

HOLLARD SECTIONAL TITLE VS LOMBARD BODY CORPORATE POLICY WORDING COMPARISON

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
GENERAL		
Geysers Maintenance section	Available	Not available
Geysers All Risks section	Not available	Available
Business Interruption section	Not available	Available
Business All Risks section	Not available	Available
Accidental Damage section	Not available	Available
Umbrella Liability section	Not available	Available
Cyber Insurance (Claims made basis) section	Not available	Available
Motor section	Not available	Available
Machinery Breakdown section	Not available	Available
Solar Power section	Not available	Available
DEFINITIONS		
The Company	Defined	Not defined
Period of Insurance	Defined	Not defined
Body Corporate	Defined	Defined, but extends to include definitions: <ol style="list-style-type: none"> 1. Body Corporate 2. Homeowners' Association 3. Share Block Investors
Business	Defined	Defined, but expands to refer to relevant legislation
Claim	Defined	Not defined
Director	Defined	Not defined
Employee	Defined	Defined, but the definition is deemed to be wider
External Fixtures and Fittings	Defined	Not defined
Managing Agent	Defined	Not defined

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Participation Quota in the common Property	Defined	Defined, but the definition is deemed to be wider
SABS	Defined	Not defined
Scheme	Defined	Defined, but expands to refer to relevant legislation
Section	Defined	Defined, but the definition is deemed to be wider
Tenants' Fixtures and Fittings	Defined	Not defined
Territorial Limits	Defined	Not defined
The Insured	Defined	Includes any employee of the Named Insured, while acting on behalf of or in the course and scope of their employment or engagement by the Named Insured.
Trustees	Specifically excludes the managing agent	Defined
Act	Not defined	Defined
GENERAL EXCEPTIONS		
1. War, riot and terrorism	Refers to the company alleging that the risk is not covered	<ul style="list-style-type: none"> Excludes death or bodily injury or liability whether directly or indirectly caused refers to the Company being able to demonstrate that the risk is not covered
2. Asbestos	Applies to applicable to section C - Liability only	Applies to: <ol style="list-style-type: none"> Public Liability (Claims-made Basis); Umbrella Liability (Claims-made Basis); Employers' Liability (Claims-made Basis); Sub-Section B - Liability of the Solar Power Section.
3. Nuclear	The exception applies across the entire Policy.	The exception does not apply to the Commercial Crime section
Special Extension to General Exception 4	Point 1 (b) includes volcanic eruption	<ul style="list-style-type: none"> Motor section is included Impact damage by rocks and boulders (other than meteorites, asteroids or similar bodies entering the earth's atmosphere) is included

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6. Sanctions Limitation & Exclusion	<ul style="list-style-type: none"> • One version noted in the wording and another in the schedule • Wording version notes United Kingdom of Britain and Northern Island • Schedule version includes South Africa 	<ul style="list-style-type: none"> • Clause noted as General Condition 22 • Refers to United Kingdom
7. Pollution and Contamination Exclusion	Included	Not applicable
8. Communicable Disease (LMA5394)	<p><i>Notwithstanding any provision to the contrary within this policy, this policy excludes 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 a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease regardless of any other cause or event contributing concurrently or in any other sequence thereto.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> (a) 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 (b) 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 (c) the disease, substance or agent can cause or threaten damage to human health, welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property. 	<p><i>Notwithstanding any specific provision of a specific section of this policy including any exclusion, exception, insured peril, extension or other provision not mentioned herein which specifically overrides a general exclusion, this policy does not cover death, injury, sickness, loss, damage/s (physical or financial), cost or expense of any type whatsoever, legal liability, or any consequential loss directly or indirectly caused by, arising out of, resulting from or in consequence of:</i></p> <ol style="list-style-type: none"> 1. any infectious or contagious disease (of whatsoever nature or cause); 2. any indication, fears or threat of a possible infectious or contagious disease (of whatsoever nature or cause); <p><i>irrespective:</i></p> <ul style="list-style-type: none"> <i>i) of where in the world such disease may exist or be feared to exist;</i> <i>ii) of whether or not a declaration by a local, regional, international or governmental authority including but not limited to the President of South Africa that an infectious or contagious disease exists locally or in any area or nationally or constitutes or has given rise to a national state of disaster or emergency.</i>
9. Electronic Data	Included	Not applicable

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<p>10. Cyber Exclusion Clause</p>	<p><i>This Contract excludes any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with a Cyber Incident.</i></p> <p><i>For the purposes of this exclusion clause, any loss, damage, destruction, distortion, erasure, corruption or alteration of Electronic Data shall not be considered as physical loss or damage and shall therefore, if directly occasioned by a Cyber Incident, not be recoverable hereunder.</i></p> <p><i>Definitions:</i></p> <p><i>(a) "Cyber Incident" shall include:</i></p> <ul style="list-style-type: none"> <i>(i) unauthorised or malicious acts regardless of time and place, or the threat or hoax thereof;</i> <i>(ii) malware or Similar Mechanism;</i> <i>(iii) programming or operator error whether by the insured or any other person or persons</i> <i>(iv) any unintentional or unplanned – wholly or partially – outage of the insured’s Computer System not directly caused by physical loss or damage; affecting access to, processing of, use of or operation of any Computer System or any Electronic Data by any person or group(s) of persons</i> <p><i>(b) "Computer System" means any computer, hardware, information technology and communications system or electronic device, including any similar system or any configuration of the aforementioned and including any associated input, output or Electronic Data storage device, networking equipment or back up facility.</i></p>	<p><i>5.1 This Policy excludes 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:</i></p> <ul style="list-style-type: none"> <i>5.1.1 any loss of, alteration of, or damage to or a reduction in the functionality, availability or operation of a Computer System, unless subject to the provisions of point 5.2 below;</i> <i>5.1.2 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 point 5.2 below.</i> <p><i>5.2 Subject to the other Terms, Conditions and Exclusions contained in this Policy, this Policy will cover:</i></p> <ul style="list-style-type: none"> <i>5.2.1 loss, damage, liability, cost or expense directly caused by, resulting from, or arising out of physical loss and/or physical damage to tangible property insured under this Policy and any Time Element Loss directly resulting from physical loss and/or physical damage;</i>

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<p>10. Cyber Exclusion Clause (cont.)</p>	<p>(c) <i>“Electronic Data” means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programmes, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment</i></p> <p>(d) <i>“Malware or Similar Mechanism” means any programme code, programming instruction or other set of instructions intentionally constructed with the ability to damage, interfere with or otherwise adversely affect computer programmes, data files or operations (whether involving self-replication or not), including but not limited to “Virus”, “Trojan Horses”, “Worms”, “Logic Bombs” or “Denial of Service Attack”</i></p>	<p>5.2.2 <i>physical loss and/or physical damage to Data Processing Media for which the basis of valuation shall be the cost of the blank Data Processing Media plus the costs of repairing, replacing or restoring the Data from back-up or from originals of a previous generation (these costs will not include research and engineering). If the media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank Data Processing Media (however, this Policy does not cover any amount pertaining to the value of Data to the Insured or any other party, even if such Data cannot be recreated, gathered or assembled);</i></p> <p><i>where such physical loss and/or physical damage is directly occasioned by otherwise covered perils under this Policy and not otherwise excluded under this Policy.</i></p> <p><i>Meaning of words:</i></p> <ol style="list-style-type: none"> 1. <i>“Computer System” means 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 or data storage device, networking equipment or back up facility.</i> 2. <i>“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.</i>

