

CHUBB®

# Chubb Strata Insurance

## Policy Schedule

Policy Number: 02GS028116  
Named Insured: OC 745129Q  
Date Issued: 04 July 2024



# Chubb Strata Insurance

This Policy incorporates the Schedule, Sections, Definitions, Conditions, Exclusions, Endorsements, Memoranda and Warranties (if any) and any other terms herein contained which are to be read together and any word or expression to which a specific meaning has been given in any part of this Policy shall bear this meaning wherever it may appear unless such meaning is inapplicable to the context in which the word or expression appears.

**Whereas** the Named Insured in the Schedule has paid or agreed to pay to the Insurer(s) specified below the Premium shown on the Schedule, now the Insurer(s) agree(s), subject to the terms, Conditions, Exclusions, Memoranda, Warranties, limitations, and other provisions contained herein or endorsed hereon, to indemnify the Insured as specified herein against loss arising from any insured events which occur during the Period of Insurance stated in the Schedule or any renewal thereof.

**Provided that** the total liability of the Insurer(s) at any one Situation shall not exceed the appropriate Limit or Sub-Limit(s) of Liability as stated in the Schedule or such amount(s) as may be substituted therefore by endorsement or memorandum hereon or attached hereto and that each Insurer specified below shall only be liable to contribute to any loss covered by this Policy that proportion of the loss as is specified beside its name.

# Chubb Strata Insurance Policy Schedule

This **Policy Schedule** should be considered together with the Chubb Strata Insurance Product Disclosure Statement and Policy Wording ChubbSTRATA01PDS0224 (**Policy**) and all **Endorsements** that attach to the **Policy**.

|  |  |   |
|--|--|---|
| <b>Named Insured</b>   | OC 745129Q                             |   |
| <b>Policy Number</b>   | 02GS028116                             |   |
| <b>Indemnity to Others<br/>(Section 5, General Liability Insurance Only)</b> | N/A                                    |   |
| <b>Insured Location</b>  | 600 Doncaster Road, Doncaster VIC 3108 |   |
| <b>Period of Insurance</b>   | <b>From:</b>                           | 4.00pm on 30 June 2024, Local Standard Time |
|  | <b>To:</b>                             | 4.00pm on 30 June 2025, Local Standard Time |

|                           |  |         |
|---------------------------|--|---------|
| <b>Operative Sections</b> | The following Sections comprise this <b>Policy</b> . Any Section which is shown in the <b>Schedule</b> as “Not Insured” does not form part of this <b>Policy</b> : |         |
|                           | Section 1: Property Damage Insurance   | Insured |
|                           | Section 2: Machinery Breakdown Insurance   | Insured |
|                           | Section 3: Consequential Loss Insurance  | Insured |
|                           | Section 4: Crime Insurance   | Insured |
|                           | Section 5: General Liability Insurance   | Insured |
|                           | Section 6: Environmental Impairment Liability Insurance  | Insured |
|                           | Section 7: Management Committee Liability Insurance  | Insured |
|                           | Section 8: Audit Expenses Insurance  | Insured |
|                           | Section 9: Appeal Expenses Insurance   | Insured |
|                           | Section 10: Voluntary Workers Insurance  | Insured |

|   |  |                |
|---|--|----------------|
| Declared Values<br><br>(In accordance with the Basis of Settlement) | Section 1 Property Damage Insurance  |                |
|   | The following <b>Property Insured</b> :  |                |
|   | <b>Buildings and Common Property</b>   | AUD 65,000,000 |
|   | <b>Common Contents</b>   | AUD 650,000    |
|   | <b>Total</b>   | AUD 65,650,000 |
| Limit(s) of Liability   | Section 1 Property Damage Insurance  |                |
|   | The amount(s) set out below represent <b>Our</b> maximum limit(s) of liability for any one loss or series of losses arising out of any one event at the <b>Insured Location</b> and subject to any sub-limit(s) of liability specified below, in the <b>Policy</b> , or in any <b>Endorsements</b> that attach to the <b>Policy</b> .  |                |
|   | Combined Section 1 - Property Damage Insurance and Section 3 - Consequential Loss Insurance<br><b>AUD 85,247,500</b>   |                |
| Sub-Limit(s) of Liability   | <p><b>Our</b> liability is further limited in respect of any one loss or series of losses arising out of any one event at the <b>Insured Location</b> as set out below (unless stated otherwise below). It is understood and agreed that such Sub-Limit(s) of Liability do not increase <b>Our</b> liability beyond the Limit(s) of Liability expressed above.</p> <p>Where the term “per event” or “any one event” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b>; and</p> <p>Where the term “Annual Aggregate” or “annual aggregate” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b> and in the aggregate for the <b>Period of Insurance</b>.</p> |                |
|   | The Indemnity  |                |
|   | Loss of Land Value   | AUD 500,000    |
|   | Increase in Costs of <b>Reinstatement</b>  | Included       |
|   | Additional Increase in Costs of <b>Reinstatement</b>   | Not Insured    |
|   | Landscaping  | AUD 50,000     |
|   | Fine Art   | AUD 25,000     |
|   |  |                |
|   |  |                |

