CondoComplete Insurance Program

Property

Stated Amount Co-Insurance

- Without this endorsement, the policy reverts to having a 90% co-insurance clause. Therefore, for any partial losses where the total sum insured is less than 90% of the total amount that it would cost to repair or replace the entire structure with similar kind and quality, a Co-Insurance Penalty is applied that is equal to the shortfall.

Subject to Statement of Values or Appraisal 2 years or younger

Underground Services Endorsement

- This endorsement provides coverage for Underground property (except underground storage tanks) situated outside building foundations to the Condo property line but services and connections of water mains, sewage, drainage, or fire protection systems within the boundaries of building lots. Without this endorsement, this property is excluded.

Comprehensive Equipment Breakdown

- Provides coverage for boilers, fired and unfired pressure vessels and refrigerating systems
- Extends to include mechanical and electrical breakdown, including damage to transformers and electrical panels.
- Extension to cover **$100,000** for Extra Expense for the added cost of Continuing "business as usual" by the use of alternate premises or facilities.

Property Manager Extra Expense

- Pays for the additional time required for the property manager to mitigate a loss or organize repairs when a major loss occurs.
- $125 per hour up to $750 per day (whichever is lesser) to a maximum of **$50,000**.

Bylaws Protection

- Provides coverage for the increased cost arising from the enforcement of by-laws. Coverage is not restricted to rebuilding on the same site.

Crime

- Protects your assets, operating expenses and reserve fund against the following exposures:
- Employee Dishonesty - up to **$5,000,000** limit
- Broad Form Money & Securities - up to $10,000 per extensions
- Forgery or Alteration - up to $10,000 per extensions
- Money Orders & Counterfeit Paper Currency - up to $10,000 per extensions
- Credit Card Forgery - up to $10,000 per extensions
- Social Engineering Fraud - $5,000
- Covers theft from board members, employees and property managers

Commercial General Liability

- Limits available up to **$20,000,000**
- Insures against all sums that you may become legally obligated to pay because of the liability imposed by law for damages because of bodily injury (to a third party) or property damage occurring during the policy period.
- Property Manager added as Additional Insured

Coverage Details:

- Includes contractual liability
- No general aggregate limit

Pollution Liability

- **$1,000,000** Limit, **$1,000,000** Aggregate
- Coverage includes defence and settlement for bodily injury and property damage to others resulting from a spill, discharge, emission, dispersal, seepage, leakage, migration, release or escape of "pollutants" from the insured premises.

Condo Directors & Officers Liability

- Limits available up to **$20,000,000**
- Broader Definition of claims which includes demands for non-monetary relief and administrative proceedings
- Now includes Employee Practices Liability
- Broader definition of wrongful act
- Property Manager Extension
- Includes discrimination and failure to maintain adequate insurance

Condo Legal Expense

- Access to legal advice via telephone or email
- Legal defence for investigations by health and safety authority, or an alleged breach of privacy legislation
- Pursuit of legal rights of council members following bodily injury
- Contract disputes and debt recovery
- **Basic Coverage:**
  $50,000 per occurrence $250,000 aggregate
- **Standard Coverage:**
  $100,000 per occurrence $500,000 aggregate
- **Enhanced Coverage:**
  $150,000 per occurrence $500,000 aggregate
- **Enhanced Cover Plus:**
  $250,000 per occurrence $1,000,000 aggregate
  $350,000 per occurrence $1,000,000 aggregate
  $500,000 per occurrence $1,000,000 aggregate

Terrorism

- Limits up to **$5,000,000**
- Protects against the act or series of acts, including the use of force or violence, of any person or groups, whether acting alone or on behalf of or in connection with any organization(s), committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.

Volunteer Accident

- Limits up to **$250,000** Principal Sum with **$1,000,000** Aggregate per person per event.
- Covers Council Members, Unit Owners and/ or Residents of the Insured complex who are authorized to do volunteer maintenance/ administration work on behalf of the insured premises
- Maximum Age limit to 80 years old
- Denture and bridgework benefit of $1,000 included
- Weekly Indemnity Benefit - Age limit 65 years old
- Extends to travel to and from off-site Condo meeting

Cyber

- Limits up to **$250,000**
- **Affordable** Premiums for comprehensive coverage and limits starting at **$50,000**.
- **Comprehensive.** Protects the insured for both first party and third-party losses, providing coverage for system restoration costs, privacy breach expense, business interruption losses and third-party liability losses.

Coverage Extensions

Additional Living Expenses	Max. $50,000 per unit
Arson/Rewards	$10,000
Change of Temperature or Humidity	Included
Condominium Maintenance Fees	Included
Consequential Loss	Up to $100,000
Consequential Loss to Contracted Property Managers	Up to $50,000. - $125 per hour up to $750 per day (whichever is less)
Debris Removal	Included
Earthquake Damage Assumption Clause	Subject to Policy Limits
Expediting Expense	$100,000
Extra Expense	$150,000
Fire Department Charges	$50,000
Fire Suppression System Recharge	$25,000
Flood	Subject to Policy Limits
Inflation Protection	Included
Key and Lock Replacement	$25,000
Legal Fees, Costs and Disbursements	$50,000
Money Coverage	$5,000
Newly Acquired Property	Up to 15% of total property/not exceeding $250,000
Personal Property	$10,000
Trees, Shrubs, Plants and Lawns	$5,000
Valuable Papers Records	$100,000
Sewer Backup	Subject to Policy Limits
On Premises Pollutant Clean-up (Land and Water Pollution Cleanup)	$10,000 Sub Limit
Property at Temporary Locations	$10,000
Electronic “Data” Processing Systems	$50,000
Accounts Receivable	$50,000

