



**BLUE
ZEBRA**
INSURANCE

**LANDLORD
INSURANCE**

ACCIDENTAL DAMAGE

**Combined Financial Services Guide
and Product Disclosure Statement**

Effective Date 1 July 2025

TABLE OF CONTENTS

Product Disclosure Statement (PDS) 3

 Introduction 3

 Important information 4

 When answering our questions 7

 Complaints 18

 Benefits summary 20

 Who we cover 22

 Where we cover 22

 Buildings cover 23

 Contents cover 25

 What you are covered for 28

 Additional benefits 34

 Additional covers 37

 Optional covers 40

 Legal liability 56

 General terms and conditions 59

 General exclusions 62

 Definitions 65

Financial Services Guide (FSG) 73

PRODUCT DISCLOSURE STATEMENT (PDS)

INTRODUCTION

About this Product Disclosure Statement

This Product Disclosure Statement (PDS) is an important document. **You** should read it carefully before making a decision to purchase this product.

This PDS will help **you** to:

- decide whether this product will meet **your** needs; and
- compare this product with other products **you** may be considering.

The information contained in this Introduction section and the Important information section is general information only. It is important **you** read the policy wording to ensure **you** have the cover **you** need.

Any terms in this PDS that are in **bold** are words that have a particular defined meaning. **You** should refer to the 'Definitions' section of this document to obtain the full meaning of such terms.

Headings have been included for ease of reference, but do not form part of the policy.

This PDS is made up of:

- this Introduction;
- important information (beginning on page 4); and
- policy wording (beginning with the section 'Who we cover' on page 22) – terms and conditions of the cover provided.

This combined FSG and PDS was prepared on 25 June 2025.

Updating this PDS

Certain information in this PDS may change from time to time. If the updated information is not materially adverse from the point of view of a reasonable person deciding whether or not to purchase this product, a paper copy of the updated information will be available free of charge upon request, by contacting **your** intermediary or by contacting **us** using **our** contact details on the back page of this PDS.

Please note that **we** may also choose to provide **you** with a new or supplementary PDS in other circumstances.

IMPORTANT INFORMATION

About Blue Zebra

Blue Zebra Insurance Pty Ltd (**BZI, we, us or our**) ABN 12 622 465 838, Australian Financial Services (AFS) Licence Number 504130, is an insurance underwriting agency and holds an AFS Licence to issue and provide general advice on general insurance products and to provide claims handling and settling services.

BZI arranges and administers the policy. **BZI** acts under a binding authority for the **insurers** and not **you**.

About the insurers

This insurance is jointly underwritten, for their respective shares, by:

- Chubb Insurance Australia Limited (Chubb) of Level 38, 225 George Street, Sydney NSW 2000 (ABN 23 001 642 020, AFSL 239687);
- AIG Australia Limited (AIG) of Level 19, 2 Park Street, Sydney NSW 2000 (ABN 93 004 727 753, AFSL 381686);
- HDI Global Specialty SE (HDI), acting through its Australian branch, of Level 19, 20 Martin Place, Sydney NSW 2000 (ABN 58 129 395 544, AFSL 458776)

(the **insurers**).

Chubb, AIG and HDI's obligations under this policy are several and not joint. Each of their obligations are limited to the extent of their respective share of the risk, and each insurer is not liable for each other's share if any insurer does not satisfy any part or all its obligations under this policy.

About this insurance

Our Landlord Insurance Accidental Damage policy covers **your buildings** or **your contents** for **accidental loss or damage**. **You** can choose to take out cover for **your buildings**, cover for **your contents**, or cover for both **buildings** and **contents**.

We also provide cover under specific conditions for a range of incidents and additional benefits and covers, including for **your** legal liability. **You** may also be able to add 'optional covers' to **your** policy (if **we** have provided **you** the option to do so) to insure for loss of rent following a claim, or for certain acts by **your tenants** such as theft or rent default.

For a summary of benefits available and optional covers that **we** may provide under this policy, please see the 'Benefits summary'.

Application of policy limits, sub-limits and benefits

This policy may cover multiple landlord properties, with their own **insured address** shown on the schedule.

For each individual **insured address** the associated **buildings** and/or **contents sums insured** will be shown on your **policy schedule**, and any limits, additional benefits and covers in this PDS are applied to each **insured address**.

To find out what this policy covers please read this PDS to ensure **you** have the cover **you** need.

How to apply for this policy

Throughout this document when **we** are referring to **your** insurance broker or adviser, **we** simply refer to them as **your** intermediary.

If **you** are interested in buying this product or have any inquiries about it, **you** should contact **your** intermediary who should be able to provide **you** with all the information and assistance **you** require.

If **you** are not satisfied with the information provided by **your** intermediary, **you** can contact **us** at the address or telephone number shown on the back cover of this document. However, **we** are only able to provide factual information or general advice about the product. **We** do not give advice on whether the product is appropriate for **your** personal objectives, needs or financial situation. Therefore, **you** should carefully read this document before deciding whether to purchase this product or not.

Cooling-off period

After **you** apply for (or renew) a **BZI** product and **you** have received the PDS, **you** have **30 days** to check that the policy meets **your** needs. Within this time **you** may cancel the policy and receive a full refund of any **premiums** paid (less any non-refundable government charges, taxes and levies that **we** have paid and are not recoverable), unless:

- **you** have made a claim under **your** policy; or
- **you** have exercised any right or power **you** have in respect of **your** policy or the policy has ended.