| Benefits for Costs, Fees and Expenses                                  |             |
|--|-------------|
| Removal of Debris, Dismantling, Demolishing, Shoring up or Propping up | Included    |
| Demolition and Disposal  | Included    |
| Clearing and Cleaning of Drains  | Included    |
| Removal and safe storage   | Included    |
| Professional Fees  | Included    |
| Government Fees  | Included    |
| Statutory Inquiries  | AUD 25,000  |
| Public Consultation  | AUD 25,000  |
| Customs, Excise and Other Duties                                       | AUD 25,000  |
| Service Charges  | AUD 25,000  |
| Glass  | Included    |
| Meeting Room Hire  | AUD 2,500   |
| Travel Costs   | AUD 2,500   |
| Green Star Certification Costs   | AUD 250,000 |
| Public Relations Expenses  | AUD 25,000  |
| Arson or Theft Reward  | AUD 5,000   |
| Fire Brigade Charges and Expenses                                      | AUD 50,000  |
| Replacement of Locks and Keys  | AUD 10,000  |
| Loss Prevention Expenses   | Included    |
| Unauthorised Occupants   | AUD 2,500   |
| Trace and Access   | AUD 1,000   |
| Expediting Expenses  | AUD 25,000  |
| Contracted Purchases   | AUD 25,000  |
| Additional Benefits  |             |
| <b>Reinstatement</b> of Documents                                      | Included    |
| Personal Property of Others  | AUD 1,000   |

|                       |   |   |
|-----------------------|---|---|
|                       | Clothing and personal effects   | Included  |
|                       | Temporary Removal   | Included  |
|                       | Benefits for Lot Owners   |   |
|                       | <b>Lot Modifications</b>  | AUD 15,000  |
|                       | Strata Levies   | Included  |
|                       | Title Deeds   | Included  |
|                       | Mortgage Discharge Expenses   | AUD 2,500   |
|                       | Funeral Expenses  | AUD 2,500   |
|                       | Additional Benefits for Body Corporate Assets   |   |
|                       | <b>Body Corporate Assets</b>  | Included  |
|                       | <b>Money</b>  | AUD 10,000  |
|                       | <b>Money</b> Container  | AUD 1,000   |
|                       | Safes or Franking Machine   | Included  |
|                       | Optional Benefits   |   |
|                       | <b>Lot Owners' Floating Floors</b>  | Included  |
|                       | <b>Lot Owners' Paint and Wallpaper</b>  | Not Insured   |
|                       | <b>Flood</b> - Combined Section 1 and Section 3   | AUD 2,500,000 any one event and in the aggregate <b>Period of Insurance</b> |
|                       | <b>Storm Surge</b> - Combined Section 1 and Section 3   | Not Insured   |
|                       | <b>Catastrophe and Lot Owners' Improvements</b> - Combined Section 1 and Section 3  | AUD 9,847,500 any one event and in the aggregate <b>Period of Insurance</b> |
| Limit(s) of Liability | Section 2 Machinery Breakdown Insurance   |   |
|                       | The amount(s) set out below represent <b>Our</b> maximum limit(s) of liability for any one loss or series of losses arising out of any one event at the <b>Insured Location</b> and subject to any sub-limit(s) of liability specified below, in the <b>Policy</b> , or in any <b>Endorsements</b> that attach to the <b>Policy</b> . |   |
|                       | Combined Section 2 - Machinery Breakdown and Section 3 - Consequential Loss Insurance ( <b>Machinery</b> less than 5 kilowatts)   | AUD 9,775,000   |

