

CRAWFORD



DOUGALL

INSURANCE BROKERS

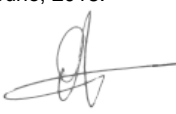
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FSP Lic: 24450

Co. Reg: 2005/018355/07

VAT: 4640222776

Policy	P22 006578	Insurer	HOLLARD INSURANCE COMPANY LTD.
Branch	Durban	Insurer Policy	To Be Advised
		Insurer VAT	4450117405

The Insured	PEZULA HOTEL BODY CORPORATE			
Postal Address	P O Box 2624 Cape Town CAPE TOWN 8000			
Territorial Limits	All premises as stated in each section owned or occupied or used by the Insured for the purpose of The Business all situated in the Republic of South Africa, Namibia, Botswana, Lesotho, Swaziland, Zimbabwe and Malawi.			
The Business	RESIDENTIAL PROPERTY OWNERS			
Period of Insurance	a) From 01 June 2018 to 30 June 2018 (both dates inclusive) . b) Any subsequent period for which the Company agrees to renew this policy or any section thereof.			
Effective Date	19 June 2018	Banking Details:		
Renewal Frequency	Monthly	Branch:	NBS Bank Limited	
Anniversary / Renewal Date	01/06/2019	Account name:	Pezula Hotel Body Corporate	
		Branch code:	720026	
		Account number:	9020683088	
	NOTED INVESTEC BANKS INTERESTS ON THE POLICY			
SIGNED at Durban on the 19th day of June, 2018.				
On behalf of the Company		<table border="1"><tr><td>THE HOLLARD INSURANCE COMPANY LIMITED Registration No. 1952/003004/06 HOSPITALITY AND TOURISM UMHLANGA</td></tr></table>	THE HOLLARD INSURANCE COMPANY LIMITED Registration No. 1952/003004/06 HOSPITALITY AND TOURISM UMHLANGA	20.06.2018
THE HOLLARD INSURANCE COMPANY LIMITED Registration No. 1952/003004/06 HOSPITALITY AND TOURISM UMHLANGA				
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Policy sections	In force	First, additional or refund premium	Renewal premium
Assets all Risks	No	Nil	Nil
Fire	No	Nil	Nil
Grassed Sporting Facilities	No	Nil	Nil
Livestock	No	Nil	Nil
Fire Combined	No	Nil	Nil
Body Corporate	No	Nil	Nil
Buildings Combined	Yes	Nil	15,657.31
Office Contents	No	Nil	Nil
Business Interruption	No	Nil	Nil
Accounts Receivable	No	Nil	Nil
Theft	No	Nil	Nil
Money	No	Nil	Nil
Glass	No	Nil	Nil
Trustees Indemnity	No	Nil	Nil
Fidelity	No	Nil	Nil
Goods in Transit	No	Nil	Nil
Business All Risks	No	Nil	Nil
Accidental Damage	No	Nil	Nil
Public Liability	Yes	Nil	275.00
Public Liability - Umbrella Layer	No	Nil	Nil
Employers Liability	No	Nil	Nil
Stated Benefits	No	Nil	Nil
Group Personal Accident	No	Nil	Nil
Emergency Medical Evacuation & Medical Assis	No	Nil	Nil
Motor Specified	No	Nil	Nil
Motor Fleet	No	Nil	Nil
Motor Traders Internal Risk	No	Nil	Nil
Motor Traders External Risk	No	Nil	Nil
Electronic Equipment	No	Nil	Nil
Domestic Buildings	No	Nil	Nil
Domestic All Risks	No	Nil	Nil
Domestic Contents	No	Nil	Nil
Machinery Breakdown	No	Nil	Nil
Plant all Risks	No	Nil	Nil
Farm Plant all Risks	No	Nil	Nil
Sasria	Yes	Nil	1,855.66
Premium		R 0.00	R 17,787.97
Collection fee		Nil	1,593.23
Total payable		R 0.00	R 19,381.20
Vat (included in total payable)		R 0.00	R 2,527.98

Recipient's VAT number: N/A (Not a vendor)

In terms of a ruling issued by SARS, this document together with proof of payment of premium constitutes an alternative tax invoice, debit note or credit note as contemplated in sections 20(7) and 21(5) of the VAT Act respectively and supersedes any policy documentation or renewal notice issued by insurers for this purpose.

