

Northgate Terrace Condominium Corporation
P.O. Box 71038, 9308 – 137 Ave
Edmonton, Alberta
T5E 6C2
(780) 988-3539

EMAIL: northgateterrace337@gmail.com

To: All Owners and Renters – Northgate Terrace

Whether you are an owner or a renter, the attached sheet provides valuable information that applies to you and your insurance.

You should be aware that the fire insurance carried by the association covers the Common Property only – that is the structure from the unpainted side of the drywall out. If you are an owner, you require a “Condominium Unit Owners Package Policy.” Your insurance should cover all personal and household belongings, as well as all improvements and upgrades from the original plan (as the Unit was originally built). This would include carpets, vinyl flooring, light fixtures, ceiling fans, any finishing done in the basement, upgrade kitchen cupboards and counters and anything else you or a previous owner may have added. Make sure the insurance and your improvements are replacement cost insurance. Some companies’ standard is not replacement cost and improvements are covered on a depreciation basis only.

If you are a renter, for your own protection and peace of mind you should have a “Tenant’s Package Policy” to cover your personal belongings.