Your request will need to be forwarded to **us** via **your** intermediary.

You can cancel **your** policy at any time after the cooling-off period. Please refer to 'Cancellation' under the 'General terms and conditions' section.

Our contract with you

You must pay **us** or **your** intermediary the agreed **premium** by the date due, to ensure there is cover under this policy. If **we** accept a claim under this policy, **you** will always need to pay **us** the **premium** due. **Your** policy is a contract of insurance between **you** and the **insurers**.

Your policy is made up of:

- The policy wording beginning with the 'Who we cover' section on page 22. This is common to all customers who buy **our** Blue Zebra Insurance Landlord Insurance Accidental Damage product. It tells **you** what is covered, sets out the claims procedures, exclusions and other terms and conditions of cover;
- **Your policy schedule** provided by **us** for the relevant **period of insurance**. The **policy schedule** is a separate document unique to **you**, which shows the insurance details relevant to **you**. It includes any agreed changes, exclusions, terms and conditions made to suit **your** individual circumstances; and
- Any other written change otherwise advised by **us** in writing (such as an endorsement or a supplementary PDS). These written changes vary or modify the above documents.

This document is also the PDS and policy wording for any offer of renewal **we** may make, unless **we** tell **you** otherwise. Please keep **your** documents in a safe place.

Unless stated otherwise in the policy, if there is more than one insured on the policy, then anything which any of the insureds says, does or omits to advise to **us**, applies to and affects the rights of all of the insureds under this policy or any claim made under it. **We** only need a request from one insured to change or cancel **your** policy, or to tell **us** where an approved claim payment should be paid.

Significant issues to consider

Insurance contracts contain policy exclusions, policy terms and conditions and policy limits and sub-limits that **you** should be aware of when deciding to purchase **our** product. These things may affect the amount of the payment that **we** will make under a claim on this policy.

We may express some policy terms, policy limits or sub-limits as being either a dollar amount or a percentage of **your** sum insured shown in **your policy schedule** or some other amount, factor or item specified in the relevant clause or this document.

You should be aware of the following matters in considering whether this product is suitable for **your** needs.

Exclusion for new business

There is no cover under this policy for bushfire, grassfire, **storm, flood** or tsunami in the first 72 hours from the start date shown on **your policy schedule** for the **insured address**. Very limited exceptions apply. For full details see the 'General exclusions' section.

Excesses can apply

For each of the available covers, an **excess** may apply. Please refer to the 'Excesses' section for more details.

Bond money

If **you** make under a claim on this policy for loss or damage that **you** are entitled to use **bond money** for, **we** may reduce the amount we pay you. Please refer to the 'Bond money' section for more details.

Additionally, if the **bond money you** or **your property manager** collected is less than four weeks' rent, any reduction we make for **bond money** may be further reduced reflect an amount equivalent to four weeks' rent. Please refer to the 'Conditions – rent default' section for more details.

Exclusions

This policy contains a number of exclusions, some of which are common in insurance policies. Before making a decision about whether to purchase this policy, **you** should read the full details of all relevant exclusions, which are contained in this PDS. **You** should make yourself aware of all the exclusions that apply in all sections of this PDS.

General terms and conditions

General terms and conditions applicable to all cover provided under this policy set out **your** obligations with which **you** need to comply. Please refer to the 'General terms and conditions' section beginning.

In addition, **you** should make yourself aware of all the terms and conditions that apply to the various covers detailed within this policy. If **you** or someone else (to the extent they would normally be covered

under this policy) claim on this policy and do not meet them, **we** may decline or reduce the claim payment or cancel **your** policy.

Make sure you have the cover you need

You should discuss with **your** intermediary the appropriate amounts and risks for which **you** need to be insured. If **you** do not adequately insure for the relevant risks **you** may have to bear any uninsured losses yourself.

You should also advise **your** intermediary to notify **us** as soon as possible when **your** circumstances change which are relevant to **your** policy. For instance, **you** may need to consider increasing **your** sum insured if **you** make renovations or alterations to **your buildings**, or if **you** increase the rent **you** receive from letting **your** property. If **you** do not tell **your** intermediary of these changes, in the event of **you** suffering a loss or damage, **your** sum insured may not be adequate to cover **your** loss, or **you** may not even have any cover under **your** policy.

This policy is not a substitute for home maintenance

If purchased, this Blue Zebra Landlord Insurance Accidental Damage product provides insurance cover for accidental damage to **your buildings** and/or **contents** and certain legal liability cover.

Landlord insurance policies are designed to protect their purchasers against the potential risk of covered events, for covered property. Property insurance is not intended or designed to serve as a substitute for good maintenance of **your buildings** or **contents**.

If purchased, **we** insure **your buildings** and/or **contents** on the condition that they are in good condition, and **we** may cancel **your** policy or tell **you** that **we** will not offer to renew it if that is not the case. Subject to Australian insurance law, this policy does not cover certain types of damage or loss, for example wear and tear, gradual deterioration or property which develops an inherent defect or fault due to its design.

