

# Club Mykonos Langebaan

## Arch Hospitality Assets All Risks Policy Schedule

(Attaching to and forming part of the Arch Hospitality Assets All Risks Master Policy Wording)

2016 - 2017



**SCHEDULE**

Policy Number : 500004/01/2016/0989  
 UMR Reference : B6060500004012016

Insurer : Arch Underwriting Managers at Lloyd's South Africa (Pty) Ltd on behalf of Syndicate 2012  
 Company Registration Number : 2009/004225/07  
 VAT Number : 4140255623  
 FSP Number : 43830

AUAL SA Written Line: : 100%

Insured : Club Mykonos  
 The interest of Nedbank Ltd is noted on all bonded properties.

VAT Number : 4370148548

Postal Address : Private Bag X2, Langebaan, Western Cape, 7357

The Business : Holiday Resort

The Premises : Leentjiesklip Road, Langebaan, Western Cape

Territorial Limits : Republic of South Africa, Mozambique, Lesotho, Swaziland, Namibia, Zimbabwe, Zambia, Malawi, Kenya, Uganda, Tanzania and Angola.



Period of Insurance : 1<sup>st</sup> December 2016 to 30<sup>th</sup> November 2017

Annual Assets and Liability Policy Premium : R 508,262 (Including VAT and 20% Commission; Excluding SASRIA)

The Broker : Phoenix Risk Solutions  
 Broker's VAT Number : 4500209202  
 Broker's FSP Number : 10150

Signed for and on behalf of Arch Underwriting Managers at Lloyd's South Africa (Pty) Ltd

at BRYANSTON on this 24<sup>TH</sup> day of JANUARY 2017

  
 S. FOGARTY  AAL 2012

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Per Arch Underwriting Managers at Lloyd's (South Africa)(Pty) Ltd.  
 Company Reg No: 2009/004225/07

**SPECIFICATION**

**Declared Values (Including VAT):**

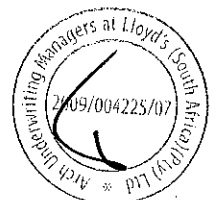
<b>Section A</b>	Property Damage (Split below for information Purposes)	R 935,053,974
	- Plant and Machinery including Substations, Pump stations, etc.	R 21,915,000
	- Fuel tanks	R 150,000
	- Straddle Carrier	R 1,500,000
	- Floating Marina Pontoons, etc.	R 20,000,000
	- Buildings	
	- CML	R 13,466,250
	- HOA	R 38,694,557
	- Acropolis Body Corporate	R 437,548,482
	- Peninsula Body Corporate	R 89,182,521
	- Odysseus Body Corporate	R 90,347,798
	- The Terraces	R 21,998,277
	- Apollo Ridge	R 2,500,000
	- West Cost Holidays (Erf 2785 Langebaan)	R 29,000,000
	- Athenian Cascades	R 118,249,644
	- Contents	
	- HOA	R 10,100,000
	- Acropolis Body Corporate	R 31,295,936
	- Peninsula Body Corporate	R 5,821,909
	- Apollo Ridge	R 200,000
	- Office Contents	R 855,000
	- All Risks (Plasma TV, Workshop Tools, Nikon Camera)	R 95,600
	- Electronic Equipment (Hardware, Software, PABX, CCTV, Camera Equipment, Laptops, Macbooks)	R 2,133,000
<b>Section B</b>	Machinery Breakdown	R 500,000 (First Loss Limit)
<b>Section C</b>	Electronic Breakdown	R 2,133,000
<b>Section D</b>	Accounts Receivable	Not Insured
<b>Section E</b>	Business Interruption	
	Gross Revenue (Indemnity Period : 12 Months)	R 79,010,000
	- Levies : Home Owners Association	R 55,000,000
	- Levis : Acropolis, Odysseus, Terraces, Peninsula and Athenian	R 18,010,000
	- Marina Revenue	R 3,000,000
	- WCHL Revenue	R 3,000,000



Gross Rentals (Indemnity Period : 12 Months)	R 2,460,000
Additional Increase Cost of Working	R 2,500,000
Increase Cost of Working in respect of Electronic Breakdown	R 100,000

**Section F**      Plant All Risks      Not Insured

**VALUE ADDED TAX:** All Declared Values and Limits are deemed to be **VAT Inclusive** and **General Provision 8 (a)** applies.



**SCHEDULE OF LIMITS OF LIABILITY**

**Maximum Limit of Liability** Full value as declared

**General Extensions**

Limits of Acquisitions	Not Insured
Claims Preparation Costs	R 500,000
Difference in Conditions / Difference in Limits	Not Insured

**Section A - Property Damage**

**Insured Event 1 - Major Perils**

**Limit**

Fire and Allied Perils	Full Value as declared
Subsidence and Landslip	Full Value as declared
Accidental Damage (as defined)	Full Value as declared
Malicious Damage	Full Value as declared
Water Features	R 50,000
Beverage Leakage	R 50,000
Damage to buildings by wild animals	R 250,000

**Subjectivities applicable to Insured Event 1 :**

Guest Effects are covered on a contingency basis only. The insurance affected by this Policy in respect of Guest Effects shall be in excess of and shall not contribute with any other valid and collectable insurance. Maximum limit for Guest Effects will be R 50,000 and is restricted to Fire & Allied Perils.