|                           |  |               |
|---------------------------|--|---------------|
| Sub-Limit(s) of Liability | Sub-Limit(s) of Liability  |               |
|                           | <p><b>Our</b> liability is further limited in respect of any one loss or series of losses arising out of any one event at the <b>Insured Location</b> as set out below (unless stated otherwise below). It is understood and agreed that such Sub-Limit(s) of Liability do not increase the liability of the Insurer beyond the Limit(s) of Liability expressed above.</p> <p>Where the term “per event” or “any one event” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b>; and</p> <p>Where the term “Annual Aggregate” or “annual aggregate” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b> and in the aggregate for the <b>Period of Insurance</b>.</p> |               |
|                           | Section 2 Machinery Breakdown ( <b>Machinery</b> less than 5 kilowatts)  | AUD 25,000    |
|                           | Expediting Costs and Expenses  | AUD 10,000    |
|                           | Insulating oil or refrigerant costs  | AUD 10,000    |
|                           | Costs and Expenses to Resume or Maintain Normal Occupation   | AUD 10,000    |
| Limit(s) of Liability     | Optional Benefit   |               |
|                           | <p>The amount(s) set out below represent <b>Our</b> maximum limit(s) of liability for any one loss or series of losses arising out of any one event at the <b>Insured Location</b> and subject to any sub-limit(s) of liability specified below, in the <b>Policy</b>, or in any <b>Endorsements</b> that attach to the <b>Policy</b>.</p>   |               |
|                           | Section 2 - Machinery Breakdown ( <b>Machinery</b> greater than 5 kilowatts)   | AUD 100,000   |
|                           | Combined Section 2 - Machinery Breakdown and Section 3 - Consequential Loss Insurance ( <b>Machinery</b> greater than 5 kilowatts)   | AUD 9,850,000 |
| Limit(s) of Liability     | Section 3 Consequential Loss Insurance   |               |
|                           | <p>The amount(s) set out below represent <b>Our</b> maximum limit(s) of liability for any one loss or series of losses arising out of any one event at the <b>Insured Location</b> and subject to any sub-limit(s) of liability specified below, in the <b>Policy</b>, or in any <b>Endorsements</b> that attach to the <b>Policy</b>.</p>   |               |
|                           | Section 3 - Consequential Loss Insurance AUD 9,750,000   |               |


|                           |  |  |
|---------------------------|--|--|
| Sub-Limit(s) of Liability | <p><b>Our</b> liability is further limited in respect of any one loss or series of losses arising out of any one event at the <b>Insured Location</b> as set out below (unless stated otherwise below). It is understood and agreed that such Sub-Limit(s) of Liability do not increase <b>Our</b> liability beyond the Limit(s) of Liability expressed above.</p> <p>Where the term “per event” or “any one event” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b>; and</p> <p>Where the term “Annual Aggregate” or “annual aggregate” is stated for any limit(s) or sub-limit(s) of liability, this represents <b>Our</b> maximum liability for any one event for the <b>Insured Location</b> and in the aggregate for the <b>Period of Insurance</b>.</p> |  |
|                           | Part A   |  |
|                           | Loss of Rent   | AUD 9,750,000  |
|                           | Reletting Costs  | \$1,000 per Lot  |
|                           | Part B   |  |
|                           | Temporary Accommodation  | Included   |
|                           | Emergency Accommodation  | \$1,000 per Lot  |
|                           | Boarding Expenses for Pets   | Included   |
|                           | Part C   |  |
|                           | Prevention of Access   | AUD 100,000  |
|                           | Interruption of Utilities  | AUD 100,000  |
|                           | Restrictions on the Insured Location   | AUD 100,000  |
|                           | Part D   |  |
|                           | Claims Preparation Costs   | AUD 50,000   |
| Limit(s) of Liability     | Section 4 Crime Insurance  |  |
|                           | Crime committed by an <b>Employee, Office Bearer or Strata Manager</b>   | AUD 100,000  |
| Limit(s) of Liability     | Section 5 General Liability Insurance  |  |
|                           | Personal Injury  | AUD 20,000,000 in respect of any one <b>Occurrence</b> |
|                           | Property Damage  | AUD 20,000,000 in respect of any one <b>Occurrence</b> |
|                           | Sudden and Accidental Pollution  | AUD 20,000,000   |