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10. Cyber Exclusion Clause (cont.)		<p>3. "Time Element Loss" means business interruption, contingent business interruption or any other consequential losses.</p> <p>4. "Data Processing Media" means any property insured by this insurance agreement on which Data can be stored but not the Data itself.</p>
11. Theft by false pretences and fraud	Restricts exclusion to any actual or purported exchange, cash or credit sale agreement including theft by trickery	Noted as General Condition 21
12. Mould and fungi	Included	Not applicable
13. Transmission and distribution lines	Included	Not applicable
14. Consequential Loss	Included	Not applicable
8. Electricity Grid Failure exclusion	Not applicable	Included
GENERAL CONDITIONS		
1. Misrepresentation, misdescription and non-disclosure	Included	<ul style="list-style-type: none"> Noted as General Condition 17 Combines Change of interest, disclosure, non-disclosure, misrepresentation and misdescription Clause is more descriptive
3A. Cancellation	Included	<ul style="list-style-type: none"> Includes: <ul style="list-style-type: none"> retention of short period or minimum premium under point 2.2 <i>Pro-rata premiums</i> point 2.3 <i>Premium refund</i> following losses
3B. Premium obligations	Grace period: <ol style="list-style-type: none"> Quarterly, half yearly, annual policies: 15 days Monthly policies: 15 days from second month of inception date 	Grace period: <ol style="list-style-type: none"> Quarterly, half yearly, annual policies: 31 days Monthly policies: double debit allowed
5. Prevention of loss	Includes: <ul style="list-style-type: none"> The failure to adhere to any applicable law, regulation, by-law or rule shall entitle the insurer to reject any claim where such failure is material to the claim. 	Included

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<p>6. Claims</p>	<ul style="list-style-type: none"> • Losses due to theft must be reported to the police as soon as practicable after the event • Prescription period for rejections is 6 months 	<ul style="list-style-type: none"> • Any claim involving criminal must be reported to the police immediately after the event • Prescription period for rejections is 12 months • Property must be preserved • Includes requirements for injuries as point 6.3 • Liability may not be admitted as per point 6.5 • The insurer has the right to take ownership of any recovered property, including vehicles
<p>8. Fraud</p>	<p><i>If any claim under this policy is in any respect fraudulent or if any fraudulent means or devices are used by the insured or anyone acting on their behalf or with their knowledge or consent to obtain any benefit under this policy or if any event is occasioned by the wilful act or with the connivance of the insured, the benefit afforded under this policy in respect of any such claim shall be forfeited.</i></p>	<p>8. <i>Deliberate or fraudulent acts in making a claim</i> <i>All benefits afforded in terms of this Policy in respect of any claim shall be forfeited and this Policy may be voided or cancelled at the Company's discretion from the date of any fraudulent conduct:</i></p> <p>8.1 <i>if any claim or part thereof under this Policy is in any way fraudulent or if fraudulent means or devices are used by the Insured or anyone acting on the Insured's behalf to obtain any benefit under this Policy, or if any Insured event under this Policy is occasioned by the Insured's intentional conduct or that of any person acting on the Insured's behalf or with the Insured's connivance; or</i></p> <p>8.2 <i>if any fraudulent information and/or document, whether created by the Insured or any other party is provided to the Company by the Insured or anyone acting on the Insured's behalf or with the Insured's connivance in substantiation or support of any claim under this Policy and whether or not the claim in itself is fraudulent; or</i></p>

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8. Fraud (cont.)		<p><i>8.3 if the quantum of any claim is deliberately exaggerated by the Insured or anyone acting on the Insured's behalf or with the Insured's connivance, for any reason whatsoever, and whether or not the claim in itself is fraudulent.</i></p> <p><i>Where any benefit under this Policy is forfeited in circumstances set out in this General Condition, the Insured shall repay to the Company all amounts which the Company may have previously settled in respect of all claims forfeited without prejudice to the Company's right to recover any other damages which the Company may have suffered as a result of the fraudulent conduct.</i></p>
9. Reinstatement of cover after loss (not applicable to stock on a declaration basis nor to any section where it is stated to be not applicable)	<ul style="list-style-type: none"> Limits cover to one automatic reinstatement per annual insurance period 	Included
13. Consent to disclose	<ul style="list-style-type: none"> Refers to its agent 	<ul style="list-style-type: none"> Refers to third parties Includes point 14.6 <ul style="list-style-type: none"> The Insured agrees that this consent clause will survive the termination for whatever reason of the Policy, including its cancellation or lapsing.
14. Insurable Interest	<p><i>The insured or any other person to whom cover under this policy extends shall have an insurable interest both at inception of this policy and at the time a loss occurs.</i></p>	<p><i>19.1 The Insured must have an insurable interest in any item insured under this Policy at the date of the event giving rise to a claim.</i></p> <p><i>19.2 If the Insured's insurable interest in an insured item is an interest other than as an owner or a good faith possessor of the goods (in terms of a credit agreement or else) who bears the risk of loss, the Insured must advise the Company of the nature and extent of the insurable interest before the cover commences.</i></p>

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14. Insurable Interest (cont.)		<p>19.3 The cover for any such item will start only when the Company has given written confirmation and agreed to insure the property.</p> <p>19.4 Should the nature or extent of the insurable interest in any item insured under this Policy change, the Insured must notify the Company immediately in writing of such change. Failure to do so may entitle the Company to reject the claim if the Insured's insurable interest was not agreed to by the Company.</p>
15. Interpretation of the policy wording	Included	Not noted
16. Proof of ownership	Included	Not noted
17. National Building Regulations	Included	Not noted
18. Fire Fighting Equipment/ Protection	Included	Not noted
19. Gas Installations - LP Gas	Included	Not noted
20. Alteration in Risk	<p><i>The Company must be notified of any material changes in the risk whereby the risk of accident, and loss or damage is increased. The Company reserves the right to amend the rates, terms and conditions of the policy if the exposure is increased by the alteration in risk.</i></p> <p><i>The Company shall not be liable for any loss, damage or liability caused or contributed to by the alteration in the Risk.</i></p>	<p>18. Alterations to the business</p> <p>18.1 The Insured must immediately advise the Company in writing of any changes to the business that may increase the risk or result in an increased chance of destruction, loss or damage to property insured or liability to third parties.</p> <p>18.2 The definition of change referred to in 18.1 shall include but not be limited to:</p> <p>18.2.1 changes in the name of the Insured or directors or partners;</p> <p>18.2.2 changes to the address or location of the business;</p> <p>18.2.3 changes in the nature of the business activities, trade or occupation;</p>

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20. Alteration in Risk (cont.)		<p>18.2.4 alterations in construction of the premises;</p> <p>18.2.5 new business products not previously disclosed to the Company;</p> <p>18.2.6 change of tenants if the insured property is leased out;</p> <p>18.2.7 additional premises occupied.</p> <p>18.3 The Company may at its own discretion:</p> <p>18.3.1 adjust the premium or terms of the Policy;</p> <p>18.3.2 require additional Terms, Conditions or Provisions;</p> <p>18.3.3 cancel the Policy in accordance with General Condition 2 of the Policy.</p>
21. Pairs, Sets, Systems and Collections	<p><i>The Company will not pay for any additional, special value that an item has because it is part of a pair, set, system or collection. The Company will only compensate you for the proportionate value of the part of the pair, set, system or collection that is lost or damaged.</i></p>	<p>28. <i>Dye-lots, patterns and textures</i> <i>Loss of or damage to any property (or any portion thereof) being supplied or manufactured in specific dye-lots, colours, patterns or textures which is not available (in whole or in part) in such dye-lots, colours, patterns or textures, the Company will indemnify the Insured for the loss of the same as such is available to the nearest dye-lot, colour or texture as may be available in the required quantity.</i></p>
23. Policy Wording and Schedule	Not noted	Included
24. Defective design, lack of maintenance and cost of maintenance	Not noted	Included
25. Gradual deterioration, wear and tear	Not noted	Included
26. Delay of cover	Not noted	Included