**Insured Event 2 – Theft**

**Limit**

Theft Non-Forcible & Violent Entry	R 500,000
Locks and Keys	Not Insured
Damage by Thieves	Full Value as declared

**Subjectivities applicable to Insured Event 2 :**

Guest Effects are covered on a contingency basis only. The insurance affected by this policy in respect of Guest Effects, shall be in excess of and shall not contribute with any other valid or collectable insurance.

Coverage for Guest Effects is subject to Forcible and Violent Entry and is limited to R 50,000 and one loss with maximum any one item R 10,000. This includes cover for Guest Effects deposited with the establishment for safe keeping.

**Insured Event 3 - Goods in Transit**

**Limit**

a) Property of Employees transferred or on business	R 100,000
b) All Other Property	R 500,000
c) Clean-Up Costs	R 50,000

**Insured event 4 - Money**

**Limit**

Crossed Cheques, Crossed Money or Postal Orders	R 500,000
Any other loss of Money	
Minor Limit (See Text)	R 10,000
Major Limit (See Text)	R 350,000



**Insured Event 5 – Glass**

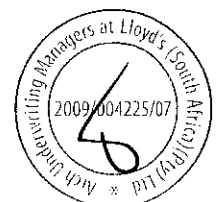
	<b>Limit</b>
a) Special Replacement	Included
b) Signs, Blinds and Canopies	Included

**Specific Extensions to Section A**

	<b>Limit</b>
Extension 1. Clearance Costs – No Damage	R 100,000
Extension 2. Deterioration of Undamaged Stock / Equipment	R 250,000
Extension 3. Fire Protection System Updating	R 250,000
Extension 4. Incompatibility	R 250,000
Extension 5. Increased Lease/Hire Costs	R 100,000
Extension 6. Loss of Rent	25% of Buildings Sum Insured
Extension 7. Material Breakout/Solidification	R 100,000
Extension 8. Motor Vehicles whilst parked	R 1,000,000
Extension 9. Municipal/Local Authority Plans Scrutiny Fees	R 100,000
Extension 10. Protection Fees	R 100,000
Extension 11. Reconstitution of Data (Electronic Equipment)	R 100,000
Extension 12. Replacement Spares	R 100,000
Extension 13. Personal Accident Assault	R 25,000
Extension 14. Statutory Duties	R 100,000
Extension 15. Supplier's / Manufacturers Guarantee	R 250,000
Extension 16. Riot, Strike and Civil Commotion (Outside RSA)	Not Insured
Extension 17. Locate and Repair	Not Insured
Extension 18. Rail Equipment	Not Insured
Extension 19. Public Authorities Requirements	R 5,000,000
Extension 20. Animals, Poultry and Livestock (Including Horses)	Not Insured
Extension 21. Landscaping and Sports Grounds	R 100,000
Extension 22. Fish Stock Contamination	R 50,000
Extension 23. Trauma treatment of Insured and guests (per event)	R 100,000
Extension 24. Loss of Water	Not Insured
Extension 25. Emergency evacuation of guests	R 100,000
Extension 26. Public Supply Connections	R 250,000
Extension 27. Removal of Bees	R 20,000

**Included Extensions to Section A**

	<b>Limit</b>
Extension 1. Capital Additions	R 20,000,000
Extension 2. Clearance Costs	R 10,000,000
Extension 3. Glass Reinstatement	Full Value
Extension 4. Fire Brigade Charges	R 1,000,000
Extension 5. Professional Fees	R 10,000,000
Extension 6. Acts of Authorities	R 5,000,000
Extension 7. Fire Extinguisher Refill Costs	R 50,000
Extension 8. Property in course of construction	R 2,500,000
Extension 9. Koi Fish	R 25,000



Extension 10. Removal of Trees R 25,000

**Section B – Machinery Breakdown**

On all Machinery R 500,000 (First Loss Limit)

**Specific Extensions to Section B**

Extension 1.	Deterioration of Refrigerated Property	R 100,000
Extension 2.	Spoilage of Product	R 100,000
Extension 3.	Contents of Tanks / Storage Vessels	R 100,000
Extension 4.	Foundries, Refractories and Brickwork	Not Insured
Extension 5.	Increased Leasing Costs	Not Insured
Extension 6.	Hire of air Compressors	Not Insured
Extension 7.	Replacement Spares	R 100,000
Extension 8.	Supplier's / Manufacturers Guarantee	R 250,000
Extension 9.	Undamaged Equipment / Stock	R 100,000
Extension 10.	Professional Fees	R 100,000

