacturing	Concrete and steel	Fully sprinklered
7 Supply Circuit, Wetherill Park NSW 2164	Assembly and storage	Steel frame with composite panels	Fully sprinklered
92 Freight Drive, Altona North VIC 3025	Finished-goods warehouse	Concrete and steel	Fully sprinklered

Broker narrative

The broker advises that all three locations are fully protected by automatic sprinklers and monitored fire alarms. The Wetherill Park building contains approximately 12% EPS-core sandwich panels by external wall area. A staged panel replacement program has been proposed but has not commenced.

Operational controls

- Hot-work permits and contractor controls apply at manufacturing sites.
- Flammable liquids are stored in approved cabinets with daily quantity below 1,000 litres.
- Thermographic electrical inspections are completed annually.
- The Wetherill Park location has twenty-four-hour monitored security.

Requested terms and pricing

Property damage and business interruption cover is requested for the attached SOV values. The broker requests a 7.5% discount from the technical premium and a property damage deductible of AUD 50,000.

Important demonstration note

The attached SOV records the Wetherill Park sprinkler status differently from this submission. The conflict is intentional and must be retained for underwriter review.

Statement of Values

Southern Cross Components Pty Ltd | Values in Australian dollars

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Location	Building	Plant / contents	Business interruption	Total insured value	Sprinklers	EPS panels
44 Alloy Street, Newcastle NSW 2300	15,000,000	9,000,000	4,000,000	28,000,000	100%	0%
7 Supply Circuit, Wetherill Park NSW 2164	19,000,000	12,000,000	5,000,000	36,000,000	None	12%
92 Freight Drive, Altona North VIC 3025	11,000,000	6,000,000	3,000,000	20,000,000	100%	0%
Account total	45,000,000	27,000,000	12,000,000	84,000,000	-	-

Schedule notes

Wetherill Park is recorded as not sprinklered following the most recent fire-protection survey. Account TIV is the sum of building, plant and contents, and business interruption across all locations.

Broker Claims Narrative

Southern Cross Components Pty Ltd | Five years ending 30 June 2026

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Claim 1 - fire

On 18 August 2022, a fire in a dust-extraction motor at 44 Alloy Street, Newcastle caused property damage and six days of interruption. The claim is closed with total incurred of AUD 1,200,000. Electrical isolation and enhanced preventive maintenance were implemented.

Claim 2 - stormwater ingress

On 4 March 2024, intense rainfall caused stormwater ingress at 7 Supply Circuit, Wetherill Park. The closed claim incurred AUD 85,000. Roof drainage and yard grading were subsequently improved.

Claim 3 - forklift impact

On 11 November 2025, a forklift damaged racking and stock at 92 Freight Drive, Altona North. The closed claim incurred AUD 50,000. Traffic separation and operator refresher training were completed.

Aggregate

Three property claims are reported, with total incurred of AUD 1,335,000.