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27. Obsolescence in the event of loss of or damage	Not noted	Included
29. Change in Premiums and Conditions	Not noted	Included
30. Average	Noted per individual section	Applies to the following sections: A. Property Combined B. Business Interruption; C. Office Contents but not applicable to theft; D. Solar Power but not applicable to theft.
31. Emergency expense shortfall benefit	Not noted	Included
GENERAL PROVISIONS		
A. Claims preparation costs	Included up to R50 000 or 10% of sum insured, whichever is the lesser with the option to buy up under each section	Included up to R500 000 per event and in the annual aggregate with the option to buy up under each section
D. Liability under more than one section	Clause only includes 'Section'	<ul style="list-style-type: none"> • Clause extends to include 'or Extension (optional or otherwise)' • Clause excludes where cover is granted for 'Personal Accident Benefits or under the Umbrella Liability (Commercial Risk) Section'
J. Value Added Tax (VAT)	Included	Includes the definition of VAT with additional subjectivities
L. Risk Surveys	Included	Not noted
4. Members, directors, partners or employees	Not noted	Included
9. Security guard costs	Not noted	Applies to the following sections: A. Property Combined; B. Office Contents; C. Business All Risks; D. Electronic Equipment; E. Solar Power.

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10. Malicious damage	Cover is included on section level	Applies to the following sections: A. Property Combined; B. Office Contents; C. Solar Power.
11. Fire-extinguishing charges	Cover is included on section level	Applies to the following sections: A. Property Combined; B. Office Contents; C. Solar Power; D. Motor; E. Electronic Equipment.
12. Subsidence and landslip (limited cover)	Optional cover available on section level	Applies to the following sections: A. Property Combined; B. Office Contents; C. Solar Power.
14. Locks and Keys	Includes cover on section level	Applies to the following sections: A. Property Combined; B. Office Contents; C. Money.
15. Property under construction or alteration	Not noted	Included
16. Warranties and endorsements	Not noted	Included
SPECIAL EXTENSION		
Riot and strike extension	Included	Optional cover available on section level
SECTION A: PROPERTY INSURANCE		
Insured event 1. Loss or damage	<ul style="list-style-type: none"> Refers to Loss or damage to buildings and includes the definition of buildings Defines buildings Cover any loss or damage unless specifically excluded 	Cover is based on fire and allied perils

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Insured event 2. Theft	<ul style="list-style-type: none"> Cover is suspended if the building is unoccupied for more than 30 consecutive days During initial unoccupancy period of 30 consecutive days, the insured is responsible for 25% of any claim, before deduction of any first amount payable Cover included up to R100 000 in the policy schedule 	<ul style="list-style-type: none"> Theft must be accompanied by visible signs of physical damage to the building or violence or threat of violence Resultant damage to the buildings, landlord's fixtures and fittings contained therein, electronic gate motors, walls, gates, posts and fences (including palisades) is included Theft of contents (as defined) is included up to R15 000 per event and R30 000 in the annual aggregate Cover is suspended if the building is unoccupied for more than 45 consecutive days During initial unoccupancy period of 45 consecutive days, the insured is responsible for 20% of any claim, before deduction of any first amount payable If the building comprises of two or more parts or Units then each Unit will be regarded as a separate building for the purposes of the unoccupancy clause
Insured event 3. Accidental breakage of aerials and satellite dishes	Included up to R50 000 in the policy schedule	Included up to R5 000 per event and R10 000 in the annual aggregate
Insured event 4. Accidental damage to glass and sanitary ware	Included up to R250 000 in the policy schedule	Included up to R150 000
Insured event 5. Electrical and mechanical breakdown	<ul style="list-style-type: none"> List of items covered, terms, conditions, clauses, extensions and exclusions are contained in the policy wording Cover included up to R10 000 as per the policy schedule 	<ul style="list-style-type: none"> Cover is provided under the machinery Breakdown section List of items covered, terms, conditions, clauses, extensions and exclusions are contained in the policy wording Cover included up to R100 000 with the option to buy up
Insured event 6. Bursting, leaking, overflowing or escape of water or oil	<ul style="list-style-type: none"> Includes fixed water or oil-fired heating installation Cover included up to R15 000 in the policy schedule Cover includes geysers with applicable limits noted in the policy schedule 	<ul style="list-style-type: none"> Includes water pipes Cover included up to R15 000 Geysers and water heating systems are specifically excluded; cover must be purchased under the Geyser All Risks section

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Insured event 7. Public supply connections	Limited to R100 000 as per the policy schedule	Not sub-limited
Insured event 8. Power surge	<ul style="list-style-type: none"> Included at: <ul style="list-style-type: none"> If un-protected - R50 000 With SABS approved protected - R100 000 	Cover must be purchased under the Accidental Damage section
Insured event 9. All Risks	<ul style="list-style-type: none"> Covers garden equipment, cleaning and maintenance equipment, garden furniture forming part of the common property, and gardening tools Included up to R10 000 as per the policy schedule Specific exclusions apply as contained in the policy wording 	Included up to R20 000 per event and R60 000 in the annual aggregate
Insured event 10. Automatic Sprinkler System	Included up to sum insured	Not noted
Section A – Specific Exclusions	Included	Also excludes: <ul style="list-style-type: none"> negotiable securities such as deeds, bonds, bills of exchange and promissory notes; manuscripts or documents of any kind; prepaid phone cards or cell phone vouchers; motor vehicles, motorcycles, scooters, golf carts, three-wheeled vehicles, quadbikes, caravans, trailers and all fitted accessories; aircraft, pleasure-craft, hang-gliders and their equipment; livestock or other animals;
Specific conditions Floor coverings	Not noted	This Policy does not cover the replacement of floor coverings other than in the room(s) in which damage occurred.
Clauses and extensions: Capital additions clause	Limited to 15% of sum insured	Limited to 20% of sum insured
Clauses and extensions: Energy Performance and Sustainable Buildings	Limited to 10% of sum insured	Optional cover

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Clauses and extensions: Cover during structural alterations	Included	Not noted
Clauses and extensions: Fire extinguishing charges clause	Costs insured is legally liable to pay	Included as General Provision 11 and limited to 20% of the sum insured
Clauses and extensions: Garden landscaping	Included up to R10 000 (in the annual aggregate) as per the policy schedule	Included up to R25 000 per event
Clauses and extensions: Generator hire	<ul style="list-style-type: none"> • Included up to R10 000 (in the annual aggregate) as per the policy schedule • 14 day indemnity period applies 	<ul style="list-style-type: none"> • Cover is subject to the electricity reticulation installed on the insured property being damaged by an insured peril • Included up to R25 000 per event and R50 000 in the annual aggregate
Clauses and extensions: Locks and keys	Included up to R10 000 in the annual aggregate as per the policy schedule	Included as General Provision 14 and limited to R15 000 per section (Property Combined, Office Contents and Money) and R30 000 per event
Clauses and extensions: Metered Water	Included up to R10 000 in policy schedule	Included up to R15 000 per event and R50 000 in the annual aggregate
Clauses and extensions: Tracing of Leaks	Included up to R5 000 in policy schedule	Included up to R5 000 per event and R10 000 in the annual aggregate
Clauses and extensions: Removal of water from basements	Included up to R5 000 in policy schedule	20% of Sum Insured
Clauses and extensions: Tenants Fixtures and Fittings (If stated in the schedule to be included)	Optional cover	Not available
Clauses and extensions: Fragile Counter Tops	Included up to R10 000 in policy schedule	Not included
Clauses and extensions: Theft of Exterior Fixtures and Fittings	Included up to R50 000 in policy schedule	Optional cover

