

CERTIFICATE OF CURRENCY



To whom it may concern,

Strata Unit Underwriting Pty Ltd ABN 30 089 201 534 is a Corporate Authorised Representative (No. 1315935) of Austagencies Pty Ltd ABN 76 006 090 464 AFSL 244584
Level 14/141 Walker Street, North Sydney, New South Wales 2060
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Date: 8/10/2025

Reference No: DOC0001191308

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: Blaste74 Unit trust

Type of Insurance: Residential Strata

Policy Number: 06S8496077

Period of Insurance: From 4:00PM 30/09/2025
To 4:00PM 30/09/2026

OVERVIEW

Insured:	Blaste74 Unit trust	
Situation:	74 STEPHEN STREET, BLACKTOWN NSW 2148	
Section 1:	Building including common contents	\$1,100,000
	Loss of Rent/Temporary Accommodation (15%)	\$165,000
	Catastrophe or Emergency (15%)	\$165,000
	Additional Loss of Rent/Temporary Accommodation	Not included
	Additional Catastrophe or Emergency	Not included
	Floating Floors	Included
	Flood	Not included
Section 2:	Glass	Automatically Included
Section 3:	Theft	Automatically Included
Section 4:	Liability	\$ 20,000,000
Section 5:	Fidelity Guarantee	\$100,000
Section 6:	Office Bearers Liability	\$ 500,000
Section 7:	Voluntary Workers (Weekly/Capital Benefit)	\$2,000/\$200,000
Section 8:	Government Audit Costs	\$25,000
Section 9:	Legal Expenses	\$50,000
Section 10:	Workplace, Health and Safety Breaches	\$100,000
Section 11:	Machinery Breakdown	Not Insured
Section 12:	Lot Owners Improvements (Per Lot)	\$250,000

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Policy Number: 06S8496077

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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.

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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.

This policy is issued by Strata Unit Underwriting Pty Ltd (ABN 30 089 201 534) (SUU) as an Authorised Representative (AR 1315935) of Austagencies Pty Ltd (ABN 76 006 090 464, AFSL 244584) (Austagencies). SUU have binding authority CGU Australia Pty Ltd trading as CGU Insurance (ABN 62 004 478 960, AFSL 700014) and 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. Austagencies 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.