

CLIENT REFERENCE:  
 BROKER:

131-0K0K9  
 Jordan Nepia

## Policy Schedule

### Material Damage Insurance

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

THE INSURED	CLIENT NO.	COVER NO.
Body Corporate 388767	131-0K0K9	1867837-006-04
THE INSURER	% OF COVER	INSURER POLICY NO.
IAG New Zealand Limited	100	38 3953545 BCP
PERIOD OF INSURANCE	From 31/08/24 to 31/08/25 at 4:00pm; Local Standard Time	

### SCHEDULE OF PROPERTY INSURED

Location	60 Campbell Street	Hamilton
Business Activity	Property owners. 9 Residential and 1 Commercial unit	
Buildings	Reinstatement Value	\$3,475,000

Location Total	\$3,475,000
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#### Location

Location Total	\$0
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Total Sum Insured	\$3,475,000
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### POLICY DETAILS

Policy Wording	Crombie Lockwood NZI Agreed Material Damage Policy May 2014 (Standard Endorsements)
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To obtain a copy of this policy wording please visit [www.ajg.co.nz/policy-documents](http://www.ajg.co.nz/policy-documents) and enter the following code in the search engine MDENZI0514.

#### Standard Material Damage Policy Clauses

MD01 Alternative Residential Accommodation - The maximum payable for any one event is \$35,000	Included
MD02 Capital Additions	\$100,000
MD03 Change of Temperature	Included
MD04 Claims Assessment	Included

MD05 Contractual Value	Included
MD06 Designation of Property	Included
MD07 Excess	Included
MD08 Expediting Costs	Included
MD09 General Average	Included
MD10 Goods and Services Tax (GST)	Included
MD11 Gradual Damage - The maximum payable for any one claim is \$5,000	Included
MD12 Hazardous Substance Emergency Charges	\$50,000
MD13 Keys and Locks	Included
MD14 Landslip and Subsidence	\$250,000
MD15 Machinery Breakdown Damage	\$10,000
MD16 Money	
- Section A	\$10,000
- Section B	\$2,500
MD17 Other Interests	Included
MD18 Other Premises Storage	Included
MD19 Professional Fees	Included
MD20 Property in the Course of Construction	\$100,000
MD21 Property Sold	Included
MD22 Protection Costs	Included
MD23 Redundant Plant	Included
MD24 Redundant Stock	Included
MD25 Reinstatement of Amount of Insurance	Included
MD26 Reinstatement of Memorandum	Included
MD27 Removal of Debris	Included
MD28 Repair or Reinstatement by Insured	Included
MD29 Reservoirs, Tunnels and Bridges	\$100,000
MD30 Residential Property - Natural Disaster Damage	Included
MD31 Restoration and Reproduction Costs	Included
MD32 Rewards	Included
MD33 Sanctions	Included
MD34 Several Liability	Included
MD35 Smoke Damage	Included
MD36 Spoilage	\$5,000
MD37 Temporary Removal	Included
MD38 Theft	Included
MD39 Theft from Motor Vehicle or Storage Container	\$20,000
MD40 Transit of Property	\$20,000
MD41 Undamaged Foundations	Included
MD42 Unharmful Property	Included
<b>Optional Material Damage Policy Clauses</b>	
MD43 Computer Breakdown	Excluded
MD44 Pressure Vessel Clause	Excluded
MD45 Seasonal Stock Increase	Excluded
MD46 Stock Declaration Conditions	Excluded
MD47 Sustainable Rebuilding Costs	Excluded

## ENDORSEMENTS AND / OR CLAUSES

**The Crombie Lockwood NZI agreed Material Damage Policy May 2014 (Standard Endorsements) is amended as follows:**

1. The Standard Material Damage Policy Clause, MD38 Theft, is deleted in its entirety and replaced by the following:

#### **MD38 Theft**

This policy covers Loss or Damage during the Period of Insurance caused by theft or attempted theft of Insured Property at the Location.

This clause does not apply to Insured Property in any motor vehicle or Storage Container

Policy exclusion 18(a) does not apply to this clause.

2. The Standard Material Damage Policy Clause, **MD39 Theft from Motor Vehicle or Storage Container**, is deleted in its entirety and replaced by the following;

#### **MD39 Theft from Motor Vehicle or Storage Container**

This policy covers Loss or Damage as a result of theft during the Period of Insurance to Insured Property in the following:

1. Any Storage Container,
2. Any vehicle.

The Insurer's liability for any one Loss will not exceed the special limit shown in the Policy Schedule.