You should read this PDS in full to understand what it does and does not cover, and the obligations **you** or anyone claiming under this policy have. If **you** have any questions about the cover this policy provides, please ask **your** intermediary to ask **us**, and **we** will answer them.

When answering our questions

Under Australian insurance law **you** have a duty to take reasonable care not to make a misrepresentation when answering **our** questions. This means that when getting a quote, buying or amending a policy, **you** need to answer **our** questions accurately and completely.

This duty applies in the same way to someone answering **our** questions on **your** behalf, as well as anyone else who answers **our** questions and is to be covered by this policy.

If **we** send **you** a renewal invitation **you** also need to check if all of the information on it is accurate and complete.

If **our** questions are not answered accurately and completely, **we** may reduce or not pay a claim, cancel **your** policy or treat it as if it never existed.

Renewal

At least 14 days before the policy expires **we** will provide **you** with a notice, offering **our** renewal terms, or explaining the reason for not renewing **your** policy. If **we** offer to renew **your** policy, **you** are not obliged to renew the policy with **us**. **We** encourage **you** to check the new amounts to make sure they continue to cover **your** needs.

You must check all the information recorded in **our** offer of renewal and tell **us** immediately if any of it is inaccurate or incomplete. This includes any changes that have occurred during the term of **your** policy; for example, changes to the insured property, the address where the insured property is kept, and the people covered by **your** policy.

Any changes to the information in **our** offer of renewal may cause **us** to change **our** decision to offer renewal of **your** policy or the terms on which **we** offer such renewal. If **you** do not tell **us**, **we** may reduce or not pay a claim, cancel **your** policy or treat it as if it never existed.

If **your** nominated method of paying **your premium** is by direct debit, and **you** decide to renew this policy, then **we** will continue to debit **your** nominated bank account or credit card for the remainder of the **period of insurance**. If **you** pay **your premium** annually, **you** must pay the full amount by the due date shown on **your** renewal invitation in order for cover to continue into the renewed **period of insurance**.

This PDS (together with any amendments, updates or endorsements that **we** give **you** in writing) also applies for any offer of renewal **we** make, unless **we** tell **you** otherwise or provide **you** with a new updated PDS.

Your cooling-off period applies on each renewal. See page 5 for details.

Each renewal is a separate contract and not an extension of the prior contract.

How we determine your premium

The amount of **your premium** is determined by taking a number of different matters into account.

It is important for **you** to know in particular that the **premium** varies depending on the information **we** received from **you** about the risk to be covered by **us**. The higher the risk is, the higher the **premium** will be. Based on **our** experience and expertise, **we** decide what factors increase **our** risk and how they should impact on the **premium**. Each insurer can do this differently.

In this product the following are some of the factors that are taken into consideration when determining the appropriate **premium**:

- **your** nominated sum insured;
- the location of the property (i.e. the location of the **insured address**);
- the materials used in the construction of **your buildings**;
- the nature of the occupancy (i.e. **short term tenancy** or **long term tenancy**);
- whether the property is **managed** by **you** or **your property manager**;
- whether or not **you** have chosen any optional covers that **we** have offered to **you** (such as rent default or theft by **tenant**);

- the **excess you** have chosen for **your buildings** and/or **contents**. If **you** elect to take a higher **excess** in the event of a claim, this will reduce the cost of **your premium**. **Your** intermediary can supply **you** with quotes based on differing amounts of **excesses**.

Your intermediary can arrange for **you** to be provided with a quote for a **premium**. **You** will need to give relevant personal details to **your** intermediary at this time to enable **us** to calculate **your premium**.

Another important thing to know is that **your premium** also includes amounts that take into account **our** obligation to pay any relevant compulsory government charges, taxes or levies (e.g. Insurance Duty, Goods and Services Tax (GST) and Emergency Services Levy) in relation to **your** policy. These amounts will be set out separately on **your policy schedule** as part of the total **premium** payable.

Also, minimum **premiums** may apply. Any discounts or entitlements may be subject to rounding and only apply to the extent any minimum **premium** is not reached.

BZI may also add an agency fee to the **premium** that is charged, and this will be shown on **your policy schedule**. The agency fee will only be refunded when the policy is cancelled within the cooling-off period (see page 5) or where the cancellation is effective from the start of the **period of insurance**.

Terrorism and Cyclone Insurance Act

We have determined that this policy (or part of it) is a policy to which the Terrorism and Cyclone Insurance Act 2003 applies. **We** may reinsure part or all of **our** liability under the Terrorism and Cyclone Insurance Act 2003 with the Commonwealth Government reinsurer, the Australian Reinsurance Pool Corporation (ARPC).

As a consequence, **we** may be required to pay a **premium** to the ARPC and that amount (together with the cost of that part of the cover provided by **us** and administrative costs associated with the legislation) is reflected in the **premium** charged to **you**. As with any other part of **our premium**, it is subject to Government taxes and charges such as GST, Stamp Duty and where applicable, Emergency Service Levy.

For further information contact **BZI** or **your** broker.

How to pay your premium

There are two ways that **you** can pay **your premium**:

- an annual payment to **your** intermediary; or
- if provided, an annual payment directly to **BZI** from **your** credit card or from **your** bank account which can be arranged by **you** or **your** intermediary.

