

Quick Guide

Residential Strata Insurance Plan Benefits



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This **Quick Guide** is only a **summary** of the insurance cover and benefits available and does not include limitations and exclusions applying to the policies described. It is important that you read the **Product Disclosure Statement (PDS), Policy Wording (QM562-0619)** and the Schedule for full details of the terms, conditions and exclusions that make up your policy and cover selected.

Legislation in each Australian State sets out the minimum insurance requirements that must be adhered to by strata schemes and the Body Corporate has a duty to make certain that the insurance policy they affect conforms to the minimum legislative requirements as set out in the Strata Legislation.

In addition to the legislative minimums, this Insurance also includes important covers plus a range of additional and special benefits, some of which

contain limits that provide protection against other events or happenings of the interests of Lot Owners and the Body Corporate.

Policy 1 - Insured Property

The Building (including Floating Floors) and Common Area Contents at the Situation, or Common Area Contents whilst temporarily removed for repairs, etc., is covered for Replacement against Damage occurring during the Period of Insurance in accordance with the terms, Conditions and Exclusions set out in Your PDS & Policy Wording up to the Sum Insured shown in the Schedule.

Policy 1 - Additional Benefits

Unless the Sum Insured for Insured Property is not otherwise expended consequent upon Damage, the following Additional Benefits are automatically included:

1. Architects and professional fees, removal of debris;
2. Emergency and temporary protection costs and safety or emergency repairs to minimise insured losses up to \$7,500;
3. Government fees, contributions or imposts for consent to rebuild, repair or replace the Property Insured;
4. Legal fees for submissions and/or applications to Public and Statutory Authority;
5. Damage caused by emergency services (police, fire brigade, etc.) in performing their duty.
6. Damage Wall coverings or paint within Lot/Unit.

Policy 1 - Special Benefits

In addition to the Sum Insured consequent upon Damage, the following Special Benefits are automatically included payable.

1. The combined total amount of benefits under Special Benefit 1 is limited to the Loss of Rent amount shown in the Schedule.
 - a. Temporary Accommodation incurred by Lot/Unit owners;
 - b. Loss of rent if tenanted Lot/Unit is uninhabitable, (rent abatement b.iii. of tenant is limited to a maximum of 3 months);
 - c. Temporary Accommodation and Loss of Rent incurred due to infectious disease, murder, suicide occurring at the Situation;

- d. Temporary Accommodation and Loss of Rent incurred due to failure of supply services up to a maximum 30 days;
 - e. Reletting tenanted Lot/Unit or Common Area – up to \$1,500;
 - f. Alternative meeting room hire – up to \$5,000;
 - g. Lot Owner's contributions and fees - up to \$2,000 a Lot/Unit while uninhabitable;
 - h. Removal/storage of Lot Owners' Contents if Lot/Unit is uninhabitable;
 - i. Travel incurred by the owner of a tenanted Lot/Unit in visiting their Lot/Unit to liaise with a claim adjuster or builder - up to \$250 a Lot/Unit;
2. Emergency accommodation incurred by Lot Owner / Occupier is rendered uninhabitable - up to \$2,500 per Lot/Unit;
 3. Alterations, additions or renovations to Your Insured Property:
 - a. during construction - up to \$250,000; and
 - b. upon practical completion - up to \$500,000
 4. Arson, theft or malicious damage conviction reward – up to \$10,000;
 5. Electricity, gas and water - increased charges for usage, discharge or metered fees - up to \$2,000;
 6. Electricity, gas and water charges due to unauthorised use by a person occupying the Insured Property without the Owner's consent - up to \$2,000;
 7. Fusion of electric motors – up to \$5,000;
 8. Additional environmental improvements required - up to \$20,000;
 9. Reasonable costs incurred in:
 - a. Damage caused by exploratory work;
 - b. Repairing or replacing defective parts limited to \$1,000;
 - c. Rectifying contamination or pollution caused by escaped liquid limited to \$1,000.
 10. Fire extinguishment costs;
 11. Funeral expenses of resident Lot/Unit if Lot Owner/family member dies as a direct result of Damage to the Insured Property - up to \$5,000;
 12. Re-keying or re-coding locks or replacement keys to premises if stolen or keyholder is subject of a hold-up - up to \$5,000;
 13. Landscaping limited the lesser of 1% or \$100,000. Cost of removing fallen trees causing Damage up to \$5,000;
 14. Modifications of a Lot/Unit, if a resident Lot Owner becomes a paraplegic or quadriplegic as a direct consequence of Damage to the Insured Property– up to \$25,000;
 15. Money of Body Corporate lost while in the personal custody of an Office Bearer or committee member - up to \$25,000;
 16. Discharging a mortgage, if the Insured Property is not replaced after a total loss – up to \$5,000;