IMPORTANT INFORMATION:

- 1) All sums insured and premiums are inclusive of VAT at 14%.
- 2) At first issue of this policy (or any section thereof) please check to ensure that all the pages of each section are contained in this document, together with a copy of the Policy Wording.
- 3) At renewal or revision, this schedule will be updated and reissued as necessary together with any section schedule, which may have changes.
- 4) Wherever endorsements appear on any schedule page these shall be subject otherwise to the Terms, Exceptions and Conditions of the Policy.
- 5) In all cases, extensions to the standard cover are excluded unless specifically included in the schedule.
- 6) In the event of an item referred to in the printed policy wording having a limit that is required to be stated in the schedule and no such limit is stated in the schedule, then no cover in respect of that item shall be provided in terms of this policy.
- 7) A monthly paid policy may be cancelled at any time by the insured or by the company giving 30 days notice thereof in writing. If however, the premium is not paid to the Company on the Company's normal debit date the Company will grant a grace period of no less than 15 days for this premium to be received, normally via a double debit the following month. Should the second debit not be met the policy will be deemed to have been cancelled at midnight on the last day of the month for which premium was paid.
- 8) If "stop payment" is placed against the Debit Order, this amounts to a unilateral cancellation of the Policy.
- 9) SASRIA is automatically included, unless otherwise advised.

CONSENT TO SHARING INFORMATION

Insurers share information with each other regarding policies and claims with a view to preventing fraudulent claims and obtain material information regarding the assessment of risks proposed for insurance. By reducing the incidence of fraud and assessing risks fairly, future premium increases may be limited.

- * This is done in the public interest and in the interest of all current and potential policyholders.
- * By the insurer accepting or renewing this insurance, you or any other person that is represented herein, give consent to the said information being disclosed to any other insurance company or its agent.
- * You also similarly give consent to the sharing of information in regard to past insurance policies and claims that you have made.
- * You also acknowledge that information provided by yourself or your representative may be verified against any legally recognised sources or databases.
- * By insuring or renewing your insurance, you hereby not only consent to such information sharing but also waive any rights of confidentiality with regard to underwriting or claims information that you have provided or that has been provided by another person on your behalf.
- * In the event of a claim, the information you have supplied with your application, together with the information you supply in relation to the claim, will be included on the system and made available to other insurers participating in the Information Data Sharing System.

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Section: Buildings Combined

Effective Date: 19/06/2018

Item	Detail	Sum Insured/ Limit of Indemnity	Premium
1	On the range of buildings of standard construction comprising 80 sectional title suites - see Memorandum 1 for full description	R 338,000,000	12,675.00
2	All geysers	R 80	2,000.00
3	Escalation current insurance period - Residential - 10% of building sum insured	R 33,800,000	633.75
4	Escalation further reinstatement period - Residential - 10% of building & escalation sum insured	R 37,180,000	348.56
Total Sum Insured		R 408,980,080	
(Included)			
	Additional claims preparation costs	No	
	Subsidence and landslip	No	
	Riot and strike (excluding RSA and Namibia)	No	
	Sub-section C: - Rent		
	Prevention of access - extended cover	No	
	Sub-section D: - Liability	Yes	R 1,000,000
Extensions			
	Escalator clause	No	

Section: **Buildings Combined**

Effective Date: 19/06/2018

MEMORANDUM 1:-**Description of Buildings:**

On the range of buildings of standard construction comprising 80 sectional title suites, including the entire contents, all outbuildings and garages, all fixtures and fittings, geysers, water and waste reticulation services, generators and standby power units.

EXTENSIONS:-

Office Contents - R100,000
 Arson, theft, vandalism or malicious damage reward - R10,000
 Emergency accommodation: R1,000 per day with a maximum of R7,000
 Escalation: Current insurance period - 10% of Buildings sum insured
 Escalation: Further reinstatement period - 10% of Buildings and Escalation sum insured
 Limited subsidence and landslip - Full sum insured
 Generator hire - R15,000
 Home modifications following disability - R20,000
 Landscaped gardens - R10,000
 Loss of rent, removal costs and alternative accommodation - 30% of Buildings sum insured
 Removal and storage costs of undamaged household contents - R10,000
 Meeting room hire - R5,000
 Pets - R5,000
 Removal of trees - R10,000
 Restoration of records - R10,000
 Security guards - R15,000
 Water removal and dehumidifying (without Insurers consent) - R10,000
 Building materials awaiting installation - R15,000
 Fidelity guarantee - R50,000
 Intercom system sim card - R10,000
 Loss of water - R10,000
 Medical costs - R10,000
 Trauma costs - R1,000
 Funeral costs - R5,000
 Money - R25,000
 Replacement of locks, keys, tags and remotes - R5,000
 Title deeds - R5,000
 Commercial glass - R15,000
 Power surge - R50,000
 Theft without forcible / violent entry - R50,000
 Theft following force / violence - Full cover
 Geyser replacement: Up to 150 litres - R6,700
 200 litres - R8,600
 250 litres - R11,700
 Geyser repairs - R1,000
 Machinery breakdown - R50,000
 Personal accident: Death / Disablement - R50,000
 Personal accident (Assault): Death / Disablement - R10,000
 Claims preparation costs - R50,000

