



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, 2024 to October 1, 2025

Description of Strata: 72 Units Residential Condos

Additional Insured(s): Self Managed

INSURING AGREEMENTS	DEDUCTIBLES	LIMITS (\$)
PROPERTY COVERAGE		
Property, All Risks, Replacement Cost	\$10,000	\$35,049,400
90% Co-Insurance		Included
Stated Amount Co-Insurance <i>(Subject to Statement of Values or Appraisal 2 years or younger)</i>		Included
130% Extended Replacement Cost <i>(Subject to Appraisal 2 years or younger)</i>		Included
Underground Services from Structures to Lot Line		Included
Water Damage	\$100,000	Included
Backup of Sewers, Sumps, Septic Tanks or Drains	\$100,000	Included
Earthquake Damage	20%/\$250,000 Minimum	Included
Flood Damage	\$25,000	Included
BLANKET EXTERIOR GLASS INSURANCE	\$250	Included
EQUIPMENT BREAKDOWN (BOILER & MACHINERY)		
Direct Damage Limit per Accident, Replacement Cost	\$1,000	Property Limit
Business Interruption/Extra Expense		Included
CRIME		
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
TERRORISM		
Protection for Property Damage due to an Act of Terrorism or Sabotage	\$1,000	\$500,000
COMMERCIAL GENERAL LIABILITY		
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		
EXCESS LIABILITY		\$10,000,000
STRATA DIRECTORS & OFFICERS LIABILITY		
Claims-Made Form	Nil	\$2,000,000
Discrimination Defense– <i>Aggregate \$25,000</i>		\$10,000
EXCESS DIRECTORS & OFFICERS LIABILITY		\$18,000,000
UMBRELLA LIABILITY		
STRATA VOLUNTEER ACCIDENT INSURANCE		
Principal Sum – 75% of Wage Weekly Accident Indemnity - Max \$1,500 (maximum 52 weeks)		\$100,000
STRATA LEGAL EXPENSE		
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
CYBER	\$500	\$50,000