17. Personal property of others damaged while in the Body Corporate's physical and legal control – up to \$10,000;
18. Boarding pets or security dogs if a Lot/Unit is unfit to be occupied - up to \$1,000 a Lot/Unit;
19. Purchaser's legal interest in Insured Property under a signed contract of purchase;
20. Rewriting, reproducing or replacing records – up to \$50,000;
21. Removal or storage of Lot Owners Contents necessarily incurred – up to \$25,000;
22. Legal fees for removal of squatters – up to \$1,000;
23. Replacing Title Deeds to a Lot/Unit - up to \$5,000;
24. Removing storm or rainwater from a basement or undercroft - up to \$2,000.

Policy 1 - How we will settle your claim

1. Replacement – We may choose to rebuild, replace or repair subject to the costs of Replacement at time of Replacement (which may be on another site, with Our written consent) and where the original constructions of Insured Property contains architectural, structural, ornamental, heritage or historical materials are not available, We will use equivalent materials to original.
2. Undamaged foundations - Residual value of any abandoned undamaged insured property or foundations if a Public or Statutory Authority requires Replacement of the damaged Insured Property is carried out on another site;
3. Floor space ratio - Costs associated with the reduction of floor space ratio if Replacement of Property Insured is restricted or limited by Public or Statutory Authority requirement;
4. Land value - If permission to rebuild is refused or if only partial rebuilding is permitted by Public or Statutory Authority.

Policy 2 - Liability to Others

Policy 2 indemnifies the Body Corporate should it become legally responsible to pay compensation for Personal Injury or Property Damage up to the Limit of Liability shown in the Schedule, arising out of an Occurrence in connection with the Body Corporate's ownership of the Insured Property and Common Area that happens during the Period of Insurance.

The above indemnity extends to include to pay for Personal Injury or Property Damage arising out of:

1. Bridges, roadways, kerbing and footpaths, underground services owned by the Body Corporate at the Situation;
2. Damage to Vehicles in the Body Corporate's physical and legal control which occurs in car parks owned or operated by the Body Corporate at the Situation;
3. Application of fertilisers, pesticides or herbicides on the Body Corporate's Insured Property or Common Area;
4. Hiring out sporting and recreational facilities of the Body Corporate;
5. Recreational activities arranged by the Body Corporate for and on behalf of Lot Owners and Lot/Units occupiers at the Situation;

6. Services the Body Corporate provides to Lot Owners and Lot/Units occupiers at the Situation;
7. Watercraft less than 8 meters in length owned by, in possession or physical or legal control of the Body Corporate;
8. Wheelchairs, garden equipment and other unregistered vehicles owned by, in possession or physical or legal control of the Body Corporate.
9. Compensation for court appearance if we require a Member or Your Body Corporate Manager/Agent to attend court as a witness up to \$250 a day.

Policy 3 - Voluntary Workers

Benefits are payable to a person who sustains bodily injury while voluntarily working (i.e. without reward or remuneration) on behalf of the Body Corporate. Benefits apply to persons over the age of 12 years.

Policy 3 - Schedule of Benefits

1. Death - \$200,000;
2. Total and irrecoverable loss of all sight in both eyes - \$200,000
3. Loss of the use of both hands, feet or all sight in both eyes - \$200,000;
4. Loss of the use one hand or one foot \$100,000;
5. Total and irrecoverable loss of all sight in one eye \$100,000;
- 6.a. Total Disablement from attending work up to \$2,000 per week for 104 weeks;
- 6.b. Partial Disablement from attending work up to \$1,000 per week for 104 weeks;
7. Domestic assistance by medical practitioner – \$500 a week up to a maximum of \$5,000;
8. Travel expenses necessarily incurred to obtain medical treatment up to \$2,000;
9. Home tutorial expenses for a full time student – up to \$250 for each week of Total Disability up to \$2,500;
10. Burial or cremation expenses following a claim for death - up to \$5,000.

Policy 4 - Workers Compensation –

Policy 4 insures the Body Corporate for legal liability to their employees under Workers Compensation legislation applicable to the State or Territory in which the Insured Property is situated.

The Law does not permit us to transact workers compensation cover in New South Wales, Queensland, Victoria or South Australia.