How to pay your premium via your intermediary

If **you** are paying **your** annual **premium** via **your** intermediary, **you** must pay them by the due date shown on **your policy schedule**. If **your premium** is unpaid after the due date **we** may be entitled to reduce or refuse to pay a claim or cancel this policy.

How to pay your annual premium directly to BZI

If **you** are paying **your** annual **premium** directly to **BZI**, **we** will deduct **your** annual **premium** from **your** nominated bank account or credit card within three business days after the day the details of the credit card or bank account have been provided to **us**.

If an attempt to deduct **your** annual **premium** is dishonoured for any reason, **we** will notify **you** and/or **your** intermediary and provide details on:

- any actions required by **you**; and
- when **we** will next attempt to deduct the annual **premium**.

After three unsuccessful attempts to deduct the annual **premium**, **we** may cancel this policy. **We** will send a notice to **you** and/or **your** intermediary with details of the action **we** intend to take and when the cancellation will become effective.

About your sum insured

Your buildings sum insured and/or **contents** sum insured are shown on **your policy schedule**. For **contents** cover the **contents** sum insured on **your policy schedule** represents the nominated sum insured for **contents** excluding any items added under the optional cover 'Special contents' which if purchased will be shown separately.

Please check that **your** sum insureds are adequate to cover **you** for the replacement value of **your buildings** and/or **contents**, and review them whenever **your** circumstances change (for example, after renovations to **your buildings** or purchasing new **contents** items). If **you** have any questions regarding the adequacy of **your** sum insureds, please contact **your** intermediary.

The sum insured values that **you** choose should include GST.

Your buildings sum insured and/or **contents** sum insured will be automatically adjusted at renewal, if renewal is offered, to take into account various factors including inflationary trends. If **you** need to change the value associated with any 'special contents', please inform **your** intermediary.

About making a claim

How to make a claim

If **you** need to make a claim under this policy, please contact **your** intermediary to assist **you** in lodging the claim with **us**.

Alternatively, if it is an emergency outside business hours or **you** would like to lodge the claim with **us** directly, please use one of the following methods to do so:

- phone **us** on 1300 171 535 or +61 2 8551 1915 (if dialling from overseas); or
- register **your** claim online at www.bzi.com.au/claims and **our** claims staff will contact **you**.

What you must do

As soon as **you** are aware of any circumstances that are likely to result in a claim under this policy, **you** must:

- take any reasonable steps to reduce the damage and avoid any further loss;
- inform the police promptly if property is lost, stolen or subject to **malicious damage or vandalism**; and/or
- keep any damaged property for which **you** intend to make a claim (so that **we** may inspect it). If **your** claim is for a total loss, **we** will give fair consideration to any extenuating circumstances.

What you must not do

If **you** believe that **you** are likely to make a claim under this policy, **you** must not:

- carry out any repairs without **our** authority, except in the case of an emergency where **you** are required to prevent further loss or damage to **your buildings** and/or **contents** as a result of that emergency, in which case **we** give **you** the authority to arrange reasonable emergency repairs on **our** behalf;
- admit responsibility for any loss, damage or destruction, if another person's property is involved;
- make any false statements in connection with **your** policy or any claim **you** make;
- negotiate a reduced settlement with another person for damage they have caused.

If **you** do not follow these steps, **we** can reduce any claim by an amount that fairly represents the extent to which **our** interests have been prejudiced.

Assisting us with your claim

You or the claimant under this policy must reasonably assist **us** with managing the claim. This includes providing **us** with the information, co-operation and assistance that **we** reasonably require. That may include attending one or more interviews at **our** reasonable direction.

If **you** or the claimant under this policy fail to reasonably assist **us** with the claim, **we** may reduce or refuse to pay it.

After your claim is accepted

After **we** have paid a claim under **your** policy, either in total or in part, **we** have the right to take over any legal right of recovery which **you** or a claimant under this policy have. If **we** do this, it will be for **our**

benefit and at **our** expense (if **you** have been fully reimbursed). **You** or they must provide **us** with reasonable co-operation. For example, **you** or they must not limit or restrict **your** rights of recovery against any third party without **our** prior written consent.

We have the right to keep any damaged property **we** have paid for under **your** policy, including any proceeds if the items are sold.

If **we** recover more than the amount **we** paid **you** or the claimant under this policy, **we** will pay **you** or them the balance after deducting any expenses incurred by **us** in undertaking the recovery.

If any person compensates **you** or them for the insured damage of any property for which **we** have paid a claim, **you** or they must reimburse **us** for that payment. **You** or they must do this promptly after the compensation payment is made.

Your cover after a claim

Partial loss

If **you** have a **buildings** or **contents** claim that does not result in **us** paying **you** the full amount of the **buildings** sum insured and the general **contents** sum insured, **your** cover for the insured property will be reinstated up to the sum insured shown on **your policy schedule**.

Total loss

If **you** have a claim and **you** are covered under this policy for:

- only **your contents**, cover ends from the date **your** claim has been accepted and confirmed as a total loss by **us** in writing.
- only **your buildings**, cover ends from the date **your** claim has been accepted and confirmed as a total loss by **us** in writing.
- **your buildings** and **your contents**, cover ends from the date **your** claim for both **your buildings** and **your contents** has been accepted and confirmed as a total loss by **us** in writing.