**Included Extensions to Section B**

Extension 1.	Expediting Expenses	R 100,000
Extension 2.	Operational Media	R 100,000
Extension 3.	Costs of Gaining Access	R 100,000
Extension 4.	Additional / Replacement Machinery	R 100,000
Extension 5.	Clearance Costs	R 250,000

**Section C – Electronic Breakdown**

On all Electronic Equipment R 2,133,000

**Specific Extensions to Section C**

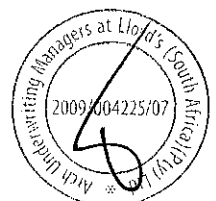
Extension 1.	Incompatibility	R 250,000
Extension 2.	Increased Operation Costs	Not Insured
Extension 3.	Increased Leasing/Hiring Costs	R 100,000
Extension 4.	Reinstatement of Data	R 100,000
Extension 5.	Supplier's Guarantee	R 100,000

**Included Extensions to Section C**

Extension 1.	Additional Costs	R 100,000
Extension 2.	Temporary Repairs	R 100,000
Extension 3.	Functional Unit	R 100,000

**Section D – Accounts Receivable**

Not Insured



**Section E – Business Interruption**

Applies to damage as Insured in terms of Section A (Property Damage)	Yes
Indemnity Period	12 Months
Applies to damage as Insured in terms of Section B (Machinery Breakdown)	Not Insured
Applies to damage as Insured in terms of Section C (Electronic Breakdown)	Yes
Limit of Liability (Indemnity Period : 12 Months)	R 100,000
Applies to damage as Insured in terms of Section F (Plant All Risks)	Not Insured

<b>Item</b>	<b>Insured Items</b>	
Item 1.	Gross Profit	Not Insured
Item 2.	Gross Revenue in respect of Levies for Home Owners Association, Acropolis, Odysseus, Terraces and Peninsula, Marina Revenue, WCHL Revenue	R 79,010,000
Item 3.	Gross Rentals in addition to Loss of Rent under Section A	R 2,460,000
Item 4.	Standing Charges	Not Insured
Item 5.	Additional Increase Cost of Working	R 2,500,000
Item 6.	Increase Cost of Working in respect of Electronic Breakdown	R 100,000
Item 7.	Research Re-establishment expenditure	R 100,000
Item 8.	Fines and Penalties	R 100,000

**Specific Extensions to Section E**

Extension 1.	Extended Premises (Not Applicable to Machinery Breakdown or Electronic Equipment)	
	- Property in storage, in transit, in vehicles	R 100,000
	- New / Additional Premises	R 100,000
	- Prevention of Access (50km Radius Restriction) (Indemnity Period: 30 Days)	R 250,000
	- Roads, Bridges, Railway and Cargo Loading Facilities	R 250,000
	- Direct Suppliers and Customers	R 250,000
Extension 2.	Extended Damage (24 Hour Time Exclusion)	R 250,000
Extension 3.	Miscellaneous Risks (as listed below)	
	- Murder and/or Suicide	R 250,000
	- Food and/or Drink Poisoning	R 250,000
	- Defective Sanitation	R 250,000
	- Vermin and/or Pest	R 250,000
	- Shark Attack or Attack by Wild Animals	R 250,000
	- Noxious Fumes	R 250,000
	- Water Pollution, other than drinking water following an Insured Event	R 250,000
	- Armed Robbery	R 250,000
	- Bomb Scare (Non Political)	R 250,000
	- Adverse Weather	R 250,000





	- Loss of Game	R 250,000
	- Loss of Liquor License	R 250,000
Extension 4.	Infectious and Contagious Disease (Indemnity Period: 30 Days)	R 250,000 and in the annual aggregate
Extension 5.	Maximum Demand Charges	R 100,000
Extension 6.	Hired-In Plant	R 100,000
Extension 7.	Port Blockage	R 100,000
Extension 8.	Royalties	R 100,000
Extension 9.	Water Pollution	R 250,000
Extension 10.	Third Party I.T. Services	R 100,000
Extension 11.	Public Relations Expenses	R 100,000
Extension 12.	Tax Allowance	R 100,000
Extension 13.	Depreciation of Undamaged Stock	R 100,000
Extension 14.	Bilking	R 50,000
Extension 15.	Project Delay	Not Insured

**Subjectivities applicable to Section E :**

Prevention of Access: 50km radius

Public Utilities : 24 hour time excess

Miscellaneous Risks: Limits are in the annual aggregate for all specified Miscellaneous Risks combined with a 5km radius and a maximum indemnity period of 90 days.

Adverse Weather: Warning by a competent authority that it is unsafe to travel to and from or reside within a 50km radius. Time excess applicable is 48 hours plus monetary excess.

Infectious and Contagious Disease : 10km radius

**Section F – Plant All Risks**

**Not Insured**

**SCHEDULE OF DEDUCTIBLES**

R 1,000 each and every loss applicable to all sections insured under this policy.

**Remarks: All sub-limits reflected above are in excess of the underlying policy deductible.**

