

Schedule of Insurance

Class of Policy: Strata Title Insurance	Policy No: VRSC17003600
The Insured: Owners Corporation PS600696N (OC3, 4)	Invoice No: 0019468
	Our Ref: OC600696N

Policy Type: Residential Strata Insurance

Situation: 1 Moreland Street, & 6-8 Saltriver Place, Footscray VIC 3011

Insured: Owners Corporation PS600696N (OC3,4)

Interested Party: Maribyrnong City Council

Mortgagee :“ United Overseas Bank Limited” in respect to Lot 516, 1-11Moreland Street, Footscray 3011

Owner: Mr Wai Hoe CHONG and Mr Wai Lun CHONG

Lot No: 307

Security Address: Lot 307, 1-11Moreland Street, Footscray 3011

Mortgagee:“ United Overseas Bank Limited”.

Section 1:	Building	\$65,000,000
	Common Contents	\$ 650,000
	Terrorism Cover under Section 1 Part A2	Applies
	Loss of Rent/Temporary Accommodation	\$ 9,750,000
	Floating Floors	Selected
	Flood	Selected
	Additional Loss of Rent	\$Not Insured
	Additional Catastrophe or Emergency	\$Not Insured
	Glass	Included
	Theft	Included
Section 2:	Liability	\$50,000,000
Section 3:	Voluntary Workers (Weekly/Capital Benefit)	\$2,000/200,000
Section 5:	Fidelity Guarantee	\$100,000
Section 6:	Office Bearers Liability	\$2,000,000
Section 8:	Catastrophe or Emergency	\$9,750,000
Section 9:	Government Audit Costs	\$25,000
	Legal Defence Expenses	\$50,000
	Appeal Expenses	\$100,000
Section 10:	Lot Owners Improvements (Per Unit)	\$300,000
	Workers Compensation	Not Insured
	Machinery Breakdown	Not Insured

You must pay or contribute the amount of any Excess and/or contribution as specified below or in accordance with the relevant Section of the Policy Wording for each Claim. Should more than one Excess be payable for any Claim arising from the one Event, such excesses will not be aggregated and the highest single level of Excess only will apply.

Excess: Section 1 - \$ 1,000 Insured Property
Section 9- \$ 1,000 Legal Defence Expenses and 10 % Contribution

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Your policy includes the following endorsements that are changes to your cover and should be read together with your PDS and Policy Wording.

Flood Limit

Optional Cover '1. Flood in Section 1 - Insured property' is deleted and replaced by the following:

'1. Flood

We will pay up to \$10,000,000 for Loss or Damage to Your Insured Property caused by Flood which happens during the Period of Insurance.'

SPECIAL TERMS/CONDITIONS

It is noted and agreed that section 2 Liability under policy in the name of OC600696N covers the gym/pool area whilst being used by residents of OC430798A and OC627898Y. Further it is noted that cover under this policy is issued subject to the pool/gymnasium and its associated equipment being serviced and maintained in accordance with the manufacturer's specification and Australian Standards.

Appropriate signage relating to health and safety and user instructions including pool depth signage as per AS 2416-is clearly displayed in a prominent position within the gym/pool area.

Further it is noted the Maribyrnong City Council is an interested party in respect to use of the path for emergency evacuation only.

The following special terms/conditions form part of our quotation in respect to the above named insured.

Swimming Pools

It is important that you ensure compliance with local council regulations and applicable Australian Standards in respect of your swimming pool(s) and associated equipment.

Appropriate signage should clearly be displayed to indicate (as a minimum):-

1. The pool operating hours
2. No diving or running allowed
3. Consumption of alcohol is banned within the pool and its surrounds
4. Depth indicators
5. Children must be accompanied by adults at all times
6. Resuscitation instructions

The following important notices are to be read in conjunction with the attached quotation:

YOUR DUTY OF DISCLOSURE

The law requires you to tell us everything you know, or should know, could affect our decision to insure you and/or the terms on which we insure you. This duty applies before you enter into a contract with us, that is, before we issue a policy and also each time before you alter or renew the policy.

When we ask you specific questions, you must answer these questions truthfully and in a way that a reasonable person in the circumstances would answer them. It is important that all parties named as an insured answer all questions in this way. These requirements are part of the Insurance Contracts Act 1984.

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Penalty For Non-Disclosure

If you do not tell us everything necessary, we may:

- reduce or refuse to pay a claim, or
- cancel your policy.

If you act dishonestly or your answers are untruthful, we may invalidate the policy and treat it as if it never existed.

You Don't Need To Tell Us Anything Which:

- reduces the risk
- is common knowledge
- we already know, or ought to know in the ordinary course of our business, or
- we indicate we do not want to know

If you are unsure that something is relevant, it is best to disclose it anyway.

Non-disclosure or misrepresentation in relation to the one policy may affect your ability to obtain other insurance in the future.

What You Need To Tell Us:

- 1) Has any insurer refused, cancelled, or imposed an excess on any of your policies or required special terms to insure you?
- 2) Have you or any other person who would receive insurance protection under the proposed policy been charged or convicted of any criminal offence?
- 3) Have there been any changes to the insured property which might increase the risk of loss or damage?
- 4) Have you had any claims in the last 3 years ?
- 5) Are the premises unoccupied ?
- 6) Are there any other material facts which should be disclosed?

GENERAL ADVICE WARNING

The advice we provide you will be prepared without taking account of 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.

DISCLAIMER:

This schedule (and any attachments) is only prepared as a brief summary of your insurance cover. It is not a complete description of all your policy terms, conditions, exclusions and/or coverage available.

Wherever **“Not Taken by Insured”** or **“Not Insured”** appears beside a Section/Class of the policy schedule you do not have insurance cover under that Section/Class.

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Should you require quotations for any Section/Class for which you currently do not have cover please do not hesitate to contact our office.

In the case of a claim under any policy, or questions with regard thereto, the provisions of the policy will prevail.

Cancellations: We reserve the right to retain broker fee and pro-rata commission return on any policy cancellation.

IMPORTANT NOTICE – WHAT ADVICE IS BEING PROVIDED

If a Statement of Advice has not been provided to you with this invoice then the advice that we are giving you related to this transaction is General Advice.

General Advice is advice that has been prepared without considering your current objective's, financial situation or needs. Therefore, before acting on this advice, you should consider the appropriateness of the advice having regard to your current objective's, financial situation or needs.

If the advice provided relates to the acquisition or possible acquisition of a new insurance policy you should consider the enclosed PDS prior to making the decision to purchase this product. Information regarding the income we have been paid by the insurer for this transaction is available upon request.