Liability cover in relation to **your buildings** formerly occupied by **you** will continue for 6 months from the date of the destruction, loss or damage that resulted in that claim, or, the policy expiry date, whichever occurs later. Cover will stop immediately if:

- any construction commencing at the **insured address**;
- the sale of the **insured address** or any part of it;
- another policy that includes equivalent liability cover being taken out by **you** in relation to the **insured address**; or
- the commencement of construction of a building to replace the insured **buildings** at another site.

The total premium is payable and non-refundable because **you** have received the benefit of the cover **we** provide under the policy.

Lifetime guarantee on building repairs

If **you** have a **buildings** claim then **we** guarantee that if a defect arises in **your buildings** as a result of poor quality workmanship or poor quality materials when **we** replace, repair or rebuild **your buildings**, provided that **we**:

- have directly authorised and managed the replacement, repairs or rebuilding; and
- have paid, or have a legal liability to pay, the supplier, repairer or builder directly for this work;

then **we** will rectify the problem by authorising, managing and paying for further replacement, repair or rebuilding. **We** will, at **our** discretion, decide what needs to be done to rectify the problem.

This guarantee does not apply to:

- replacement, repairs or rebuilding that **you** arrange, authorise or make yourself (this applies even if **we** give **you** or **your** supplier, repairer or builder a payment for all or part of the repair cost);
- loss, damage or failure of any electrical or mechanical appliances or machines that form part of **your buildings**; or
- wear and tear consistent with normal gradual deterioration of **your buildings** (e.g. paint peeling off as part of its normal life cycle, wood rotting from moisture in the air or ground, roofs weathering or a hot water system leaking as a result of normal gradual deterioration).

Claims examples

Below are some examples of claim scenarios that are included here to show how a claim payment might typically be calculated. These examples are a guide only and do not cover all of the potential scenarios or all benefits that may be paid under this policy. They do not form part of the terms and conditions of **your** policy.

All dollar figures shown in these claim examples, except for **excesses**, include GST and are in Australian dollars. Each example also assumes the claimant has not claimed any input tax credits for the GST collected on their **premium**. That is, the claimant holds a 0% input tax credit entitlement under GST law.

BZI will determine actual claims payments on an individual basis taking into consideration the facts applicable to the claim and **our** assessment of any loss, damage or liability, as well as the coverage, exclusions and **excesses** set out in this policy and on **your policy schedule**.

Example 1 – partial loss to buildings and contents

You have the **buildings** and **contents** of your landlord property insured under a **BZI** Landlord Insurance Accidental Damage policy, with the following details:

- **Buildings** sum insured: \$600,000
- **Contents** sum insured: \$25,000
- **Buildings excess**: \$1,000
- **Contents excess**: \$500
- Occupancy: **Short term tenancy**
- Annual rental amount: \$40,000
- Optional cover for 'loss of rent': Yes

A few months into the **period of insurance**, there is a major bushfire event that results in damage to some of the **buildings** and **contents** at the **insured address**. The property is **uninhabitable** as a result.

We assess the claim and determine that it will cost the following amounts which include GST:

- the cost to rebuild the **buildings** will be \$350,000;
- it will cost \$50,000 to remove the debris;
- architect's fees will be \$30,000;
- it will take 18 weeks for the repairs to be complete and **we** estimate the loss of rent during this period to be \$18,000 based on:
 - documented bookings at the property at the time of the loss;
 - historical occupancy rates and rental rates for this property during a recent comparable period; and
 - information sourced from a local property manager with respect to occupancy rates and rental rates for nearby short term rental properties of a similar size, function and quality during the comparable rental period;
- the **contents** damaged or destroyed are valued at \$10,000.

How much we pay		Explanation
Cost to rebuild your buildings	\$350,000	The buildings sum insured is sufficient to cover the cost of rebuilding without the need to rely on the 10% sum insured safety net.
Removal of debris	\$50,000	Paid in addition to the buildings sum insured.
Architect's fees	\$30,000	Paid in addition to the buildings sum insured.
Loss of rent	\$17,000	Based on documented and historical bookings at the property and an assessment of short term rental income at comparable properties nearby we estimate the loss of rent during the 18 week period to be \$18,000. This is below the limit of two times the annual rental amount. An amount of \$1,000 which is equivalent to 5 days rent is then deducted.
Replacement cost for your contents	\$10,000	Based on the assessment of the value of your contents damaged or destroyed.
Less excess payable	-\$1,000	Only one excess is payable, the higher of the buildings and contents excesses .
Total of claim payments	\$456,000	

Example 2 – theft by tenant and rent default

You have the **contents** of **your** landlord property insured under a **BZI** Landlord Insurance Accidental Damage policy with the following details:

- **Contents** sum insured: \$15,000
- **Contents excess**: \$500
- Occupancy: **Long term tenancy**
- **Weekly rental amount**: \$600
- Optional cover for 'theft by tenant': Yes
- Optional cover for 'rent default': Yes
- **Bond money**: \$2,400

Your tenant has vacated the property in the middle of the **rental agreement** without giving the required notice and has stolen some **contents** (to the value of \$4,000) at the same time.

Your property manager is successful in re-letting the property after 8 weeks. However, there is \$250 of allowable re-letting expenses.

We assess the claim and determine that it will cost the following amounts which include GST.

