PSC INSURANCE BROKERS NZ LIMITED
Level 3
139 Quay Street Auckland City
Auckland 1010 New Zealand
www.pscbroking.co.nz
GST Number:134-919-272

TAX INVOICE

Unit C
Body Corporate 65399 - Blenheim Road
121-123 Blenheim Road
Christchurch 8041

Premium Breakdown

Company Premium	$1,778.32
Natural Disaster Premium	$1,919.97
FEL Fixed	$510.58
Fees	$40.00
GST	$637.33
Total Due	**$4,886.21**

POLICY INFORMATION

Insured	Body Corporate 65399 - Blenheim Road
Invoice Number	28062-2
Policy Type	Renewal
Period of Cover	13/05/2025 to 13/05/2026 at 4:00pm
Policy Class	Combined Business Pack
Insurer	QBE Insurance (Australia) Limited
Insurer Policy No.	P000655906QBE
Contact	**Olivia Chisholm** ochisholm@pscconnect.co.nz

TRANSACTION DESCRIPTION
2025-2026 Renewal of Insurance for Unit C, Body Corporate 65399 - Blenheim Road

INVOICE SUMMARY

Invoice Number: 28062-2 **Invoice Date:** 30/05/2025

BASIC POLICY	ITEM	
Material Damage	Material Damage - 121-123 Blenheim Road, Riccarton - Unit C	$3,972.06
Business Interruption	Business Interruption - 121-123 Blenheim Road, Riccarton - Unit C	$756.78
General Liability	General Liability	$67.28
Statutory Liability	Statutory Liability	$44.08
Fees		$46.00
		$4,886.21

All amounts shown are in NZD and are inclusive of GST.

The combined commission percentage of the Company Premium and Natural Disaster Premium we will receive from the provider(s) specified for arranging the policy with them on your behalf is : 13.61%

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HOW TO PAY

Internet Banking

Account: PSC INSURANCE BROKERS NZ LIMITED
Number: 06-0103-0800182-02
Particulars: Body Corporate 65399 - Unit C
Code: 28062-2
Reference: 1619 (Please use reference when making payment)

Amount Due: **$4,886.21**

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Policy Summary : COMBINED BUSINESS PACK

Renewal
Effective From
13/05/2025

Invoice Number	28062-2
Insured	Body Corporate 65399 - Blenheim Road
Company Rep	Olivia Chisholm
Intermediary Ref	P000655906QBE
Insurer	QBE Insurance (Australia) Limited.
Policy Wording	QBE MDBI 0718 QBE MDBI 0718 QBE GEL 1122 QBE STL 1122
Period Of Cover	13/05/2025 to 13/05/2026
This Transaction	13/05/2025 to 13/05/2026

TRANSACTION DESCRIPTION

2025-2026 Renewal of Insurance for Unit A Body Corporate 65399 - Blenheim Road

Material Damage

MATERIAL DAMAGE - 121-123 BLENHEIM ROAD, RICCARTON - UNITS A, B & C

UNDERWRITING INFORMATION

Situation	121 Blenheim Road Christchurch Christchurch City New Zealand 8041
Date of Last Valuation (Building)	01/05/2025

SCHEDULE OF ITEM INSURED

	SUM INSURED	DEDUCTIBLE
Buildings	$ 4,165,000	$ 500 Standard
-Natural Disaster	Included	Refer Policy Wording
	SUM INSURED	**DEDUCTIBLE**
Contents - Unit C	$ 20,000	$ 500 Standard
-Natural Disaster	Included	Refer Policy Wording

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CLAUSES

WHAT IS COVERED

You are insured for any sudden and accidental loss to insured property at the situation.