The excess noted in the policy schedule for theft applies to theft of any kind from any motor vehicle or Storage Container, unless any higher excess already applies in which case such higher excess applies.

Policy exclusions 18(a) and 20 do not apply to this clause.

## **DEDUCTIBLES / EXCESSES**

Standard	\$500
Burglary	\$1,000
Theft	\$2,500
Money	\$500
Landslip or Subsidence	\$5,000

#### **Natural Disaster**

(Earthquake, volcanic activity, hydrothermal activity, subterranean fire, tsunامي, geothermal activity, or fire caused by any of these).

For the Regions of Auckland, Northland, Otago, Southland, Taranaki, Tauranga City and Waikato	2.5% of the Location Sum Insured subject to minimum Natural Disaster Excess of \$2,500.
For the Region of Wellington	5% of the Location Sum Insured subject to minimum Natural Disaster Excess of \$5,000.
The other Regions of New Zealand	5% of the Location Sum Insured subject to minimum Natural Disaster Excess of \$2,500.
For Pre 1935 building risks in all Regions of New Zealand. This applies where the Building was constructed prior to 1935, or where the contents / Stock is located in any Building constructed prior to 1935.	10% of the Location Sum Insured subject to minimum Natural Disaster Excess of \$10,000.

**The Natural Disaster Excess** - applies to the combined Material Damage and Business Interruption loss from any one event at each Common Location. Where the insured property is residential property covered by EQC, the amount of the Natural Disaster Excess is reduced by the amount of the payment from EQC.

**"Location Sum Insured"** - For the application of Natural Disaster Excess this means the Insured Property sum insured at each Common Location.

**"Common Location"** - means a common physical Location where the Insured Property is linked to achieve a common business purpose at that Location.

**Region** - the areas of land in the Regions and Districts as defined in the Local Government New Zealand (LGNZ) Regional and Districts boundaries map.

## INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
IAG New Zealand Limited	100	AA	S&P

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

CLIENT REFERENCE:  
 BROKER:

131- 0K0K9  
 Jordan Nepia

## Policy Schedule

### Public Liability Insurance

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

THE INSURED	CLIENT NO.	COVER NO.
Body Corporate 388767	131-0K0K9	1867837-006-01
THE INSURER	% OF COVER	INSURER POLICY NO.
IAG New Zealand Limited	100	38 3953545 BCP
PERIOD OF INSURANCE	From 31/08/24 to 31/08/25 at 4:00pm; Local Standard Time	

### DETAILS OF INSURANCE

Business Activity	Residential Body Corporate	
Public Liability	Limit any one occurrence	\$1,000,000
Product Liability	Limit in the aggregate	\$1,000,000
Territory	New Zealand Only	
Jurisdiction	New Zealand Only	

### POLICY DETAILS

**Policy Wording** NZI Broadform Liability Policy Wording BRD0318

To obtain a copy of this policy wording please visit [www.ajg.co.nz/policy-documents](http://www.ajg.co.nz/policy-documents) and enter the following code in the search engine BLNZI0318.

#### Automatic Policy Extensions

Advertising Liability	\$1,000,000
Business Advice or Service	Included
Business Travel To A Non-Territorial Country	Included
Care, Custody or Control	\$500,000
Drones	\$1,000,000
Goods Lifted or Carried By Crane	\$250,000
Hot Works Away From Your Premises	Included
Innkeeper's Liability	Included
Landlord's Liability	Included
Lost or Stolen Keys	Included
Product Withdrawal Costs - New Zealand Only	\$100,000
Punitive or Exemplary Damages	\$1,000,000
Service/Repair - Machinery	\$250,000
Service/Repair - Vehicle and Watercraft	\$500,000

Tenant's Liability	Included
Underground Services	Included
Vehicles/Mobile Mechanical Plant Liability	Included
Vibration and removal of support	\$500,000
<b>Optional Extension</b>	
Property Being Worked On	Excluded

## ENDORSEMENTS AND / OR CLAUSES

### Communicable Disease Exclusion

#### Your policy is amended as follows:

**You** are not insured for any actual or alleged loss, liability, claim, cost or expense:

- a) caused by or attributed to a **communicable disease**, or
- b) directly or indirectly attributed to or in connection with any orders, actions or measures of a public authority (including any act, error, or omission by any person in connection with any such order, action or measure) to control, prevent, respond to, or suppress any diseases, conditions or circumstances described in this exclusion.