|                           |   |   |
|---------------------------|---|---|
|                           | Optional Extension of Cover   |   |
|                           | Indemnity to Others   | N/A   |
| Limit(s) of Liability     | Section 6 Environmental Impairment Liability Insurance  |   |
|                           | 1. <b>Claims;</b><br>2. <b>Remediation Costs;</b><br>3. <b>Legal Defence Expenses</b>               | AUD 250,000 in the aggregate<br><b>Period of Insurance</b>  |
| Limit(s) of Liability     | Section 7 Management Committee Liability Insurance  |   |
|                           | Management Committee Liability aggregate Limit (Insured, Insured Person and Defence Costs combined) | AUD 10,000,000 in the aggregate<br><b>Period of Insurance</b>                                       |
|                           | <b>Claims</b> against an <b>Insured</b>   | AUD 1,000,000 in the aggregate<br><b>Period of Insurance</b>  |
|                           | <b>Claims</b> against an <b>Insured Person</b>  | AUD 10,000,000 in the aggregate<br><b>Period of Insurance</b>                                       |
| Sub-Limit(s) of Liability | <b>Defence Costs</b>  | AUD 50,000 each and every <b>Claim</b><br>(applies to <b>Claims</b> against an <b>Insured</b> only) |
| Limit(s) of Liability     | Section 8 Audit Expenses Insurance  |   |
|                           | <b>Professional Expenses</b>  | AUD 30,000  |
| Limit(s) of Liability     | Section 9 Appeal Expenses Insurance   |   |
|                           | <b>Appeal Expenses</b>  | AUD 150,000   |
|                           | Section 10 Voluntary Workers Insurance  |   |
|                           | Part A - Lump Sum Benefits  |   |
|                           | Aggregate Limit of Liability Part (A) and Part (B).   | AUD 250,000   |
|                           | Part A - Lump Sum Benefits  |   |
|                           | <b>Accident</b> each Occurrence Limit   | AUD 200,000   |
|                           | <b>Accident</b> aggregate Limit   | AUD 200,000 in the aggregate<br><b>Period of Insurance</b>  |
|                           | <b>Permanent</b> partial disablement  | AUD 200,000   |
|                           | Part B - Weekly Benefits - Bodily Injury  |   |
|                           | Weekly Benefits   | \$2,000 per week or 85% of <b>Covered Person's Salary</b> , whichever is the lesser.                |

|                  |  |           |
|------------------|--|-----------|
|                  | Additional Cover                                       |           |
|                  | Escalation of Claim Benefit                            | 52 Weeks  |
|                  | Funeral Expenses                                       | AUD 5,000 |
|                  | Dependent Child Supplement                             | AUD 5,000 |
|                  | Orphaned Benefit                                       | AUD 5,000 |
| Indemnity Period | Section 2: Machinery Breakdown Insurance               |           |
|                  | Machinery Breakdown Insurance                          | 30 Days   |
|                  | Section 3 Consequential Loss Insurance                 |           |
|                  | Prevention of Access                                   | 30 Days   |
|                  | Interruption of Utilities                              | 30 Days   |
|                  | Restrictions on the Insured Location                   | 30 Days   |
|                  | All Other Losses                                       | Unlimited |
| Benefit Period   | Section 10 Voluntary Workers Insurance                 |           |
|                  | Part B   |           |
|                  | Temporary Total Disablement                            | 52 Weeks  |
|                  | Temporary Partial Disablement                          | 52 Weeks  |
|                  | All Other Losses                                       | 52 Weeks  |
|                  | Additional Cover                                       |           |
|                  | Escalation of Claim Benefit                            | 52 Weeks  |
| Retroactivity    | Section 6 Environmental Impairment Liability Insurance |           |
|                  | Retroactive Date                                       | 30/6/2024 |
|                  | Section 7 Management Committee Liability Insurance     |           |
|                  | Section 8 Audit Expenses Insurance                     |           |
|                  | Pending or Prior Date                                  | 11/2/2020 |
|                  | Retroactive Date                                       | 11/2/2020 |