EXCESS - OTHER

Stolen property	$1,000
Subsidence/ Landslip	$5,000

EXCESS - NATURAL DISASTER

Excess - Natural Disaster

If an Event causes Loss or Damage to Insured Property at more than one Site, the Natural Disaster Excess will apply to each Site affected. The Excess will apply across the aggregate of all the Material Damage and Business Interruption claims from any one Event at each Site. If the Site includes one or more Category A, B, C and/or D Buildings, whether or not individually declared in the Schedule of Insured Property attaching to this Policy and wherever located, the amount of Natural Disaster Excess applied to the Loss will be the highest applicable.

Category	Region	Building	Excess
Category A	Regions of Northland, Auckland and the District of Dunedin City	Post 1934 Buildings, and the District of Christchurch City – Post 2004 Buildings	1% of the site sum insured, minimum excess $1,000
Category B	The Region of Wellington	Post 1934 Buildings	5% of the site sum insured, minimum excess $5,000
Category C	All other Regions not otherwise specified	Post 1934 Buildings	2.5% of the site sum insured, minimum excess $2,500
Category D	New Zealand all Regions	Pre 1935 Buildings	10% of the site sum insured, minimum excess $10,000

AUTOMATIC POLICY EXTENSIONS

Automatic Policy Extensions- Applying to Section One Material Damage

Unless otherwise stated, any amounts payable under these Automatic Extensions are additional to the Sums Insured

	Sub Limits
Acts of civil authorities	Included
Alternative accommodation costs	$25,000 per event $25,000 in the period of insurance
Capital additions cover	$100,000
Demolition and other costs	5% site's sum Insured, or $50,000 whichever is the lesser
Disclaimer clause	Included

Employee Effects	$10,000 any one Event
Expediting costs	Included
Hazardous substance emergency	$100,000 any one Event
Hidden gradual damage	$10,000 for any one Event up to a maximum of $30,000 in the Period of Insurance
Illegal Substances	$25,000 any one event up to a maximum of $250,000
Landscaping	5% of the Buildings Sum Insured or $50,000 whichever is the lesser
Landslip and Subsidence	$500,000 for any one event, up to a maximum $500,000 in the Period of Insurance
Machinery Breakdown	$20,000 for any one event, $100,000 maximum combined MDBI loss
Margins clause for contents and stock	10% of the Contents and stock Sum Insured declared at that location or NZD 100,000 whichever is the lesser. The increases do not apply to Loss or Damage as a result of Natural Disaster
Money A (a) in transit; (b) at Your Premises or sites of contract during Business Hours; (c) in a securely locked burglar-resistant safe or strongroom at Your Premises outside Business Hours.	$25,000
Money B a) at Your Premises outside Business Hours and not in a securely locked burglar-resistant safe or strongroom; (b) at either Your, Your principal's or Your authorised employee's residence.	$5,000
Multiple Excesses	Included
Professional Fees	$25,000 for any one event
Property under construction	$100,000 for any one event
Protection costs	$100,000 for any one event
Redundant foundations	Included
Redundant plant	Included
Refrigerated goods	$10,000 for any one event
Release of liability	Included
Rented premises	$10,000 for any one event $50,000 in the Period of Insurance
Rewards	Included
Seasonal stock increase	Included
Social Club	$5,000 for any one event
Stolen Keys	$20,000 for any one event

Stolen property	$10,000 for any one portable tool of trade or any one item of Portable Electronic Data Equipment and their accessories
Temporary removal	Included
Transit	$10,000 per item for Portable Electronic Equipment or any one item of portable tools of trade, including any accessories, $50,000 for any one Event
Undamaged property	Included
Unspecified locations	$50,000 per event
Works of art	$25,000 per event

R2439.01 COMMUNICABLE DISEASE ENDORSEMENT

Communicable Disease Endorsement
1. Notwithstanding any other provision of this policy to the contrary, this policy does not insure any loss, damage, claim, cost, expense or other sum, directly or indirectly arising out of, attributable to, in any way connected with, or occurring concurrently or in any sequence with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.
2. For the purposes of this endorsement, loss, damage, claim, cost, expense or other sum, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test:
2.1 for a Communicable disease, or
2.2 any property insured hereunder that is affected by such Communicable Disease.
3. As used herein, a Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
3.1 the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
3.2 the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
3.3 the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property insured hereunder.
4. This endorsement applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage grant(s).