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Clauses and extensions: Mobility cost	<ul style="list-style-type: none"> • Included up to R20 000 in policy schedule • extends to include tenants 	<ul style="list-style-type: none"> • Included up to R20 000 • extends to any member of the owner's family normally residing with them • bodily injury suffered must be caused by a fire or a violent act of theft, attempted theft, holdup or hijacking at the insured premises, whilst in the Unit or on its grounds
Clauses and extensions: Medical, Trauma and Bereavement Costs	Included at R10 000 each as per the policy schedule	Not included
Clauses and extensions: Pet housing	Included up to R5 500 in the annual aggregate in the policy schedule and limited to 2 incidents	Included up to R5 500 under Sub-section C Rent
Clauses and extensions: Guards	Included up to R10 000 in the annual aggregate in the policy schedule	Included as General Provision 9 and limited to R25 000 per event
Clauses and extensions: Temporary removal clause	Included	<ul style="list-style-type: none"> • Territorial limits extend to include Zimbabwe • If temporary removal is not for the purpose of cleaning, renovation, repair or similar process cover is limited to 25% of the item sum insured
Clauses and extensions: Bondholders' requirements	Not included	Included
Clauses and extensions: Costs of removal of fallen or leaning trees	Not included	Included
Clauses and extensions: Discharge or leakage of fire protection systems	Not included	Included
Clauses and extensions: Emergency accommodation (tenants)	Not included	Included
Clauses and extensions: Emergency expense shortfall	Not included	Included
Clauses and extensions: Intercom system SIM card	Not included	Included

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Clauses and extensions: Maintenance fees and levies	Not included	Included
Clauses and extensions: Meeting room hire	Not included	Included
Clauses and extensions: Mortgage discharge fees	Not included	Included
Clauses and extensions: Shade nets and canopies	Not included	Included
Clauses and extensions: Temporary repairs and measures after loss	Not included	Included
Clauses and extensions: Wild baboons and monkeys	Not included	Included
Optional clauses and extensions: Additional leakage — first loss	Not available	Available
SECTION B: RENT		
Owners Alternative Accommodation	Included	Also includes cover for alternative accommodation for live in domestic employees limited to an amount of R15 000 in the annual aggregate
Extensions: Prevention of access extension	Limited to 25% of the sum insured of the affected property	Limited to 30% of the affected Building's sum insured, not exceeding R20 000 000
Extensions: Public Authority Closure	Included	Not included
SECTION C: PUBLIC LIABILITY (CLAIMS MADE BASIS)		
Specific Exceptions:	<ol style="list-style-type: none"> 1. <i>injury or damage sustained</i> <ol style="list-style-type: none"> (a) <i>by any member of the same household as the Insured;</i> 	<ol style="list-style-type: none"> 1. <i>Household or family member death, injury or damage sustained by any member of the same household or family as the insured.</i>

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<p>Specific Exceptions: (cont.)</p>	<p>(b) <i>by any trustee or person employed by the Insured under a contract of service or apprenticeship and arising directly from and in the course of such trusteeship or employment by the Insured;</i></p> <p>(c) <i>by any other person resulting from the ownership of, or use by, or on behalf of the Insured of mechanical propelled vehicles (except pedal cycles and lawnmowers);</i></p> <p>(d) <i>the demolition, construction renovation or addition to any structure at the premises;</i></p> <p>(e) <i>and arising from any business, trade or profession carried on by the insured at the premises otherwise than the management of the premises.</i></p>	<p>7. <i>Employee for loss of or Bodily injury sustained by an Employee, Trustee, director, or someone acting under a contract of service, which arises out of and/or in the course of their employment, trusteeship, directorship or engagement by the Insured or any liability attaching to the Insured by virtue of any workmen's compensation, unemployment compensation or disability benefits law or any similar law or regulation.</i></p>
<p>Specific Exceptions: Damage to property/care, custody and control</p>	<p>2. <i>damage to property</i></p> <p>(a) (i) <i>belonging to the Insured;</i></p> <p>(ii) <i>in the Insured's custody or control, or in the custody or control of any trustee or employee;</i></p> <p>(b) <i>caused by vibration or by the removal or weakening of or interference with support to any land, building or other structure.</i></p>	<p>2. <i>Ownership, care, custody or control for loss of, or damage to property belonging to, or in the Insured's care, custody or control.</i></p> <p>21. <i>Vibration/support arising out of Personal injury or loss of or damage to Property resulting from, whether directly or indirectly the intentional removal of support of any Property.</i></p>
<p>Specific Exceptions</p>	<p>3. <i>liability assumed by agreement unless liability would have attached to the Insured notwithstanding such agreement.</i></p>	<p>9. <i>Contractual liability that is assumed by the Insured under a contract or agreement, unless such liability would have attached to the Insured in the absence of the said contract or agreement.</i></p> <p><i>This Exception will include any liability that:</i></p> <p>9.1 <i>arises under any penalty clause or in respect of fines or liquidated damages; or</i></p>

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
<p>Specific Exceptions (cont.)</p>		<p>9.2 arises out of the sole negligence of third parties; or</p> <p>9.3 attaches by virtue of any waiver of subrogation rights against third parties; or</p> <p>9.4 arises by reason of Personal injury to any employee of third parties, unless, once again, such liability would have attached to the Insured in the absence of the said contract or agreement.</p>
<p>Specific Exceptions: Pollution</p>	<p>4. (a) liability in respect of injury, damage, or loss of use of property directly or indirectly caused by seepage, pollution or contamination provided always that this exclusion shall not apply where such seepage, pollution or contamination is caused by sudden, unintended and unforeseen occurrence;</p> <p>(b) the cost of removing, nullifying or cleaning up seeping, polluting or contaminating substances unless seepage, pollution or contamination is caused by sudden unintended and unforeseen occurrence.</p> <p><i>This exception shall not extend the policy to cover any liability that would not have been insured under this policy in the absence of this exclusion.</i></p>	<p>8. Pollution arising directly or indirectly from any Pollution hazard:</p> <p>8.1 in the United States of America and/or Canada and/or their respective possessions or protectorates;</p> <p>8.2 elsewhere in the world, other than in those countries or territories referred to in 8.1 above, except where the Pollution hazard results from a sudden, accidental, unexpected, and unintended, identifiable incident that takes place in its entirety at a specific identifiable time and place during the period of insurance; PROVIDED THAT: the indemnity granted will not extend to events arising directly or indirectly from any Pollution hazard that involves bacteria, moulds or other fungi (including but not limited to mildew or mycotoxins or spores or any other substance or product produced or released by molds or fungi); PROVIDED FURTHER THAT: the total indemnity payable will be the limit of indemnity for Sub-Section 1.</p>