HUB International Insurance Brokers
www.hubinternational.com

August 29, 2022

Whitehorse Condo Corporation #124
o/a Lansing Point
11 - 134 Seine Square
Whitehorse, YT
Y1A 3C3

Dear Philippe

RE: Condo Strata

We are pleased to provide you with our quotation for the insurance coverage required by the Owners of Condo Plan "Whitehorse Condo Corporation #124 o/a Lansing Point". Details of optional coverage and increased limits are also attached for council's consideration.

We have enclosed our best **Proposal Options** for your Condo Corporation to review.
We work hard on our client's behalf to obtain the best insurance rates available while maintaining our superior policy wording. We review our policy and wordings regularly to ensure that our Condo clients are receiving the most up-to-date and comprehensive coverage available. The insurance companies on our HUB Condo Program Policy are world leaders with exceptional financial capacity and stability, thus providing you with "peace of mind".

We trust that you will find everything to be in good order and to your satisfaction. If you have **any** questions relating to this quotation, please do not hesitate to call us. We thank you for the opportunity to provide you with our proposal and look forward to your response.

Yours truly,

HUB International Insurance Brokers

/ce

HUB International Insurance Brokers
www.hubinternational.com

Proposal for Whitehorse Condo Corporation o/a K1

Property Location:	134 SEINE SQ, WHITEHORSE YT
Renewal Date:	Septrember 1, 2022
Description of Condo:	Condomium Building - 2 Buildings including 20 Units
Additional Insured(s):	TBD

INSURING AGREEMENTS	DEDUCTIBLES	LIMITS ($)
PROPERTY COVERAGE		
Property, All Risks, Replacement Cost	10,000	8,741,800
90% Co-Insurance		Included
Blanket ByLaws		
Water Damage/Sewer Backup	25,000	Included
Earthquake Damage	5% Min $100,000	Included
Flood Damage	25,000	Included
Strata Equipment	25,000	Included
Condominium Corporation Additional Coverages - Form WA3035 11 2019 Included		50,000
Trustee's Fees Additional Coverage $50,000		25,000
Common Expense Additional Coverage $25,000		10,000
EQUIPMENT BREAKDOWN (BOILER & MACHINERY)		
Direct Damage Limit per Accident, Replacement Cost	10,000	Property Limit
Business Interruption/Extra Expense		n/a
CRIME		
Coverage I – Employee Dishonesty – Form A – *Aggregate*		10,000
Coverage II – Money & Securities – *Aggregate*		10,000
Coverage III, IV and V – Forgery & Alteration, Money Orders & Counterfeit Paper Currency, Credit Card Forgery – *Aggregate Limit each*	Nil	10,000
Social Engineering Fraud		5,000
TERRORISM		
Protection for Property Damage due to an Act of Terrorism or Sabotage	1,000	300,000
COMMERCIAL GENERAL LIABILITY		
Each Occurrence Limit		2,000,000
Coverage A - Bodily Injury & Property Damage Liability - *Per Occurrence*		2,000,000
Products & Completed Operations – *Aggregate*		2,000,000
SEF #6 Non-Owned Automobile – *Per Occurrence*		2,000,000
SEF #94 Legal Liability for Damage to Hired Auto – *Per Occurrence*	-	50,000
Employee Benefit Liability – *Aggregate Limit*	1,000	1,000,000
EXCESS LIABILITY		n/a
Business Income - Plus Enhancement - Form WA3511 11 2019		Included
EXCESS DIRECTORS & OFFICERS LIABILITY		n/a
UMBRELLA LIABILITY		n/a
DIRECTORS AND OFFICERS LIABILITY		2,000,000
CYBER	1,000	50,000

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Premium Summary

Proposed Property Policy Premium with fee:	$21,518.00
Proposed Directors and Officers Policy Premium:	$620.00
Total Payable Including Fee(s):	**$21,713.00**
Minimum Retained Premium:	***$0***

Participating Insurers: Wawanesa, Cansure Underwriting Ltd.

5 Years Claim(s) Summary: n/a

Broker Coverage and Premium Notes: Subject to:

-No Claims

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INSURANCE OPTIONS

Broker Recommended Additional Limits:

Coverage	Limit	Additional Annual Premium	Accept	Decline
Commercial General Liability	$	$	☐	☐
	$	$	☐	☐
Directors & Officers Liability	$	$	☐	☐
	$	$	☐	☐
Excess Directors & Officers Liability	$	$	☐	☐
	$	$	☐	☐
Umbrella Liability	$	$	☐	☐
	$	$	☐	☐
Volunteer Accident	$	$	☐	☐
	$	$	☐	☐
Condo Legal Expense				
Basic	$	$	☐	☐
Standard	$	$	☐	☐
Enhanced Cover	$	$	☐	☐
Enhanced Cover Plus	$	$	☐	☐
Cyber	$	$	☐	☐
	$	$	☐	☐