How much we pay		Explanation
Rent default	\$2,650	Loss of rent: \$600 at a rate of 8 weeks = \$4,800 less remaining bond money : \$2,400 - \$250 = \$2,150
Theft by tenant	\$4,000	
Less excess payable	-\$500	The excess is the contents excess .
Total claim of payments	\$6,150	

Example 3 – legal liability

Your buildings are insured under a **BZI** Landlord Insurance Accidental Damage policy with a **buildings excess** of \$1,000.

Your tenant falls over at **the insured address** as a result of a handrail coming loose and unfortunately breaks their leg. They make a claim for loss of wages for an 8-week period and some out of pocket expenses, for a total amount of \$12,000. After **we** assess the circumstances behind the claim **we** determine that **you** are legally liable for this claim and that the amount **you** are liable for is \$12,000.

How much we pay		Explanation
Total amount of claim	\$12,000	Paid to the injured party.
Less excess payable	-\$0	No excess is payable because the claim is only under the 'Legal liability' cover.
Total of claim payments	\$12,000	

Goods and Services Tax

You must advise **us** of **your** correct input tax credit percentage (**your** entitlement to GST credits on the insurance **premium**), where **you** are GST registered as a business and have an Australian Business Number.

We will not indemnify **you** for any GST liability, fines or penalties that arise from or are attributable to **your** failure to notify **us** of **your** entitlement (or correct entitlement) to an input tax credit on the **premium**.

The sum insured values that **you** choose should include GST and all dollar amounts in this PDS are inclusive of GST unless stated otherwise.

In the event of a claim, if **you** are not registered for GST, **we** will reimburse **you** the GST component. If **you** are registered for GST the amount that **we** are liable to pay under this policy will be reduced by the amount of any input tax credit that **you** are or may be entitled to claim for the supply of goods or services covered by that payment.

If **you** are unsure about the taxation implications of this policy, **you** should seek advice from **your** accountant or tax professional.

Privacy

How BZI manages your personal information

BZI complies with Australian privacy law, including the Privacy Act 1988 (Cth).

How we collect your details

We usually collect personal or sensitive information, about **you** ('**your details**') directly from **you** or **your** intermediary. **We** may also collect it from other third parties such as **our** agents and service providers, other insurers and insurance reference bureaus, people who are involved in a claim or assist **us** in investigating or processing claims, including third parties claiming under **your** policy, witnesses and medical practitioners, third parties who may be arranging insurance cover for a group that **you** are a part of; law enforcement, dispute resolution, statutory and regulatory bodies; marketing lists and industry databases; and publicly available sources.

Before giving **us** personal information about another person, please make them aware of this privacy notice or refer that person to **our** Privacy Policy which is referred to below.

Why we collect, use and disclose your details

We collect, disclose and handle information, and in some cases personal or sensitive information, about **you** ('**your details**') to assess applications, administer policies, contact **you**, enhance **our** products and services and manage claims ('**purposes**'). If **you** do not provide **your** information, **we** may not be able to provide **you** with **our** services or do those things listed above. By providing **us**, **our** representatives or **your** intermediary with **your details**, **you** consent to **us** using, disclosing to third parties and collecting from third parties **your details** for the **purposes**.

Laws authorising or requiring **us** to collect information include the Insurance Contracts Act 1984, Corporations Act 2001, Autonomous Sanctions Act 2011, A New Tax System (Goods and Services Tax) Act 1999 and other financial services, crime prevention, trade sanctions and tax laws.

Who we may disclose your details to (including overseas disclosure)

We may disclose **your details** for the **purposes** noted above to relevant third parties including **your** intermediary, affiliates of **BZI**, the **insurers**, other insurers and reinsurers, **our** service providers, **our** business partners, health practitioners, **your** employer, parties affected by claims, people investigating or assisting **us** in claims, government bodies, regulators, law enforcement bodies and as required by law, within Australia and overseas.

BZI's Privacy Policy, available at www.bzi.com.au, provides further information and lists service providers, business partners and countries in which recipients of **your** details are likely to be located. It also sets out how **we** handle complaints and how **you** can access or correct **your** details or make a complaint.

How the insurers manage your personal information

Your privacy and the security of **your** personal information is extremely important to the **insurers** of this policy. The **insurers** are committed to protecting the privacy of **your** personal information and handling it in a responsible manner in accordance with Australian privacy law, including the Privacy Act 1988 (Cth).

The **insurers** collect personal information when **you** deal with them, their agents and other companies in their business group, as well as suppliers that act on their behalf. The **insurers** use **your** personal information so that they can do business with **you**. That includes issuing and administering products and services and claims.

The **insurers** may send **your** personal information overseas. For more detail about how each insurer handles **your** personal information, please read their respective Privacy Policies at:

- Chubb www.chubb.com/au-en/footer/privacy.html or email aulegal.privacy@chubb.com
- AIG www.aig.com.au/privacy-policy or email privacy.manager@aig.com
- HDI www.hdi.global/en-au/legal/privacy/ or email au.privacy@hdi.global

It's up to **you** whether **you** provide **your** personal information to the **insurers**, but if **you** don't they might not be able to do business with **you**, and that could include paying a claim.