All other terms, conditions and exclusions of the policy remain the same.

R2449.01 PROPERTY CYBER AND DATA ENDORSEMENT

Property Cyber and Data Endorsement
1 Notwithstanding any provision to the contrary within this Policy or any endorsement thereto this Policy excludes any:
1.1 Cyber Loss, unless subject to the provisions of paragraph 2;
1.2 loss, damage, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data, unless subject to the provisions

of paragraph 3; regardless of any other cause or event contributing concurrently or in any other sequence thereto.
2 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, this Policy covers physical loss or physical damage to property insured under this Policy caused by any ensuing fire or explosion which directly results from a Cyber Incident, unless that Cyber Incident is caused by, contributed to by, resulting from, arising out of or in connection with a Cyber Act including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act.
3 Subject to all the terms, conditions, limitations and exclusions of this Policy or any endorsement thereto, should Data Processing Media owned or operated by the Insured suffer physical loss or physical damage insured by this Policy, then this Policy will cover the cost to repair or replace the Data Processing Media itself plus the costs of copying the Data from back-up or from originals of a previous generation. These costs will not include research and engineering nor any costs of recreating, gathering or assembling the Data. If such media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank Data Processing Media. However, this Policy excludes any amount pertaining to the value of such Data, to the Insured or any other party, even if such Data cannot be recreated, gathered or assembled.
4 In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.
5 This endorsement supersedes and, if in conflict with any other wording in the Policy or any endorsement thereto having a bearing on Cyber Loss, Data or Data Processing Media, replaces that wording.
Definitions
6 Cyber Loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.
7 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, processing of, use of or operation of any Computer System.
8 Cyber Incident means:
8.1 any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or
8.2 any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.
9 Computer System means:
9.1 any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller 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, owned or operated by the Insured or any other party.
10 Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.
11 Data Processing Media means any property insured by this Policy on which Data can be stored but not the Data itself.

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Please refer to the Policy Wording for full details of Benefits, Exclusions, Terms and Conditions.

Business Interruption

BUSINESS INTERRUPTION - 121-123 BLENHEIM ROAD, RICCARTON - UNITS A, B AND C

UNDERWRITING INFORMATION

Situation	121 Blenheim Road Christchurch Christchurch City New Zealand 8041
Indemnity Period	24 months

SCHEDULE OF ITEM INSURED

	SUM INSURED	DEDUCTIBLE
Loss of Rent	$ 472,294	
-Natural Disaster	Included	Refer Policy Wording

	SUM INSURED	DEDUCTIBLE
Claim Preparation Costs	$ 100,000	
-Natural Disaster	Included	Refer Policy Wording

	SUM INSURED	DEDUCTIBLE
Additional Increased Cost of Working	$ 50,000	
-Natural Disaster	Included	Refer Policy Wording

CLAUSES

WHAT IS COVERED

Financial loss resulting from interruption or interference following an insured loss.

AUTOMATIC EXTENSIONS (APPLYING TO SECTION 2: BUSINESS INTERRUPTION)

Contingent business interruption extensions

Extensions	Deferment Period
Civil authorities	The first 24 hours
Public authorities – transport routes	The first 7 days
Customers and suppliers	The first 24 hours
Damage to anchor tenancies	The first 72 hours
Public authorities – closure of the premises	The first 24 hours

Prevention of access – property damage	The first 24 hours
Loss of utilities	The first 24 hours

For any and all claims under this Contingent Business Interruption extension, for any one Event is
(i) ten per cent (10%) of the total Section 2 Sum Insured, or
(ii) $2,500,000 in total, whichever is the lesser, unless otherwise stated in the Schedule.
For the avoidance of doubt, cover under all Contingent Business Interruption extensions above are not cumulative for any one Event.