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
<p>Specific Exceptions: Fines, penalties, etc.</p>	<p>5. <i>finest, penalties, awards, punitive, exemplary or vindictive damage.</i></p>	<p>13. <i>Fines, penalties and punitive damages for fines, penalties, punitive damages, or exemplary damages.</i></p>
<p>Specific Exceptions: Jurisdiction</p>	<p>6. (a) <i>damages in respect of judgments delivered or obtained in the first instance otherwise than by a court of competent jurisdiction within the Republic of South Africa,</i> (b) <i>costs and expenses of litigation recovered by any claimant from the insured which are not incurred in and recoverable in in terms of 6(a) above.</i></p>	<p>20. <i>Jurisdiction arising out of Personal injury or any loss of or damage to Property, in respect of judgments delivered or obtained in the first instance other than by a court of competent jurisdiction within the Republic of South Africa, Namibia, Botswana, Lesotho and the Kingdom of Eswatini (formerly Swaziland).</i></p>
<p>Specific Exceptions: Professional services</p>	<p>7. <i>liability consequent upon injury or damage:</i> (a) <i>caused by or through or in connection with any advice or treatment of a professional nature (other than first aid treatment) given or administered by or at the insured's direction;</i> (b) <i>caused by or through or in connection with the ownership, possession or use by or on behalf of the insured of any mechanically propelled vehicle (other than a pedal cycle or lawnmower or any pedestrian controlled garden equipment) or trailer or of any watercraft, locomotive or rolling stock, provided that this exception shall not relieve the Company of liability to indemnify the insured in respect of liability consequent upon injury or damage caused or arising beyond the limits of any carriage-way or thoroughfare in connection with the loading or unloading of any vehicle, insofar as such injury or damage is not insured by any other insurance policy</i></p>	<p>10. <i>Professional services arising out of any act, error, or omission, in the provision for a fee of any advice, treatment, design services, instructions, or specification, but this Exception will not apply to first aid activities.</i> 4. <i>Vehicles, aircraft, hovercraft, watercraft or offshore installation arising from the ownership, possession, or use by, or on the insured's behalf or an employee of the Insured of:</i> 4.1 <i>any mechanically propelled vehicle or attached trailer, while in use in circumstances where compulsory insurance or security is required by any road traffic legislation, but this Exception will not apply to liability caused by:</i> 4.1.1 <i>the loading or unloading of any such vehicle or trailer, arising beyond the limits of any carriageway or thoroughfare;</i></p>

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
<p>Specific Exceptions: Professional services (cont.)</p>	<p>(c) <i>caused by or through or in connection with:</i></p> <ul style="list-style-type: none"> (i) <i>the refuelling of aircraft;</i> (ii) <i>the ownership, possession, maintenance, operation or use of aircraft or an airline;</i> (iii) <i>the ownership, hire or leasing of any airport, airstrip or helicopter pad.</i> (iv) <i>the ownership of or use of any watercraft</i> 	<p>4.1.2 <i>any self-propelled mechanical plant, or any machinery or apparatus attached to any other vehicle, while used as a tool of trade, other than in circumstances where such liability is governed by any road traffic legislation requiring compulsory insurance or security;</i></p> <p>4.2 <i>any aircraft or other aerial device, hovercraft, watercraft, or offshore installation but this Exception will not apply to liability caused by:</i></p> <p>4.2.1 <i>hand propelled watercraft or sailing craft not exceeding 8m (eight metres) in length; or</i></p> <p>4.2.2 <i>watercraft not exceeding 25m (twenty five metres) in length, not owned by the Insured but used by the Insured for business entertainment purposes, with the exception of racing or trials;</i></p> <p><i>PROVIDED THAT:</i> <i>the Insured is not entitled to an indemnity under any other Policy.</i></p>
<p>Specific Exceptions: Prescription period</p>	<p><i>48 Months</i></p>	<p>Not noted</p>
<p>Specific Exceptions: 3. Property worked upon</p>	<p>Not noted</p>	<p>Included</p>
<p>Specific Exceptions: 5. Products</p>	<p>Not noted</p>	<p>Included</p>
<p>Specific Exceptions: 6. Defective workmanship</p>	<p>Not noted</p>	<p>Included</p>
<p>Specific Exceptions: 11. Efficacy</p>	<p>Not noted</p>	<p>Included</p>

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Specific Exceptions: 12. Recall	Not noted	Included
Specific Exceptions: 14. Advertising	Not noted	Included
Specific Exceptions: 15. Toxic substances	Not noted	Included
Specific Exceptions: 16. System failure	Not noted	Included
Specific Exceptions: 17. Pure financial loss	Not noted	Included
Specific Conditions	<p>1. <i>Any claim first made in writing against the insured as a result of a defined event reported in terms of General condition 6 (hereinafter termed reported event) shall be treated as if it had first been made against the insured on the same day that the insured reported the event to the Company.</i></p>	Not noted
Extensions: Extended Reporting Option (if stated in the schedule to be included)	<ul style="list-style-type: none"> • Reporting period: 15 days • Retroactive period: 48 months 	<ul style="list-style-type: none"> • Reporting period: 31 days • Retroactive period: 36 months
Specific Conditions	<p>3. <i>Any series of claims made against the insured by one or more than one claimant during any period of insurance consequent upon one event or series of events with one original cause or source shall be treated as if they all had first been made against the insured</i></p> <p>(a) <i>on the date that the event was reported by the insured in terms of General condition 6 or</i></p> <p>(b) <i>if the insured was not aware of any event which could have given rise to a claim, on the date that the first claim of the series was first made in writing against the insured.</i></p>	Not noted

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Specific Conditions: 1. Observance of terms	Not noted	Included
Specific Conditions: 2. Claims co-operation	Not noted	Included
Specific Conditions: 3. Claims control	Not noted	Included
Specific Conditions: 4. Deductible	Not noted	Included
Specific Conditions: 5. Discharge of liability	Not noted	Included
Specific Conditions: 6. Alteration of risk	Not noted	Included
Specific Conditions: 7. Adjustments	Not noted	Included
Specific Conditions: 8. Law	Not noted	Included
Specific Conditions: 9. Amendment	Not noted	Included
Specific Conditions: 10. Offset of premium	Not noted	Included
Extensions: Cross liabilities	Also includes: 2. <i>Provided that the aggregate liability of the Company is not increased beyond the limit of indemnity stated, the Company will also indemnify as though a separate policy had been issued to each</i> <i>(a) in the event of the insured's death, any personal representative of the insured in respect of the liability incurred by later;</i>	Included

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Extensions: Cross liabilities (cont.)	<p><i>(b) any trustee, partner or director or member or employee of the insured (if the insured so request) against any claim for which the insured are entitled to indemnity under this insurance.</i></p> <p><i>for the purposes of this extension, the Company waives all rights of subrogation or action that they may have or acquire against any of the above, and each party to whom the indemnity hereunder applies shall observe, fulfil and be subject to the terms, exclusions and conditions (both general and specific) of this insurance in so far as they can apply</i></p>	
Extensions: Legal defence costs	Included up to R50 000 per event and R100 000 in the annual aggregate	Included up to R150 000 per event and R250 000 in the annual aggregate with the option to buy up
Extensions: The Statutes	Included	Not noted
Extensions: Wrongful arrest and defamation	Included up to R50 000 per event and R100 000 in the annual aggregate	Included up to R150 000 per event and R250 000 in the annual aggregate with the option to buy up
Extensions: Emergency medical expenses	Included	Not included
Extensions: Automatic acquisitions	Not included	Included
Extensions: Damage to leased or rented premises	Not included	Included
Extensions: Defence costs	Not included	Included
Extensions: Food and drink	Not included	Included
Extensions: Liability by agreement	Not included	Included
Extensions: Spread of fire	Not included	Included