General Insurance Code of Practice

The **insurers** are all signatories to the General Insurance Code of Practice ('**Code**') and **BZI** also proudly supports the **Code**. The **Code** is monitored and enforced by the Code Governance Committee.

The **Code**, which is written in plain English, sets out the standards that general insurers must meet when providing services to their customers, such as being open, fair and honest.

It also sets out timeframes for insurers to respond to claims, complaints and requests for information from customers.

The **Code** covers many aspects of a customer's relationship with their insurer, from buying insurance to making a claim, to providing options to those experiencing financial hardship or vulnerability, to the process for those who wish to make a complaint. **We** encourage **you** to tell **us** if **you** are experiencing vulnerability, so that **we** can best assist **you**.

A copy of the General Insurance Code of Practice can be found at www.codeofpractice.com.au.

Complaints

If **you** have a complaint about this product or about a service **you** have received from **us**, please contact **your** intermediary to initiate the complaint with **us**. If **you** are unable to contact **your** intermediary, **you** can contact **us** directly on 1300 171 535 or via compliance.manager@bzi.com.au.

We will acknowledge receipt of **your** complaint within one (1) business day of receiving it from **you** or **your** intermediary, or as soon as practicable. Following acknowledgment, **we** will provide **you** with the name and relevant contact details of the person assigned to liaise with **you** about **your** complaint.

We will investigate **your** complaint and keep **you** informed of the progress of **our** investigation at least every ten (10) business days and will make a decision in relation to **your** complaint in writing within thirty (30) calendar days of receiving **your** complaint.

If **we** are unable to make a decision within this timeframe, **we** will provide **you** with a reason for the delay and inform **you** of **your** right to take **your** complaint to the Australian Financial Complaints Authority (**AFCA**) as detailed below, subject to its Rules.

You may also take **your** complaint to **AFCA** if **you** are not satisfied with **our** decision.

If **your** complaint falls outside the **AFCA** Rules, **you** can seek independent legal advice or access any other external dispute resolution options that may be available to **you**.

AFCA's contact details are:

Website: www.afca.org.au

Email: info@afca.org.au

Free call: 1800 931 678

In writing to: The Australian Financial Complaints Authority, GPO Box 3, Melbourne, Victoria 3001

To the extent allowable at law, if **you** request copies of the information **we** relied on to make a decision about **your** complaint, **we** must provide it within ten (10) business days of **your** request unless **we** are within **our** rights not to provide access. Please see the General Insurance Code of Practice (codeofpractice.com.au) or contact **us** for further details.

Please note that if we have resolved **your** complaint to **your** satisfaction by the end of the fifth (5th) business day after **we** have received it, and **you** have not requested that **we** provide **you** a response in writing, **we** are not required to provide a written response. However, this exemption does not apply to complaints regarding a declined claim, the value of a claim, or about financial hardship.

Financial claims scheme

The **insurers** of this policy are authorised under the Insurance Act 1973 (Cth) to carry on general insurance business in Australia. As such, they are subject to prudential requirements and standards, regulated by the Australian Prudential Regulation Authority (**APRA**).

This policy may be a protected policy under the Federal Government's Financial Claims Scheme (**FCS**) which is administered by **APRA**.

The **FCS** may apply in the event that a general insurance company becomes insolvent. If the **FCS** applies, a person who is entitled to make a claim under this insurance policy may be entitled to a payment under the **FCS**. Access to the **FCS** is subject to eligibility criteria. Further information about the **FCS** can be obtained at www.fcs.gov.au.

Confirmation of transactions

If **you** need to clarify any of the information contained in this PDS, wish to confirm a transaction or **you** have any other queries regarding **your** policy or **your** claim, **your** first point of contact is **your** intermediary. However, if **you** would also like to contact **us** directly, please use the contact details on the back cover.

BENEFITS SUMMARY

Below is a summary of the coverage and benefits available under this policy, as well as optional covers that **we** may provide **you** the ability to add to **your** policy.

Please refer to the whole of this PDS, **your policy schedule**, and any other documents that make up **your** policy for full details and applicable terms and conditions, limits and exclusions.

