

CERTIFICATE OF CURRENCY



To whom it may concern,

Strata Unit Underwriting Agency Pty Ltd
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246719
Level 14/141 Walker Street, North Sydney, New South Wales 2060
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Date: 24/09/2024
Reference No: DOC0000801262

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date. This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

Insured: Strata Plan 52948 and Strata Plan 53855
Type of Insurance: Residential Strata

Policy Number: 06S3320703
Period of Insurance: From 4:00PM 21/09/2024
To 4:00PM 21/03/2025

OVERVIEW

| | | |
|--------------------|-------------------------------------------------|------------------------|
| Insured: | Strata Plan 52948 and Strata Plan 53855 | |
| Situation: | 1-15 FONTENOY ROAD, MACQUARIE PARK NSW 2113 | |
| Section 1: | Building including common contents | \$146,550,000 |
| | Loss of Rent/Temporary Accommodation (15%) | \$21,982,500 |
| | Catastrophe or Emergency (15%) | \$21,982,500 |
| | Additional Loss of Rent/Temporary Accommodation | Not included |
| | Additional Catastrophe or Emergency | Not included |
| | Floating Floors | Included |
| | Flood | Not included |
| Section 2: | Glass | Automatically Included |
| Section 3: | Theft | Automatically Included |
| Section 4: | Liability | \$ 50,000,000 |
| Section 5: | Fidelity Guarantee | \$100,000 |
| Section 6: | Office Bearers Liability | \$ 10,000,000 |
| Section 7: | Voluntary Workers (Weekly/Capital Benefit) | \$2,000/\$200,000 |
| Section 8: | Government Audit Costs | \$25,000 |
| Section 9: | Legal Expenses | \$50,000 |
| Section 10: | Workplace, Health and Safety Breaches | \$100,000 |
| Section 11: | Machinery Breakdown | \$200,000 |
| Section 12: | Lot Owners Improvements (Per Lot) | \$225,000 |
| Section 13: | Workers Compensation | Not included |

On behalf of the Insurers: Insurance Australia Limited
Trading as CGU Insurance | ABN: 11 000 016 722

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EXCESSES

Section 1 - Building including Common Contents

\$5,000.00 all other claims + as per policy wording

\$10,000.00 bursting, leaking, discharging or overflowing of pipes and/or apparatus and any resultant damage

\$10,000.00 water damage claims

\$10,000.00 all storm and tempest claims

Section 2 - Glass

\$5,000.00 all claims

Section 3 - Theft

\$5,000.00 all claims

Section 11 - Machinery Breakdown

\$5,000.00 all claims

SPECIAL TERMS/CONDITIONS

Machinery Breakdown - Blanket Cover excluding Chillers & Lifts

Machinery Breakdown cover includes all electrical and mechanical plant and equipment at the situation but excludes:

1. centrifugal chillers
2. lifts not having in force at all times a full maintenance agreement including parts & labour.

Building Defects

Additional policy exclusion Building Defects and remedial work exclusion (applicable to all sections)

We will not pay any claims for Damage, Personal Injury, Property Damage, Loss, or legal expenses caused directly or indirectly by, contributed by or arising from any of the defect in any item, structural defect, faulty design, faulty workmanship error or omission as outlined within the report issued by Fire and rescue NSW dated 08/11/2019 and any subsequent reports.

Risk Survey

Cover under this policy is subject to a Risk Survey being conducted by Strata Unit Underwriters and implementation by the insured of any suggested risk improvements within 60 days of request.

Should the insured not make the reasonable suggested risk improvements within 60 days of request, and should the Risk Survey of the premises show an increased risk of loss, damage or

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liability in relation to the premises, Strata Unit Underwriters may charge an additional premium, change the cover of your policy and/or impose special conditions to reflect the increased risk of loss, damage or liability. Strata Unit Underwriters may also cancel the policy if permitted by the Insurance Contracts Act 1984 (Cth).

It is important for the insured to know that Strata Unit Underwriters may make changes to this Policy as a result of a change in the insured's information. When there is a change, Strata Unit Underwriters will inform you. If the insured is not satisfied with the changes, the insured may cancel the policy.

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IMPORTANT NOTICES

It is important to read and consider the Product Disclosure Statement when deciding whether to purchase this insurance. You should consider whether this product is appropriate for your financial circumstances, objectives and needs. After reading this notice if any matter relating to your policy is unclear to you or you have any questions at all in relation to the insurance, please contact us for an answer or explanation as soon as possible.

Strata Unit Underwriting Agency Pty Limited T/A Strata Unit Underwriters (SUU) hereby gives notice that this contract is issued under an authority by the Insurer/s named on Your Quotation or Policy Schedule. SUU is an agent of the Insurer and not the Insured.

Clients who are not fully satisfied with our services should contact our Internal Disputes Resolution Officer. SUU also subscribes to the Australian Financial Complaints Authority, a free customer service. Further information is available within the Product Disclosure Statement (PDS) or via our website.

Please review the sums insured as noted on your Quotation or Policy Schedule to ensure they are up-to-date and take into account your objectives, financial situation, needs and requirements of any relevant legislation.

When answering our questions you must be honest, as the answers will form the basis of our decision to insure you. Your answers apply to you and to anyone else that may be insured under the policy. If you have not answered our questions in this way, we may reduce or refuse to pay a claim, or cancel the policy.

GENERAL ADVICE WARNING

The general advice provided has not taken into account your objectives, financial situation or needs. You must therefore assess whether it is appropriate, in the light of your own individual objectives, financial situation or needs, to act upon this advice.