Policy 5 - Fidelity Guarantee

Policy 5 provides cover up to the Sum Insured shown in the Schedule against the fraudulent misappropriation of Body Corporate Funds during the Period of Insurance.

Policy 6 - Office Bearers' Legal Liability

Policy 6 provides cover for the Body Corporate's Office Bearers should they become legally liable to pay compensation for any wrongful act they commit while carrying out the functions of their position.

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Policy 6 - Special Benefits

We automatically include the following Special Benefits:

1. Costs of defending a claim;
2. Provision for any inadvertent late notification of a Claim subject to continuous cover being maintained with Us;
3. Extended period of cover for 30 days after Policy expiry date should a Claim arise and the renewal instructions have been received by Us within that period.

Policy 7 - Machinery Breakdown

Policy 7 provides cover for Insured Damage to electrical, electronic and mechanical machinery and plant. Lifts, elevators and escalators are subject to a current comprehensive maintenance agreement.

Policy 7 – Additional Benefits

We automatically include the reasonable cost of:

1. Expediting repairs;
2. Express or air freight;
3. Replacing oil or refrigerated gas;
4. Hiring a temporary replacement item to maintain Your vital services.

Policy 7 - Special Benefit

Following Insured Damage if Your Lot/Unit or Common Area is unfit to occupy for its intended purpose, in addition to Your Sum Insured shown on the Schedule, We automatically include:

1. the cost of Temporary Accommodation You necessarily incur;
2. the actual Rent You lose.

This Special Benefit is limited to a maximum of 20% of the Sum Insured shown in the Schedule for Policy 7.

Policy 8 – Catastrophe insurance

Provides cover up to the Sum Insured in the Schedule against the sudden escalation in rebuilding costs due to a Catastrophe (e.g. an earthquake or cyclone) or other Damage that occurs not more than 60 days after the declared event.

Provided that Your Insured Property has been continuously insured with Us for that period.

Policy 8 - Special Benefits

We automatically include the following benefits:

1. Extended period of cover for loss of Rent and cost of Temporary Accommodation - up to 15% of the Sum Insured;
2. Escalation in the Cost of Temporary Accommodation - up to 5% of the Sum Insured;
3. Cost of removal and storage of undamaged portion of Your Insured Property; and
4. Cost of compulsory Evacuation of resident Lot/Unit Owners - up to 5% of the Sum Insured applicable to Special Benefits 3 and 4 combined.

Policy 9 - Government Audit Costs and Legal Expenses

Policy 9 - Part A – Government Audit Costs

Part A - Government Audit Costs, provides cover for Professional Fees incurred by You in connection with a Record Keeping Audit. The Sum Insured for Part A is shown in the Schedule.

An Additional Benefit of an amount for Professional Fees relating to a Record Keeping Audit is limited to \$1,000 in any one Period of Insurance.

Policy 9 - Part B – Appeal Expenses - Common property health and safety breaches

Part B - Appeal Expenses - Common property health and safety breaches, provides cover for expenses incurred by You in appealing against an improvement or prohibition notice brought under any workplace, occupational health, safety or similar legislation. The Sum Insured for Part B is shown in the Schedule.

Policy 9 - Part C – Legal Defence Expenses

Part C – Legal Defence Expenses, provides cover for expenses You incur in defending actions arising out of the conduct of the Body Corporate's business, or where they've been joined in litigation with another party. The Sum Insured for Part C is shown in the Schedule.

Excess for Part C – For each and every Claim brought against You, a minimum Excess amount of \$1,000 applies. This means the amount claimable will be reduced by deducting the Excess value from the Legal defence costs.

Part C - Legal Defence Expenses does not apply if indemnity is provided under Policy 2 – Liability to others or Policy 6 - Office Bearers' Legal Liability.

Policy 10 – Lot Owners' Fixtures and Improvements

Following Damage under Policy 1 and provided that the Sum Insured under Policy 1 is exhausted, this Policy provides cover up to the Sum Insured in the Schedule for Damage to Lot Owner's fixtures and structural improvements installed or upgraded by Lot Owners for their exclusive use.

IMPORTANT NOTE

The information contained in this Quick Guide is a summary of cover benefits only, and does not form part of Your Policy. Please read the Product Disclosure Statement (PDS), Policy Wording and Schedule for full details of the terms, conditions and exclusions that make up the insurance contract.

Any general advice that may be contained in this document does not take into account your objectives, financial situation or needs. Before making a decision to purchase this product we recommend You consider whether it is appropriate for Your circumstances and read the PDS.