

Commercial Strata Broker Fact Sheet: HCSI

This fact sheet is for brokers' information only. It is not a Product Disclosure Statement. Effective 28.07.26

Transacting With Us

Product can be accessed via Sunrise Exchange, under Product Code HUTCS.
Contact help@hutchunderwriting.com.au with any questions

Our Appetite

- Broad range of acceptable tenant activities across retail, office, medical, and some manufacturing and wholesale categories (which will be assessed on a case-by-case basis)
- Commercial Strata can accommodate up to 79% residential units
- Up to \$25M Building and Contents combined Sum Insured for new business
- Below the 26th Parallel

Product Highlights

- Optional Cyber Section
- Market first Pet Liability cover
- **Automatically** included Paint and Wall Coverings (NSW/ACT) and Floating Floorboards
- **Optional covers** for Flood (where available); Catastrophe Cover and Unit Owners' Fixtures and Improvements

Section	Cover Summary	Limits Available
Section 1 Buildings & Common Contents	Reinstatement of Buildings and Common Areas following Damage to the Insured Property. Optional covers for Flood (where available); Additional Catastrophe Cover, and Unit Owners' Fixtures and Improvements	Up to \$25M Building and Contents combined Sum Insured for new business
Section 2 Property Owner's Legal Liability	Awards, judgments and legal costs for compensation claims relating to Property Damage and Personal Injury that occurs in connection with Your ownership of the Insured Property.	Up to \$30M
Section 3 Voluntary Workers Personal Accident	Compensation for death or bodily injury suffered by Voluntary Workers as a result of an accident that occurs whilst they are working at the Insured Property	Up to \$300,000 / \$3,000 weekly
Section 4 Fidelity Guarantee	Loss of funds allocated to or set aside for the management of Insured Property due to fraudulent misappropriation or theft by a person who is acting without Your knowledge.	Up to \$250,000
Section 5 Office Bearers Liability	Awards, judgments and legal costs for compensation claims relating to claims against Officers of the Body Corporate.	Up to \$10M
Section 6 Machinery Breakdown	Repair or replacement following Damage as a result of the breakdown of a machine or boiler explosion or collapse of the boiler or pressure vessel insured as part of the building,	Up to \$500,000



The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L6, 7-15 Macquarie Place, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd, ABN 146 412 25 809, AFS Licence number 523647, of L6, 7-15 Macquarie Place, Sydney, NSW 2000.

Section 7 Government Audit, Health & Safety, & Legal Expenses	Part A: Professional fees and expenses to handle government audits and investigations. Part B: Legal expenses appealing against health and safety notices and rulings. Part C: Legal expenses defending litigation brought against the Body Corporate.	A: Up to \$25,000 B: Up to \$100,000 C: Up to \$50,000
Section 8 Cyber	Loss of funds allocated to or set aside for the management of Insured Property due to Cyber Crime, including social engineering fraud, phishing, phreaking or other cyber fraud. Defence costs incurred as a result of a Data Breach.	Up to \$25,000

Policy Section	#	Sub-Limit	What We'll Pay
Section 1: Buildings & Common Contents Extensions within the Sum Insured	1	Professional Fees	Up to the Section 1 Sum Insured
	2	Removal of Debris	Up to the Section 1 Sum Insured
	3	Protection & Minimisation of Imminent Damage	Up to \$5,000
	4	Emergency Services & Fire Extinguishment	Up to the Section 1 Sum Insured
	5	Government Authority Fees	Up to the Section 1 Sum Insured
	6	Floating Floorboards	Up to the Section 1 Sum Insured
	7	Unit Internal Wall Coverings or Paint	\$5,000 per Unit
Section 1: Buildings & Common Contents Extensions In Addition to the Sum Insured	8	Temporary Accommodation Costs	Up to 30% of S1 Building Sum Insured
	9	Loss of Rent	
	10	Prevention of Access	30 Days
	11	Public Utility Failure	30 Days
	12	Cost of Reletting	\$1,500 per Unit
	13	Meeting Room Hire	\$5,000
	14	Maintenance Fees	\$2,000 per Unit
	15	Storage of Unit Owners Contents	\$10,000
	16	Storage of Common Area Contents	\$10,000
	Items 8 – 16 will be further limited to the value shown in the Schedule for Temporary Accommodation & Loss of Rent in the aggregate for the Policy Period		
	17	Alterations / Additions	\$250,000
	18	Mortgage Discharge Fees	\$10,000
	19	Arson Reward	\$10,000
	20	Damage to Domestic Electric Motors	\$5,000
	21	Electricity, Gas, Water and Similar Charges – Excess Costs	\$2,000
	22	Electricity, Gas, Water etc Unauthorised Use	\$2,000
	23	Environmental Improvements	\$20,000
	24	Landscaping	\$25,000
	25	Removal of Fallen Trees	\$5,000
	26	Detecting Leaks - Repairs	\$1,000
	27	Money	\$25,000
	28	Personal Property Under Control of Body Corporate	\$10,000
	29	Replacement of Keys and Locks	\$5,000
	30	Rewriting of Records	\$50,000
	31	Removal of Squatters	\$1,000



The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L6, 7-15 Macquarie Place, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd,

ABN 146 412 25 809, AFS Licence number 523647, of L6, 7-15 Macquarie Place, Sydney, NSW 2000.

	32	Water Removal from Basements	\$2,000
	33	Emergency Accommodation Costs	\$2,500 per unit
Section 2: Property Owner's Legal Liability	1	Car Park Liability	Up to the Section 2 Limit of Liability
	2	Recreational Activities	Up to the Section 2 Limit of Liability
	3	Services	Up to the Section 2 Limit of Liability
	4	Injury to or death of domestic pets	\$1,000
Section 3: Voluntary Workers Personal Accident	1	Travel Expenses	\$1,000
	2	Domestic Assistance	\$500/week, up to a max of \$5,000
Section 6: Machinery breakdown	1	Overtime Freight Hire and Temporary Repair	20% of the Sum Insured or \$5,000, whichever is the lesser, and no more than \$25,000 in the aggregate per Policy Period



The Clear Way to Better Cover

W: hutchunderwriting.com.au T: 1 300 256 056

Hutch Underwriting Pty Ltd ABN 846 552 56 134, L6, 7-15 Macquarie Place, Sydney, NSW, 2000.

Hutch is an Authorised Representative (number 001296345) of CoverRadar Group Pty Ltd,

ABN 146 412 25 809, AFS Licence number 523647, of L6, 7-15 Macquarie Place, Sydney, NSW 2000.