**communicable disease** means any:

- a) disease stated to be a quarantinable disease under the Health Act 1956 or in respect of which a state of emergency has been declared under the Civil Defence Emergency Management Act 2002; or
- b) outbreak of disease declared as a pandemic or epidemic by the World Health Organisation or the New Zealand government or any New Zealand government agency or lawful authority; or
- c) disease declared by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC).

Reference in this exclusion to legislation and legislative and official terms include any amended, replacement, re-enacted, successor, equivalent, substituted, corresponding, or similar legislation (including any secondary legislation made under such legislation) and legislative and official terms.

### Cyber Exclusion

#### Your policy is amended as follows:

**You** are not insured for any actual or alleged loss, liability, claim, cost or expense, directly or indirectly contributed to by, resulting from, arising out of, or in connection with:

- a) a **cyber act** including any action taken in controlling, preventing, suppressing, remediating, or responding to a **cyber act**; or
- b) a **cyber incident** including any action taken in controlling, preventing, suppressing, remediating, or responding to a **cyber incident**; or
- c) a **loss of data** resulting from a **cyber act** or a **cyber incident**.

This exclusion does not apply in respect of liability arising out of:

- (I) **damage** (for clarity, **damage** does not include **loss of data**), or
- (II) **injury** except that **injury** does not include shock, fright, mental anguish or mental injury.

### Definitions

**cyber act** means:

an unauthorised, malicious, or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, process of, use of or operation of any **computer system**.

**cyber incident** means:

- a) any error or omission or series of related errors or omissions in creating, amending, entering, deleting or using any **data**; or
- b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access or process **data**.

**loss of data** means:

any loss of use, reduction in functionality, repair, replacement, restoration, reproduction, loss, or theft of any **data**, including any amount pertaining to the value of such **data**.

**data** means:

information, facts, concepts, code or any other information of any kind that is recorded or transmitted in electronic or digital form to be used, accessed, processed, transmitted or stored by a **computer system**.

**computer system** means:

any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility, whether owned or operated by **you** or any other party.

**damage, injury** and **you** have the same meanings as those provided in the policy.

Nil

## DEDUCTIBLES / EXCESSES

Standard Excess	\$500
Advertising Liability	\$1,000
Care, Custody or Control	\$1,000
Drones	\$1,000
Goods Lifted or Carried By Crane	\$2,500
Product Withdrawal Costs	\$2,500
Property Being Worked On	\$1,000
Service/Repair - Machinery	\$2,500
Service/Repair - Vehicle and Watercraft	\$1,000
Underground Services Liability	\$2,500
Vibration and Removal of Support	\$5,000

## INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
IAG New Zealand Limited	100	AA	S&P

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

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 BROKER:

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 Jordan Nepia

## Policy Schedule

### Statutory Liability Insurance

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

THE INSURED	CLIENT NO.	COVER NO.
Body Corporate 388767	131-0K0K9	1867837-006-02
THE INSURER	% OF COVER	INSURER POLICY NO.
IAG New Zealand Limited	100	38 3953545 BCP

PERIOD OF INSURANCE From 31/08/24 to 31/08/25 at 4:00pm; Local Standard Time

#### DETAILS OF INSURANCE

Business Activity	Property Owner
Limit of Indemnity	Any one Claim and in the aggregate \$1,000,000
Defence Cost Limit of Indemnity	Any one Claim and in the aggregate \$1,000,000
Territory	New Zealand Only
Jurisdiction	New Zealand Only
Retroactive Date	31/08/2021

#### POLICY DETAILS

**Policy Wording** NZI Statutory Liability Policy STL0318 (NZ5062-9)

To obtain a copy of this policy wording please visit [www.ajg.co.nz/policy-documents](http://www.ajg.co.nz/policy-documents) and enter the following code in the search engine SLNZI0318.

#### ENDORSEMENTS AND / OR CLAUSES

Nil

#### Communicable Disease Exclusion

**Your policy is amended as follows:**

**You** are not insured for any actual or alleged claim, liability, or cost or expense, or investigation, inquiry, prosecution, proceeding, complaint, fine, statutory damages, or reparation:

- (a) caused by or attributable to a **communicable disease**, or
- (b) directly or indirectly attributable to or in connection with any orders, actions or measures of a public authority



(including any act, error, or omission by an person in connection with any such order, action or measure) to control, prevent, respond to, or suppress and diseases, conditions or circumstances described in this exclusion.

**communicable disease** means any:

- (a) disease stated to be a quarantinable disease under the Health Act 1956 or in respect of which a state of emergency has been declared under the Civil Defence Emergency Management Act 2002; or
- (b) outbreak of disease declared as a pandemic or epidemic by the World Health Organisation or the New Zealand government or any New Zealand government agency or lawful authority; or
- (c) disease declared by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC).