Deferment Period Contingent business interruption extensions Natural Disaster

Extensions	**Natural Disaster - Deferment Period**
Civil authorities	The first 14 days
Public authorities – transport routes	The first 14 days
Customers and suppliers	The first 14 days
Damage to anchor tenancies	The first 14 days
Public authorities – closure of the premises	The first 14 days
Prevention of access – property damage	The first 14 days
Loss of utilities	The first 14 days

EXCESS NATURAL DISASTER

An excess will apply across the aggregate of all Material Damage and Business Interruption claims from any one event at each common site. The excess will be shown in your QBE Material Damage policy schedule.

POLICY BENEFITS, EXCLUSIONS, TERMS AND CONDITIONS

Please refer to the Policy Wording for full details of Benefits, Exclusions, Terms and Conditions.

SPECIAL NOTE

This coverage summary is prepared as a summary of the insurance policy. It is not a complete description of all the policy's terms, conditions and exclusions. In the event of a claim the policy wording issued will prevail.

General Liability

GENERAL LIABILITY

UNDERWRITING INFORMATION	Territorial Limits	New Zealand

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Jurisdiction	New Zealand
Full Description of all Business activities	Property Owner

SCHEDULE OF ITEM INSURED

	SUM INSURED	DEDUCTIBLE
General Liability	$ 2,000,000 Limit of Liability	$ 500 Standard
-Public Liability		
-Product Liability		

CLAUSES

WHAT IS COVERED

Public and Products Liability
All sums that you will become legally liable to pay as Damages in respect of Personal Injury or Property Damage happening during the Period of Insurance within the Policy Territory and caused by an Occurrence in connection with the Business of the Insured.

Costs and expenses
In addition to the applicable Limit of Indemnity or sub-limit in any applicable Automatic Coverage Clause, QBE will pay Costs and Expenses necessarily and reasonably incurred in relation to a claim against the Insured for which there is cover under this Policy, irrespective of whether or not the Insured is found legally liable.

AUTOMATIC COVERAGE CLAUSE

Automatic Coverage Clause	Sub Limit
Advertising liability	$1,000,000
Business advice or service	Included
Contractors or sub-contractors' additional insureds	Included
Defective workmanship and property damage during work	$100,000
Goods on hook	$250,000
Innkeepers liability	Included
Landlord's liability	Included
Lost or stolen keys	$250,000
Mechanical plant liability & car park liability	Included
Product withdrawal costs	$100,000
Property in care, custody or control	$500,000
Punitive or exemplary damages (Personal injury) – NZ only	$2,000,000
Remotely piloted aircraft systems extension	$1,000,000
Tenant's liability	Included
Underground services	Included

Vehicle/Watercraft/Equipment/Machinery Service or Repair	$250,000
Vibration or removal of support	Included
Visits to North American countries	Included
Warrant of Fitness	$500,000

EXCESS YOUR CONTRIBUTION TO THE CLAIM

Excess – Your Contribution to the Claim	Excess
Advertising liability	$1,000
Defective workmanship and property damage during work	$1,000
Goods on hook	$2,500
Innkeepers liability	$1,000
Lost or stolen keys	$1,000
Product withdrawal costs	$1,000
Property in care, custody or control	$1,000
Punitive or Exemplary Damages (Personal Injury) – NZ only	$500
Remotely piloted aircraft systems extension	$1,000
Underground Services	$5,000
Vehicle/Watercraft/Equipment/Machinery Service or Repair	
- Vehicle or Watercraft	$1,000
- Equipment or Machinery	$2,500
Vibration or removal of support	$5,000
Warrant of Fitness	$2,500

SPECIAL NOTE

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Statutory Liability

STATUTORY LIABILITY

UNDERWRITING INFORMATION

Retroactive date	13/05/2021
Territorial Limits	New Zealand
Jurisdiction	New Zealand

SCHEDULE OF ITEM INSURED

	SUM INSURED	DEDUCTIBLE
Statutory Liability	$ 1,000,000 Limit of Liability	$ 500 Standard

CLAUSES

WHAT IS COVERED

Any Fine payable and Defence Costs, except where it is alleged that the Insured has acted, or omitted to act, knowingly, wilfully or intentionally unless the Insured is subsequently Acquitted.