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
<p>Trustee's Indemnity (Claims Made Basis)</p>	<p><i>The Company will indemnify</i></p> <ol style="list-style-type: none"> 1. <i>the Trustees for all sums that they shall become legally liable to pay for which they are not indemnified by the Body Corporate or;</i> 2. <i>the Body Corporate for all sums they shall become legally liable to pay for which they grant indemnification to the Trustees as permitted or required by the Act, Regulations and Management Rules, which occurred on or after the retroactive date shown in the schedule in respect of any claim first being made against the Trustees and/or Body Corporate in writing during the period of insurance.</i> <p><i>Provided that:</i></p> <ol style="list-style-type: none"> (i) <i>the Company's limit of indemnity (including all costs and expenses) shall not exceed the limit stated in the schedule for any one event and in any one (annual) period of insurance.</i> (ii) <i>the insured shall be responsible for a first amount payable.</i> 	<p><i>The amount payable under this Extension for any wrongful act by any Trustee(s), inclusive of any legal costs recoverable from the Insured by a claimant or any number of claimants, and all other costs and expenses incurred with the Company's consent, for any one event or series of events with one original cause or source or during any one (annual) period of insurance, will not exceed in the aggregate the Limit of indemnity for this Extension stated in the Schedule. For the purpose of this cover, a wrongful act shall be any actual or alleged breach of trust, breach of duty, neglect, error, misstatement, misleading statement, omission or other act wrongfully committed or attempted by a Trustee which arises solely by reason of acting in a capacity as Trustee of a Body Corporate;</i></p> <p><i>PROVIDED THAT:</i></p> <p><i>Notwithstanding anything to the contrary contained within the Policy, the Company will not indemnify the Insured under this Extension in respect of:</i></p> <ol style="list-style-type: none"> 1. <i>any liability for the payment of VAT;</i> 2. <i>any remuneration or other monies to which the Body Corporate or Trustee(s) is legally entitled;</i> 3. <i>any indemnity claimed or claimable in terms of any other insurance;</i> 4. <i>any Trustee committing any wrongful act knowing such actions to be illegal, fraudulent or of malicious intent;</i> 5. <i>the first amount payable stated in the Schedule.</i>
<p>Definitions: Act</p>	<p>Defined</p>	<p>Defined under General Definitions</p>

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Definitions: Business	<i>The duties of a Body Corporate in terms of the Act and the registered rules agreed by them.</i>	<ol style="list-style-type: none"> 1. <i>the duties and requirements of a Body Corporate in terms of the Sectional Titles Act 95 of 1986 as may be applied to this insurance and the registered rules agreed and amended by the appointed Trustees or as may be amended by statutory regulations and/or the provisions thereof; or</i> 2. <i>the duties and requirements of the directors of a company governing the activities of a Homeowners' Association as determined in accordance with the requirements of the Companies Act of 2001 (section 21) (companies not for gain) as may be applied to this insurance or amended by statutory legislation and/or the provisions thereof; or</i> 3. <i>the duties and requirements of the directors/members of a "Share Block" as determined in accordance with the requirements of the Share Block Control Act 59 of 1980 as may be applied to this insurance or amended by statutory legislation and/or the provisions thereof</i>
Definitions: Body Corporate	Defined	Defined under General Definitions
Definitions: Claim	Defined	Not defined
Definitions: Costs and Expenses	Defined	Not defined

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Definitions: Employee	<i>Any employee of the Body Corporate but excluding any Managing Agents.</i>	<i>any person or persons over whom an authorised Trustee of the Body Corporate or authorised Director of the Company governing the Homeowners' Association or director or member representing the interest of the Share Block investors; have effective direction and control as to the effort and outcome or the work undertaken by an "employee" or "employees" whilst engaged by the Body Corporate or Homeowners' Association provided the "employee" or "employees" act whilst; during and within the scope of their authorised and appointed employment; and are qualified in the undertaking of their required services. The activities of any Managing Agent(s) and/or their employees or appointed contractors (or their subcontractors) are specifically excluded in terms of the definition of an "Employee"</i>
Definitions: Loss	Defined	Not defined
Definitions: Owner	Defined	Defined under General Definitions
Definitions: Trustee(s)	Defined	Defined under General Definitions
Definitions: Unit(s)	Defined	Defined under General Definitions
Definitions: Wrongful Act(s)	Defined	Not defined
Definitions: Bodily injury	Not defined	Defined
Definitions: Event	Not defined	Defined
Definitions: First amount payable	Not defined	Defined

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Definitions: Geographical Limits	Not defined	Defined
Definitions: Insured	Not defined	Defined
Definitions: Limit of indemnity	Not defined	Defined
Definitions: Personal injury	Not defined	Defined
Definitions: Pollutants	Not defined	Defined
Definitions: Pollution hazard	Not defined	Defined
Definitions: Property	Not defined	Defined
Definitions: Pure financial loss	Not defined	Defined
Definitions: Retroactive date	Not defined	Defined
Definitions: System failure	Not defined	Defined
Trustee's Indemnity (Claims Made Basis): Specific Conditions	Included	Not noted
Trustee's Indemnity (Claims Made Basis): Specific Exceptions	Included	Not noted
Employers Liability: Territorial limits	Included	<ul style="list-style-type: none"> Excludes USA and Canada operations Extends to include Zambia
Clauses and extensions: Extended reporting	Not included	Included

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
SECTION D: OFFICE CONTENTS		
Defined events	Cover for property owned by any partner or director or employee of the insured is limited to R3 500	Cover for property owned by any partner or director or employee of the insured R20 000 per person and R40 000 per event (as noted under the definition of contents)
Definition: Electronic data processing equipment	Included	Not noted
Definition: Office Contents	<i>Means unfixed moveable property such as furniture, office contents, gym equipment, garden tools, cleaning and other tools and equipment but excluding electronic data processing equipment and documents.</i>	<p><i>Contents shall mean:</i></p> <ol style="list-style-type: none"> 1. <i>all contents contained in the office and/or consulting room situated as described in the Schedule but excluding documents as defined in Sub-Section C;</i> 2. <i>landlord's fixtures and fittings, the property of the Insured or for which they are legally responsible;</i> 3. <i>property owned by any partner or director or employee of the Insured, insofar as such property is not otherwise insured, up to R20 000 (twenty thousand rand) in the case of any one person and R40 000 (forty thousand rand) in the aggregate any one event.</i>
Sub-Section A Contents	Includes accidental breakage of mirror glass, plate glass tops to furniture or fixed glass forming part of any article of furniture	<ul style="list-style-type: none"> • Cover in respect of storm, wind, water, hail or snow excludes damage to property <ul style="list-style-type: none"> – caused by tidal wave originating from earthquake – in the open (other than buildings, structures and plant designed to exist or operate in the open) unless specifically insured as a separate item in the schedule – in any structure not completely roofed unless specifically insured as a separate item in the schedule • Includes impact by rocks and boulders (other than meteorites, asteroids or similar bodies entering the earth's atmosphere)

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Sub-Section A Contents (cont.)		<ul style="list-style-type: none"> • Special perils excludes damage due to: <ul style="list-style-type: none"> – damage due to wear and tear or gradual deterioration – damage caused or aggravated by: <ul style="list-style-type: none"> – leakage or discharge from any sprinkler or drencher system in the buildings insured hereby; – subsidence or landslip – the Insured's failure to take all reasonable precautions for the maintenance and safety of the property insured and for the minimisation of any damage – mildew, damp, rising damp, rust, corrosion or rot; • Includes theft cover up to 25% of the contents sum insured with the option to buy up • Accidental damage to sanitary and fixed glass included at R150 000 under Clauses and extensions
Limit of Liability	Cover automatically included up to R50 000 as per the policy schedule	Cover automatically included up to R250 000 with the option to buy up
Specific exceptions (applicable to sub-section A)	Specifically excludes PABX systems	<ul style="list-style-type: none"> • Territorial limits extend to include Zambia • Also excludes loss or damage to: <ul style="list-style-type: none"> – any solar power system or any component(s) thereof – electronic data and processing equipment of any description; – computers and all related hardware and peripherals; – information or data stored in or on any of the equipment defined above or more specifically insurable under the Electronic Equipment Section of the Policy – copier machines and scanners forming part of a data system or network – property in the underground workings of any mine

