

08 INSURANCE AND WARRANTIES SCHEDULE

Prepared by the Director of Finance (Halcyon) at handover, 1 October 2031.

Insurance

Policy	Placed under	Period	Position at handover
Property damage and business interruption	Halcyon group insurance programme	1 January 2031 to 31 December 2031	Hotel covered under the group programme until 31 October 2031 only (run-off endorsement). Owner to place its own policy from 1 November 2031.
Public and products liability (AED 100,000,000)	Halcyon group insurance programme	1 January 2031 to 31 December 2031	As above: cover until 31 October 2031.
Employer's liability and workers' compensation	Owner	1 April 2031 to 31 March 2032	Owner policy. Continues.
Motor (two guest shuttles, one pick-up)	Owner	1 June 2031 to 31 May 2032	Owner policy. Continues.

Warranties and maintenance cover

Item	Warrantor	Expires	Note
Fit-out defects (general)	Northline Fit-Out LLC	Expired 30 June 2031	Defects liability period ended.
Wet-area and spa waterproofing (10 years)	Northline Fit-Out LLC	30 June 2039	Does not extend to the 2030 spa extension, which was built by a different contractor.
Spa extension works	Owner's 2030 contractor	30 June 2031	Defects liability period ended.
Chillers 1 to 3 (manufacturer)	Chiller manufacturer	Expired 30 June 2031	Chiller 2 claim not lodged before expiry.
Lifts	Northgate Lifts and Escalators LLC	30 September 2034	Comprehensive maintenance contract (SC-07).
Roofing membrane	Specialist roofing sub-contractor	30 June 2039	