|                    |  |  |
|--------------------|--|--|
| <b>Deductibles</b> | Section 1 Property Damage Insurance  |  |
|                    | The <b>Insured</b> shall bear the following amounts in respect of each loss or series of losses arising out of any one event:  |  |
|                    | Earthquake, Subterranean Fire or Volcanic Eruption   | a) AUD 20,000 ; or<br>b) an amount equal to 1.00% of the total Declared Values for <b>Property Insured</b> at the Situation where the loss occurs;<br><br>Whichever is the lesser. |
|                    | All Other Losses   | AUD 5,000  |
|                    | Section 2 - Machinery Breakdown Insurance  | AUD 5,000  |
|                    | Section 3: Consequential Loss Insurance  |  |
|                    | Restriction on the Insured Location  | 48 Hours   |
|                    | Prevention of Access   | 48 Hours   |
|                    | Interruption of Utilities  | 48 Hours   |
|                    | Section 4: Crime Insurance   | AUD 5,000  |
|                    | Section 5: General Liability Insurance   |  |
|                    | All Other <b>Personal Injury</b> or <b>Property Damage</b>   | AUD 5,000  |
|                    | Section 7: Management Committee Liability Insurance  |  |
|                    | <b>Insured</b>   | AUD 5,000  |
|                    | <b>Insured Person</b>  | AUD 5,000  |
|                    | Section 8: Audit Expenses Insurance  | AUD 5,000  |
|                    | Section 9: Appeal Expenses Insurance   | AUD 5,000  |
|                    | Section 10: Voluntary Workers Insurance  | The first 7 days of incapacity.  |
|                    | Note: Should more than one <b>Deductible</b> appear under this <b>Policy</b> for any <b>claim</b> or series of <b>claims</b> arising from one occurrence, such <b>Deductibles</b> shall not be aggregated - the highest single level of <b>Deductible</b> only shall apply.<br><br>The <b>Limit of Liability</b> and Sub-limits of Liability apply in excess of any applicable <b>Deductible</b> . |  |

|  |   |   |
|--|---|---|
| Self-Insured Retention   | Section 6: Environmental Impairment Liability Insurance   |   |
|  | AUD 5,000   |   |
| Wording  | Chubb Strata Insurance Product Disclosure Statement and Policy Wording ChubbSTRATA01PDS0224 and <b>Endorsements</b> .   |   |
|  | All other <b>Endorsements</b> to be agreed.   |   |
| Premium<br><br>Premiums are for the <b>Period of Insurance</b> stated herein unless otherwise noted and which amounts are provisional and shall be adjusted in accordance with the conditions of the <b>Policy</b> . | Total Premium (100%)  |   |
|  | Base Premium  | AUD 49,496.95                             |
|  | ESL   | Not Applicable                            |
|  | GST   | AUD 4,949.70                              |
|  | Stamp Duty  | AUD 5,444.66                              |
|  | <b>Total (Including Charges)</b>  | <b>AUD 59,891.31</b>                      |
| The Insurer  | Section 1   | 100.00% Chubb Insurance Australia Limited |
|  | Section 2   | 100.00% Chubb Insurance Australia Limited |
|  | Section 3   | 100.00% Chubb Insurance Australia Limited |
|  | Sections 4 - 10   | 100.00% Chubb Insurance Australia Limited |
| Authorised employee  | 04 July 2024  |   |
|  | <br>Nick Andrejic<br>Property Underwriter NUC<br>Chubb Insurance Australia Limited<br>ABN 23 001 642 020 AFSL 239687 |   |

## About Chubb in Australia

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Chubb is the world's largest publicly traded property and casualty insurer. Chubb, via acquisitions by its predecessor companies, has been present in Australia for 100 years. Its operation in Australia (Chubb Insurance Australia Limited) provides specialised and customised coverages including Business Package, Marine, Property, Liability, Energy, Professional Indemnity, Directors & Officers, Financial Lines, Utilities as well as Accident & Health, to a broad client base, including many of the country's largest companies. Chubb also serves successful individuals with substantial assets to insure and consumers purchasing travel insurance.

More information can be found at [www.chubb.com/au](http://www.chubb.com/au).

## Contact Us

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Chubb Insurance Australia Limited  
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**Chubb. Insured.<sup>SM</sup>**

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