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Clauses and extensions: Fire extinguishing charges clause	Covers costs the Insured is legally liable to pay	Noted under General provisions and limited to 20% of the property sum insured
Clauses and extensions: Locks and keys	Included up to R3 000 as per the policy schedule	Included as General Provision 14 and limited to R15 000 per section (Property Combined, Office Contents and Money) and R30 000 per event
Clauses and extensions: Theft by forcible entry extension	Optional cover	Cover automatically included up to 25% of the contents sum insured with the option to buy up (defined event 7)
Sub-section B - Rent	Included at 25% of the contents sum insured as per the policy schedule	Included at 30% of the contents sum insured
Sub-section C - Documents	No sum insured noted on the policy schedule	Cover automatically included up to R150 000 with the option to buy up
Sub-section D - Legal Liability Documents	No sum insured noted on the policy schedule	Cover automatically included up to R150 000 with the option to buy up
Sub-section E - Increase in cost of working	Included at 25% of the contents sum insured as per the policy schedule	Included at 25% of the contents sum insured
Clauses and extensions: Alterations and misdescription	Not included	Included
Clauses and extensions: Capital additions	Not included	Included
Clauses and extensions: Discharge or leakage of fire protection systems	Not included	Included
Clauses and extensions: New and additional premises	Not included	Included
Clauses and extensions: Removal of debris	Not included	Included
Clauses and extensions: Replacement value condition	Not included	Included
Clauses and extensions: Temporary removal	Not included	Included

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Clauses and extensions: Temporary repairs and measures after loss clause	Not included	Included
Clauses and extensions: Wild baboons and monkeys	Not included	Included
Optional clauses and extensions: Additional leakage – first loss	Not available	Available
Optional clauses and extensions: Theft (non-forcible)	Not available	Available
MONEY		
Limit of liability	Automatic cover noted on schedule but not specifically stating that it can be increased.	Automatic cover noted on schedule with the option to buy up.
Defined events	Included but more descriptive.	Included
Definitions: Money	Refers to money and It's equivalents belonging to the Body Corporate for which they are responsible.	Refers to money and It's equivalents belonging to the Insured or for which they are legally responsible
Extensions: Receptacles and clothing	<ul style="list-style-type: none"> • Not specifically defined • Limited to R2 000 each as per the policy schedule 	<ul style="list-style-type: none"> • Defined • Limited to R20 000 per event with the option to buy up
Extensions: Locks and keys	Limited to R3 000 per event as per the policy schedule	Included as General Provision 14 and limited to R15 000 per section (Property Combined, Office Contents and Money) and R30 000 per event
Specific Exclusions	Minor limits included up to R5 000 as per the policy schedule	<ul style="list-style-type: none"> • Minor limits included up to R10 000 • Also excludes loss of or damage to money: <ul style="list-style-type: none"> – caused by incorrect electronic fund transfers by or to the Insured – caused by cyber crime – in the form of cryptocurrency (a digital currency in which encryption techniques are used to regulate the generation of units of currency and verify the transfer of funds, operating independently of a central bank)

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Conditions: Money in Transit Warranty	Carry limits <ul style="list-style-type: none"> • Up to R15 000 (One employee) • Between R15 001 and R25 000 (Two employees) • Above R25 000 (Reputable and recognised professional cash carrier) • If not carried by a cash carrier, cover is limited to R15 000 or the Major Limit, whichever is the lesser 	Carry limits <ul style="list-style-type: none"> • Up to R20 000 (One permanent employee) • Between R20 001 and R30 000 (Two permanent employees) • Above R30 000 (Approved and professional money handler)
Conditions: Money in transit - Uninterrupted Transit Warranty	Separately noted	Included in Money in transit warranty
Extensions Sub-section B - Personal Accident (assault)	<ul style="list-style-type: none"> • Automatically included in the schedule as: <ul style="list-style-type: none"> – Capital sum - R10 000 – Weekly sum - R250 – Medical expenses - R2 000 	<ul style="list-style-type: none"> • Includes cover for: <ul style="list-style-type: none"> – Death at R20 000 – Permanent disability at R20 000 – Emergency expense shortfall at R20 000 – Reasonable expenses incurred, up to the sum specified, shall be payable in respect of surgical, dental, nursing home or hospital treatment (including the cost of artificial aid and prostheses and the cost and expenses incurred in emergency transportation or freeing Such person if trapped or bringing Such person to a place of safety) incurred within 24 (twenty four) months of the Defined Event at R30 000 in the aggregate any one event
Burglar alarm warranty	Noted in policy schedule	Not noted
Clauses and extensions: Credit/Debit cards	Not included	Noted in wording
Clauses and extensions: Custody of Money	Not included	Noted in wording
Clauses and extensions: Skeleton keys	Not included	Noted in wording

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
SECTION F: FIDELITY		
Limit of liability	Automatic cover noted on schedule but not specifically stating that it can be increased.	Automatic cover noted on schedule with the option to buy up.
Defined events	<ul style="list-style-type: none"> • Includes directors • Losses which occurred more than 12 months prior to discovery are excluded • Cover is extended to include the managing agent as long as they are not entitled to indemnity under any other policy 	<ul style="list-style-type: none"> • Includes "Retroactive Date" • Insured must be legally responsible for money and/or property stolen • Losses which occurred more than 24 months prior to discovery are excluded • Includes cover for Theft by Computer Fraud • Includes the following provisions: <ul style="list-style-type: none"> – where indemnity is provided to the Insured in terms of any insurance superseded by the Policy, the liability of the Company shall be limited to only that proportion of the Loss which is not payable in terms of the superseded policy – all acts committed by any one person or in which such person is involved or implicated will be considered one event;
Definitions: Employee	<i>Included</i>	<i>included, but more descriptive</i>
Definitions: Managing Agent	<p><i>Managing agent shall mean</i></p> <p><i>(a) Any scheme executive, managing agent or contractor or other person acting on behalf of or under the direction of the managing agent or other agent of the Body Corporate who in the normal course of the Body Corporate's affairs have access to or control over the monies of the insured.</i></p>	<p><i>a person or company and its employees with delegated functions, appointed by the Body Corporate or the company, to control, manage and administer the business or affairs of the Body Corporate or the company. The appointment must be a written contract between the managing agent and the Body Corporate or the company</i></p>
Definitions: Collusion	Not defined	Defined
Definitions: Computer fraud	Not defined	Defined