EXCESSES:-

Lightning damage - R2,500
 Storm, wind, water, hail and/or snow - R3,500
 Water damage to laminated and wooden floors - 10% of Claim, Minimum R2,500 cumulative to basic excess
 Power surge - 10% of Claim, Minimum R2,000
 Subsidence and landslip - 1% of Claim, Minimum R1,000
 Theft without force / violence - 10% of Claim, Minimum R1,000
 Resultant water damage following burst pipes - R3,500
 Geyser replacement - Flat R1,500 Each and Every Claim
 Resultant water damage following geyser repair / replacement - Flat R500 Each and Every Claim
 Geyser repairs - Flat R250 Each and Every Claim
 All other claims - Flat R1,000 Each and Every Claim

FIRE FIGHTING EQUIPMENT CONDITION:-

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Section: Buildings Combined**Effective Date: 19/06/2018****FIRE FIGHTING EQUIPMENT CONDITION:-**

It is a condition, precedent to the Insurer's liability, that all Fire Fighting Equipment located at the insured premises shall be installed, tested and serviced on an annual basis and shall comply with the requirements of Regulation T1, T2 (SANS 10400) of the National Building Regulations.

INTERESTS NOTED:-

The Interests of **Investec Private Bank** are hereby noted in respect of the following Units:-
1, 2, 4, 5, 21, 47, 56, 69, 70, 71, 72, 75 and 79.

The Interests of the following are hereby noted:-

Buffshelfco 9 (Pty) Ltd
Valeurs Property Trust
Blue Tree Trust
O I Investments (Pty) Ltd

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Section: Public Liability

Effective Date: 19/06/2018

Item	Detail	Sum Insured	Premium
1	Public Liability: Limit of indemnity	R 50,000,000	250.00
2	Trustees / Directors Indemnity (claims made): Limit of indemnity	R 5,000,000	25.00
3	Employers Liability (claims made): Limit of indemnity	R 5,000,000	0.00
Total Sum Insured		R 60,000,000	
(Included)			
	Basis of cover: Occurrence	No	
	Basis of cover: Claims made	Yes	
	Retroactive date: 01/06/2018		
Extensions and Clauses			
PUBLIC LIABILITY			
	Loss of Documents	No	
	Property Being Worked On	No	
	Spread of fire	Yes	R 10,000,000
	First amount payable: (e) Spread of fire Flat R10,000 Each and Every Claim		
	Spread of Fire Mitigation Expenses	No	
POLLUTION			
	Sudden and Unforeseen Pollution	No	
	Gradual Pollution	No	
	Pollution Clean-Up Costs	No	
PRODUCT LIABILITY			
	Products liability	No	
	Defective workmanship	No	
	Inefficacy	No	
	Mitigation Expenses	No	
RECALL & GUARANTEE			
	Product Recall	No	
	Product Guarantee	No	
	EEC liability	No	
OTHER LIABILITY COVERS			
	Directors and Officers	No	
	Legal defence costs	Yes	R 250,000
	Statutory Defence Costs	No	
	Wrongful arrest and defamation	Yes	R 250,000

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Section: Public Liability**Effective Date: 19/06/2018**

Employers Common Law Liability	No
Employment Practices	No
Cyber Liability	No
Contingent Plant Hire Liability	No
Advertisers Liability	No
Infringement of Intellectual Property Rights	No
Pure Financial Loss	No
Gratuitous Advice	No
Errors and Omissions	No
Motor Excess of Loss	No

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Transaction: 0

Section: Sasria

Effective Date: 19/06/2018

Item	Detail	Sum Insured	Premium
1	Sasria Fire Domestic	R 510,380,000	1,855.66
	Total Sum Insured	R 510,380,000	