References in this exclusion to legislation and legislative and official terms include any amended, replacement, re-enacted, successor, equivalent, substituted, corresponding, or similar legislation (including any secondary legislation made under such legislation) and legislative and official terms.

### Statutory Damages Exclusion

**Your Policy is amended as follows:**

The following are deleted from the policy:

- (a) Section 2.2(2); and
  - (b) The words “**statutory damages**” in Section 4.4, Section 5.1, and Section 5.2.
- 1. Section 3.6(a) is deleted and replaced by:
    - (a) the investigation arises out of an **event**, or potential **event**, in New Zealand in connection with the **business**, and
  - 2. Section 3.8 is deleted and replaced by the following:

**3.8 Reparations** You are insured for **your** legal liability to pay **reparations** that **you** become liable to pay arising out of **your** act or omission in New Zealand in connection with the **business**.

Exclusion 4.16 – ‘Punitive or exemplary damages’ does not apply to claims under this Automatic extension.

- 3. A new exclusion applies as follows:

**4.22 Statutory Damages** You are not insured for any **statutory damages**.

## DEDUCTIBLES / EXCESSES

Standard	Each and every claim including costs	\$500
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## INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
IAG New Zealand Limited	100	AA	S&P

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from “AA” to “CCC” may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

CLIENT REFERENCE:  
 BROKER:

131-0K0K9  
 Jordan Nepia

## Policy Schedule

### Office Bearers Liability Insurance

This is a summary of the cover provided by your policy. Please refer to the policy document for the full terms, conditions and exclusions relating to this insurance.

THE INSURED	CLIENT NO.	COVER NO.
Body Corporate 388767	131-0K0K9	1867837-006-05
THE INSURER	% OF COVER	INSURER POLICY NO.
IAG New Zealand Limited	100	
PERIOD OF INSURANCE	From 31/08/24 to 31/08/25 at 4:00pm; Local Standard Time	

#### POLICY DETAILS

Type of Property	9 residential units, 1 air bnb	
Limit of Indemnity	Any one Claim and in the aggregate	\$500,000
Territory	New Zealand Only	
Jurisdiction	New Zealand Only	
Retroactive Date	15/10/2021	

#### POLICY DETAILS

Policy Wording	NZI Body Corporate Liability BC1018
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#### ENDORSEMENTS AND / OR CLAUSES

Nil

#### DEDUCTIBLES / EXCESSES

Standard	Each and every claim including costs	\$1,000
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## INSURER RATINGS

Insurer	Cover (%)	Rating	Agency
IAG New Zealand Limited	100	AA	S&P

The Standard & Poor's (S&P) Insurer financial strength rating scale is:

AAA	(Extremely Strong)	BBB	(Good)	CCC	(Very Weak)
AA	(Very Strong)	BB	(Marginal)	CC	(Extremely Weak)
A	(Strong)	B	(Weak)	NR	(Not Rated)
				R	(Regulatory Supervision)

Note: The ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The ratings scale above is in summary form. The full version of this rating scale can be obtained from the Standard and Poor's website.

## REFERRAL REMUNERATION

We sometimes pay a share of our remuneration to others who refer you to us. Remuneration is brokerage from insurers with whom your insurance is placed and/or fee income for our services.

## FAIR INSURANCE CODE 2020

If you have a personal insurance policy or are a small to medium (SME) business and your insurance policy is underwritten by a member of the Insurance Council of New Zealand (ICNZ), a new version of the Fair Insurance Code will apply from 1<sup>st</sup> April 2020.

A list of ICNZ members and a copy of the Fair Insurance Code 2020 can be found at [www.icnz.org.nz](http://www.icnz.org.nz).

## DUTY OF DISCLOSURE

The insurance cover that has been arranged for you is based on the information you provided. Because that information is material to the insurer providing your insurance, you must advise any changes or any information that could affect the insurer's acceptance of your insurance. If you don't disclose or you misrepresent any material information your insurance could be invalidated and any claim may not be paid.

While your duty of disclosure applies before you take out an insurance policy or when you renew a policy, you should also advise us of any material change or circumstance if something comes to light during the period of your insurance. Examples of such disclosures could include structural alterations to a building, un-occupancy of insured premises, the installation of new equipment; a change in business operations or many other such changes.

Your duty of disclosure is crucial in maintaining your insurance protection. If you are unsure about any aspect of it please contact us for guidance.