Arising out of any Event and provided that the Event:

1. happened on or after the Retroactive Date; and
2. is first notified in writing to QBE by the Insured during the Period of Insurance, or within twenty-one (21) days after its expiry

AUTOMATIC POLICY EXTENSIONS

Consolidation or merger	Included
Newly created or acquired subsidiary company	Included
Extended reporting period	Included
Enforceable undertakings	Included

EXCLUDED ACTS

1. Anti-Money Laundering and Countering Financing of Terrorism Act 2009
2. Arms Act 1983
3. Aviation Crimes Act 1972
4. Crimes Act 1961
5. Criminal Proceeds (Recovery) Act 2009
6. Land Transport (Road Safety and Other Matters) Amendment Act 2011
7. Real Estate Agents Act 2008
8. Summary Offences Act 1981

SPECIAL NOTE

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PREMIUM SUMMARY

THIS TRANSACTION	
Company Premium	$1,778.32
Natural Disaster Premium	$1,919.97
Fees	$40.00
FEL Fixed	$510.58
GST	$637.33
	$4,886.21

The combined commission percentage of the Company Premium and Natural Disaster Premium we will receive from the provider(s) specified for arranging the policy with them on your behalf is 13.61%

INSURER FINANCIAL STRENGTH RATING

QBE Insurance (Australia) Limited has an A+ Financial Strength rating given by Standard & Poor's (Australia) Pty Ltd.

The Standard and Poor's rating scale is:

AAA	Extremely Strong	**BB**	Marginal	**SD**	Selective Default
AA	Very Strong	**B**	Weak	**D**	Default
A	Strong	**CCC**	Very Weak		
BBB	Good	**CC**	Extremely Weak		

The Ratings from "AA" to "CCC" may be modified by the addition of a plus (+) or minus (-) sign to show the relative standing within the major categories.
The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com

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DISCLOSURE INFORMATION

Please refer to our website for our initial disclosure information.

Fees and Expenses
As declared in my previous Disclosure information, we will be charging a fee for implementing my financial advice as specified under “Fee” in your Invoice and is to be paid by the due date noted on the invoice, or paid via a Premium Funding company’s monthly instalments if arranged.

This Fee includes a $20.00 transaction charge.

There are no other fees at this time, however if you cancel the insurance part way through the insurance period, we may keep some or all of the fee.

We may charge a fee for making adjustments to your insurance during the insurance period.

Conflicts of Interest and Incentives
As declared in previous Disclosure information, when we arrange insurance for you, the provider(s) may pay us a commission. Should changes be made to your insurance during the insurance period, we will also receive or have deducted commissions via the provider(s).

Premium Funding
Should you use this facility, we will receive between 0% - 4% in commission from the premium funding company.

Duties Information
Our Company, PSCCNZ and anyone who gives financial advice on their behalf have duties under the Financial Markets Conduct Act 2013 relating to the way that we give advice.

We are required to:

- give priority to your interests by taking all reasonable steps to make sure our advice isn’t materially influenced by our own interests;
- exercise care, diligence and skill in providing you with advice;
- meet standards of competence, knowledge and skill as set by the Code of Professional Conduct for Financial Advice Services. These are designed to make sure that we have the expertise needed to provide you with advice.
- meet standards of ethical behaviour, conduct and client care set by the Code of Professional Conduct for Financial Advice Services. These are designed to make sure we treat you as we should and give you suitable advice.

This is only a summary of the duties that we have. More information is available by contacting us, or by visiting the FMA website here.

Availability of Information
The information I have discussed with you is available in writing. Please let me know if you want to have a written copy.

Complaints Process
Please refer to our website for our Internal Complaints Process and Dispute Resolution Scheme provider or ask for a written copy.