



Summary of Coverage: The Owners of Strata Plan BCS1676 o/a Victoria Hill

Property Location: 14 Royal Ave East, New Westminster BC V3L 5W5

Renewal Date: October 1, 2023 to October 1, 2024

Description of Strata: 72 Units Residential Condos

Additional Insured(s): Self Managed

INSURING AGREEMENTS	DEDUCTIBLES	LIMITS (\$)
<b>PROPERTY COVERAGE</b>		
Property, All Risks, Replacement Cost	\$10,000	\$35,049,400
90% Co-Insurance		Included
<b>Stated Amount Co-Insurance</b> <i>(Subject to Statement of Values or Appraisal 2 years or younger)</i>		Included
<b>Underground Services from Structures to Lot Line</b>		
Water Damage		Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$25,000	Included
Earthquake Damage	\$25,000	Included
Flood Damage	20%/\$250,000 Minimum	Included
	\$25,000	Included
<b>BLANKET EXTERIOR GLASS INSURANCE</b>	\$250	Included
<b>EQUIPMENT BREAKDOWN (BOILER &amp; MACHINERY)</b>		
Direct Damage Limit per Accident, Replacement Cost	\$1,000	Property Limit
Business Interruption/Extra Expense		Included
<b>CRIME</b>		
Coverage I – Employee Dishonesty – Form A – <i>Aggregate</i>		\$10,000
Coverage II – Money & Securities – <i>Aggregate</i>		\$10,000
Coverage III, IV and V – Forgery & Alteration, Money Orders & Counterfeit Paper Currency, Credit Card Forgery – <i>Aggregate Limit each</i>	Nil	\$10,000
Social Engineering Fraud		\$5,000
<b>TERRORISM</b>		
Protection for Property Damage due to an Act of Terrorism or Sabotage	\$1,000	\$500,000
<b>COMMERCIAL GENERAL LIABILITY</b>		
Each Occurrence Limit	\$1,000	\$10,000,000
Coverage A - Bodily Injury & Property Damage Liability - <i>Per Occurrence</i>		\$10,000,000
Products & Completed Operations – <i>Aggregate</i>		\$10,000,000
SEF #6 Non-Owned Automobile – <i>Per Occurrence</i>		\$10,000,000
SEF #94 Legal Liability for Damage to Hired Auto – <i>Per Occurrence</i>		\$50,000
Limited Pollution Liability – <i>Aggregate Limit</i>		\$1,000,000
Employee Benefit Liability – <i>Aggregate Limit</i>		\$1,000,000
Each Occurrence Limit		
<b>EXCESS LIABILITY</b>		\$10,000,000
<b>STRATA DIRECTORS &amp; OFFICERS LIABILITY</b>		
Claims-Made Form	Nil	\$2,000,000
Discrimination Defense– <i>Aggregate \$25,000</i>		\$10,000
<b>EXCESS DIRECTORS &amp; OFFICERS LIABILITY</b>		\$18,000,000
<b>UMBRELLA LIABILITY</b>		
<b>STRATA VOLUNTEER ACCIDENT INSURANCE</b>		
Principal Sum – 75% of Wage Weekly Accident Indemnity - Max \$1,500 (maximum 52 weeks)		\$100,000
<b>STRATA LEGAL EXPENSE</b>		
ENHANCED PLUS: Telephone legal advice, civil defense, criminal defense, personal injury, property disputes, defense of disputes with owners, and contract disputes		\$250,000
Aggregate Limit		\$1,000,000
<b>CYBER</b>	\$500	\$50,000