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Definitions: Loss	Not defined	Defined
Definitions: Theft	Not defined	Defined
Definitions: Third party	Not defined	Defined
Clauses and extensions: Extended cover for past Trustees, Directors and/or employees' extension	<ul style="list-style-type: none"> • Includes Directors • 30 days after employment has ceased 	31 days after employment has ceased
Clauses and extensions: Contractual penalties	Not noted	Included
Clauses and extensions: Legal fees	Not noted	Included
Clauses and extensions: Unidentifiable Employees/Trustees	Not noted	Included
Specific exceptions	<p>Also excludes:</p> <ul style="list-style-type: none"> • Losses unless the insured has previously exhausted their rights and entitlements under any other fidelity bond or fund, whether of a statutory nature or not • Any loss that cannot be validated from the insured's accounting records • Any Company or other legal entity acquired during the period of insurance, without prior notification • the Company will not be liable for any loss arising directly or indirectly from or having any connection with: <ul style="list-style-type: none"> – loss or part of a loss where proof of its existence or amount depends on any comparison of inventory records with a physical count or a profit and loss computation, except that this exclusion will not apply to the extent that the insured is able to prove the amount of the loss through other evidence unrelated to comparison or computation; or 	<p>Also excludes:</p> <ul style="list-style-type: none"> • Loss resulting from or contributed to by any Defined Event by: <ul style="list-style-type: none"> – any partner in or of the Insured to the extent that such partner would benefit by indemnity granted under this Section – any principal, director or member of the Insured unless such principal director or member is also an Employee – any Employee or Trustee from the time the Insured shall become aware that such Employee or Trustee has committed any fraud or dishonesty – any Managing Agent which does not hold a valid Fidelity Guarantee and Professional Indemnity insurance policy

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
<p>Specific exceptions (cont.)</p>	<p>loss arising from a failure to make payment or of default under a loan or other credit transaction.</p>	<ul style="list-style-type: none"> • Fines, penalties, taxes or punitive damages of any nature. • Unintentional acts, errors or omissions by the Insured, Employees of the Insured, directors, officers, partners, shareholders, Trustees or members. • In respect of Defined Events, any Loss arising from or relating to, whether directly or indirectly: <ul style="list-style-type: none"> – any act or acts involving credit agreement, extension of credit, hire purchase agreement, loan, loan transaction, lease or rental agreement, invoice, account, an agreement or acknowledgment or evidence of debt, payments made or withdrawals from any customer account involving items which are not finally paid for any reason; or – any act or acts involving trading or dealing in shares, stocks, equities, bonds, unit trusts, securities, commodities, derivatives, foreign exchange, debentures, or in respect of any of the foregoing any like or similar instrument; unless in respect of such Loss, the Insured can prove that such act or acts were committed by an Employee or Trustee with the clear and unequivocal intention to cause the Insured a Loss and results in a dishonest personal financial gain for that Employee, Trustee or any other person or entity, or was committed with the manifest intent or the clear and unequivocal intent to result in a dishonest personal financial gain for the Employee, Trustee or other person or entity. • Loss of, or arising from the accessing of, any confidential or proprietary information including but not limited to trade secrets, know how, intellectual property including but not limited to patents, copyrights and trademarks, computer programs or customer information.

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Specific exceptions (cont.)		<ul style="list-style-type: none"> Loss or damage caused by fire or arising from the malicious, wilful or wanton acts of Employees or Trustees which are coverable under a fire insurance policy or similar insurance. <p>Where the Insured is a company, close corporation or partnership and any principal, shareholder, director, member or partner thereof is involved or implicated in the Loss, the Company will only be liable to the extent of the shareholding, participation, membership or other share of the other principals, shareholders, directors, members or partners of the Insured.</p>
Specific Conditions	Included	<p>Also includes:</p> <ul style="list-style-type: none"> The Company reserves its right of subrogation against any other insurance policy, effected by any insured person that covers loss of money belonging to the Insured.
Optional clauses and extensions: Computer losses	Not available	Available
Optional clauses and extensions: Costs of recovery	Not available	Available
Optional clauses and extensions: Extortion	Not available	Available
Optional clauses and extensions: Losses discovered more than 24 (twenty four) months after being committed but not more than 36 (thirty six) months thereafter	Not available	Available
Optional clauses and extensions: Losses discovered more than 24 (twenty four) months after being committed, subject to satisfactory systems audit	Not available	Available

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Optional clauses and extensions: Reduction/reinstatement of sum insured	Not available	Available
Optional clauses and extensions: Retroactive cover - no previous insurance in force	Not available	Available
Optional clauses and extensions: Superseded insurance	Not available	Available
Optional clauses and extensions: Voluntary first amount payable	Not available	Available
Computer losses first amount payable	Not included	Included
First amount payable for losses discovered more than 12 (twelve) months after they were committed	Not included	Included
SECTION G: ELECTRONIC EQUIPMENT		
Defined Events: Sub-section A	<ul style="list-style-type: none"> Equipment is only covered if contained in that part of the building occupied by the insured Temporary removal is restricted to territorial limits 	Included
Sub-section A: Definitions	Included	Not included
Sub-section A: Specific Exceptions	Theft from a vehicle is excluded if the property is contained in a compartment of the motor vehicle and is visible to passers-by	<ul style="list-style-type: none"> Also excludes: <ul style="list-style-type: none"> wear and tear or gradual deterioration damage to equipment whilst undergoing a process of cleaning, repair, alteration or restoration detention, confiscation, forfeiture, impounding, attachment or requisition by any lawfully instituted authority or other judicial process or requisition by Customs or other officials loss of or damage to any solar power system or any component thereof.

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Sub-section A: Specific Exceptions (cont.)		<ul style="list-style-type: none"> Theft from an unattended vehicle requires that the property be hidden from sight in a completely closed and securely locked vehicle
Power surge or lightning strikes	Included	Included but more prescriptive
Basis of Indemnity (applicable to sub-section A)	Not noted	Included
Specific Conditions: Burglar Alarm Warranty (if stated in the Schedule to be applicable)	Included in the policy schedule	Included
Specific Conditions: Reinstatement	Not noted	Included
Sub-section B - Consequential loss: Defined events: i) Increased cost of working	Included up to R10 000 as per the policy schedule	Cover is automatically included up to a maximum amount of R20 000 (twenty thousand rand) per event with the option to buy up
Sub-section B - Consequential loss: Defined events: (ii) Reinstatement of data/programs	Included up to R10 000 as per the policy schedule	<ul style="list-style-type: none"> Cover is automatically included up to a maximum amount of R20 000 (twenty thousand rand) per event with the option to buy up Includes loss by the deliberate wilful or wanton intention of causing the cancellation or corruption of data or programs Cover is subject to General Exceptions 1. War, riot and terrorism, 3. Asbestos exclusion, and 4. Computer losses and Specific Exceptions 2, 3, 4 and 5 to Sub-Section A of this Section
Sub-section B - Consequential loss: Definitions: Accident	Indemnity period: 30 days after failure	Indemnity period: 31 days after failure
Specific Conditions: Specified Items	Included	Not noted

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
General extension: Theft from Locked Boot	Included	Not noted
General extension: Remote Jamming	Where there is no proof of remote jamming cover is limited to R10 000	Where there is no evidence of forcible and violent entry into or exit from the vehicle cover may be considered subject to a policy case number being supplied, the item(s) being specified in the schedule, payment being limited to the lesser of the sum insured or R25 000
Clauses and extensions (applicable to sub-section A only): Architects' and other professional fees	Not included	Included
Clauses and extensions (applicable to sub-section A only): Capital additions and currency fluctuations	Not included	Included
Clauses and extensions (applicable to sub-section A only): Clearance costs	Not included	Included
Clauses and extensions: Express delivery and overtime	Not included	Included
Clauses and extensions: Hire purchase/finance agreements	Not included	Included
Clauses and extensions: Software upgrade	Not included	Included
Clauses and extensions: Tenants	Not included	Included
Clauses and extensions (applicable to Sub-Section B): Prevention of access	Not included	Included
Optional clauses and extensions: Incompatibility cover	Not available	Available

Description	Lombard Commercial Body Corporate Policy	Hollard Sectional Title Policy V5
Optional clauses and extensions: Telecommunication access lines	Not available	Available

*** Disclaimer**

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