

# CERTIFICATE OF CURRENCY



To whom it may concern,

Strata Unit Underwriting Agency Pty Ltd  
T/A Strata Unit Underwriters | ABN 30 089 201 534 | AFSL 246719  
Level 14/141 Walker Street, North Sydney, New South Wales 2060  
info@suu.com.au | www.suu.com.au | T: 1300 668 066 | F: 1300 668 166

**Date:** 28/03/2025

**Reference No:** DOC0000978227

This policy referred to is current at the date of issue of this certificate and whilst a due date has been indicated, it should be noted that the policy may be cancelled in the future. Accordingly, reliance should not be placed on the expiry date. This is to certify cover has been granted in terms of the Insurers Standard Policy, a copy of which is available on request. This certificate is not a substitute for the Policy of Insurance issued to you. The Policy, not this certificate, details your rights and obligations and the extents of your insurance cover.

**Insured:** Walkers Way Pty Ltd ACN 619 338 635

**Type of Insurance:** Residential Strata

**Policy Number:** 06S2098720

**Period of Insurance:** From 4:00PM 26/02/2025  
To 4:00PM 26/02/2026

## OVERVIEW

<b>Insured:</b>	Walkers Way Pty Ltd ACN 619 338 635
<b>Situation:</b>	77 WALKERS WAY, NUNDAH QLD 4012
<b>Section 1:</b>	Building including common contents \$23,231,212
	Loss of Rent/Temporary Accommodation (15%) \$3,484,682
	Catastrophe or Emergency (15%) \$3,484,682
	Additional Loss of Rent/Temporary Accommodation Not included
	Additional Catastrophe or Emergency Not included
	Floating Floors Included
	Flood Included
<b>Section 2:</b>	Glass Automatically Included
<b>Section 3:</b>	Theft Automatically Included
<b>Section 4:</b>	Liability \$ 20,000,000
<b>Section 5:</b>	Fidelity Guarantee \$100,000
<b>Section 6:</b>	Office Bearers Liability \$ 2,000,000
<b>Section 7:</b>	Voluntary Workers (Weekly/Capital Benefit) \$2,000/\$200,000
<b>Section 8:</b>	Government Audit Costs \$25,000
<b>Section 9:</b>	Legal Expenses \$50,000
<b>Section 10:</b>	Workplace, Health and Safety Breaches \$100,000
<b>Section 11:</b>	Machinery Breakdown Not Insured
<b>Section 12:</b>	Lot Owners Improvements (Per Lot) \$250,000

On behalf of the Insurers: Insurance Australia Limited  
Trading as CGU Insurance | ABN: 11 000 016 722

# CERTIFICATE OF CURRENCY



**Policy Number:** 06S2098720

**Insured:** Walkers Way Pty Ltd ACN 619 338 635

## EXCESSES

### **Section 1 - Building including Common Contents**

\$2,000.00 all claims + as per policy wording

### **Section 2 - Glass**

\$2,000.00 all claims

### **Section 3 - Theft**

\$2,000.00 all claims

## SPECIAL TERMS/CONDITIONS

### **Unregistered Strata or Related Scheme Properties**

Cover under this policy is subject to registration of the above property as a strata or related scheme within 60 days of the inception date of the policy. Failure to register the above property within this time frame may result in cancellation of the policy.

Sections 5, 6, 7, 8, 9, 10 & 12 of the above policy do not become operative until registration of the strata or related scheme.

Immediately upon registration of the strata or related scheme the policy will cease to provide cover for current owners or parties that have an estate or interest in the property (including builders &/or developers) in respect to items considered by relevant state legislation as owners contents (ie carpets, blinds, curtains etc) together with loss of rent and public liability as property owners of individual lots.

### **Construction / Building Work Endorsement**

This policy is issued on the condition that any loss arising from any construction &/or building works caused either directly or indirectly will be excluded under this policy.

In addition cover is subject to the works being performed by licensed contractors who must hold current public liability and construction insurance for the duration of the contract.

Cover for contents excludes any unfixed items that are designed to be permanently fixed to a building which may be awaiting installation.

### **Flood**

This policy is extended to include flood.

The word 'flood' is deleted from exclusion 1.e on page 35 and exclusion e on page 40.

# CERTIFICATE OF CURRENCY



# CERTIFICATE OF CURRENCY



## IMPORTANT NOTICES

It is important to read and consider the Product Disclosure Statement when deciding whether to purchase this insurance. You should consider whether this product is appropriate for your financial circumstances, objectives and needs. After reading this notice if any matter relating to your policy is unclear to you or you have any questions at all in relation to the insurance, please contact us for an answer or explanation as soon as possible.

Strata Unit Underwriting Agency Pty Limited T/A Strata Unit Underwriters (SUU) hereby gives notice that this contract is issued under an authority by the Insurer/s named on Your Quotation or Policy Schedule. SUU is an agent of the Insurer and not the Insured.

Clients who are not fully satisfied with our services should contact our Internal Disputes Resolution Officer. SUU also subscribes to the Australian Financial Complaints Authority, a free customer service. Further information is available within the Product Disclosure Statement (PDS) or via our website.

Please review the sums insured as noted on your Quotation or Policy Schedule to ensure they are up-to-date and take into account your objectives, financial situation, needs and requirements of any relevant legislation.

When answering our questions you must be honest, as the answers will form the basis of our decision to insure you. Your answers apply to you and to anyone else that may be insured under the policy. If you have not answered our questions in this way, we may reduce or refuse to pay a claim, or cancel the policy.

## GENERAL ADVICE WARNING

The general advice provided has not taken into account 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.