Cover	Buildings	Contents
Accidental loss or damage , including: Page 28 <ul style="list-style-type: none"> ▪ deliberate or intentional damage ▪ malicious damage or vandalism 	<input checked="" type="checkbox"/> Up to buildings sum insured (SI) if selected	<input checked="" type="checkbox"/> Up to contents sum insured (SI) if selected
Additional benefits	Buildings	Contents
Sum insured safety net Page 34	<input checked="" type="checkbox"/> Up to 10% of buildings SI	<input checked="" type="checkbox"/>
Removal of debris Page 34	<input checked="" type="checkbox"/> Up to 20% of buildings SI	<input checked="" type="checkbox"/> Up to 20% of contents SI
Excess waiver for total loss Page 34	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Rebuilding fees Page 35	<input checked="" type="checkbox"/> Up to 10% of buildings SI	<input checked="" type="checkbox"/>
Meeting building regulations Page 35	<input checked="" type="checkbox"/> Up to \$50,000	<input checked="" type="checkbox"/>
Plants, trees & shrubs Page 35	<input checked="" type="checkbox"/> Up to \$1,000 per plant, \$2,000 in total (excluding storm/flood)	<input checked="" type="checkbox"/>
Prevention of further loss or damage Page 35	<input checked="" type="checkbox"/> Reasonable and necessary costs	<input checked="" type="checkbox"/> Reasonable and necessary costs
Mortgagee discharge costs Page 35	<input checked="" type="checkbox"/> Reasonable costs	<input checked="" type="checkbox"/>
Building materials Page 36	<input checked="" type="checkbox"/> Up to \$2,000	<input checked="" type="checkbox"/>
Environmental improvements Page 36	<input checked="" type="checkbox"/> Up to \$5,000	<input checked="" type="checkbox"/> 3 star+ appliances
Additional covers	Buildings	Contents
Motor burnout Page 37	<input checked="" type="checkbox"/> Less than 10 years old	<input checked="" type="checkbox"/> Less than 10 years old
Default contents cover Page 37	<input checked="" type="checkbox"/> \$10,000 contents	<input checked="" type="checkbox"/>
Chemical decontamination costs Page 38	<input checked="" type="checkbox"/> Up to \$50,000	<input checked="" type="checkbox"/> Up to \$50,000
Malicious damage or vandalism to body corporate building Page 39	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Up to \$25,000
Keys and locks Page 39	<input checked="" type="checkbox"/> Up to \$1,000	<input checked="" type="checkbox"/> Up to \$1,000
Tax audit Page 39	<input checked="" type="checkbox"/> Up to \$5,000	<input checked="" type="checkbox"/> Up to \$5,000

Optional covers		Buildings and/or Contents	
Theft by tenant:	Page 41	Optional Up to buildings or contents SI	
▪ Additional benefit: (a) Legal expenses		Up to \$5,000	
Loss of rent:	Page 41	Optional	
▪ Property uninhabitable or untenantable		Up to 24 months (long term tenancy) Up to 2 times annual rental amount for up to 24 months (short term tenancy)	
▪ Prevention of access		Up to 24 months (long term tenancy) Up to 2 times annual rental amount for up to 24 months (short term tenancy)	
▪ Death of tenant (long term tenancy)		Up to 15 weeks (long term tenancy)	
▪ Death of tenant (short term tenancy)		Up to 12 weeks or \$10,000 (short term tenancy)	
▪ Murder or suicide (or attempt at either)		Up to 24 months (long term tenancy) Up to 2 times annual rental amount for up to 24 months (short term tenancy)	
▪ Partial loss of rent		Up to 10 weeks (long term tenancy)	
▪ Failure to vacate - short term tenancy		Up to 10 weeks or \$10,000 (short term tenancy)	
Rent default:	Page 49	Optional Up to \$12,000 in total per claim	
▪ Defaulting tenant		Up to \$12,000 (long term tenancy)	
▪ Vacating without notice		Up to \$12,000 (long term tenancy)	
▪ Eviction of tenant		Up to \$12,000, maximum 2 weeks for notice to leave (long term tenancy)	
▪ Failure to vacate - long term tenancy		Up to \$12,000 (long term tenancy)	
▪ Hardship		Up to 6 weeks or \$12,000 (long term tenancy)	
▪ Additional benefits:			
(a) Legal expenses		Up to \$5,000	
(b) Representation costs		Up to \$500	
(c) Replacements of locks		Up to \$250	
(d) Removal/storage of goods		Up to \$500	
(e) Cleaning expenses		Up to \$500	
(f) Re-letting expenses		Up to \$500	
Optional covers		Buildings	Contents
Special contents	Page 55	<input checked="" type="checkbox"/>	Optional Up to specified value
Legal Liability		Buildings	Contents
Cover for legal liability	Page 56	<input checked="" type="checkbox"/> Up to \$20 million	<input checked="" type="checkbox"/> Up to \$20 million
▪ Additional benefits:			
(a) Defence costs	Page 58	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Expenses incurred in attending court	Page 58	<input checked="" type="checkbox"/> Up to \$250 per day, \$5,000 in total	<input checked="" type="checkbox"/> Up to \$250 per day, \$5,000 in total

WHO WE COVER

In this policy **you/your** means all the people named as the insured on **your policy schedule**.

WHERE WE COVER

Cover at the insured address

Your buildings and/or **contents** are covered at the **insured address**, as shown on **your policy schedule**.

If **you** have **contents** cover, **your contents** items are covered while they are inside a building that is fully enclosed at the **insured address**. They may also be covered in the open air at the **insured address** subject to the limitations and exclusions in the 'Contents in the open air' section below.

There is no cover for **your contents** when they are away from the **insured address** (either temporarily or permanently removed).

Contents in the open air

If **you** have **contents** cover, **your contents** items are covered while they are in the open air at the **insured address**.

There is no cover for for handyman tools and gardening equipment used for maintaining the property at the **insured address** in the open air.

The most **we** will pay for **contents** in the open air in any one claim is **\$2,500**.

BUILDINGS COVER

What are buildings

Only the following items at the **insured address** are included in the definition of **buildings**:

- residential buildings including:
 - any professional offices or surgeries in those buildings;
 - any areas used for other business purposes within those buildings provided the primary use of the dwelling remains residential;
- domestic outbuildings, including garages, carports and sheds where the primary use of each individual structure is residential;
- fixed coverings to walls, floors (including installed floating floorboards) and ceilings. These do not include fixed carpets, loose floor coverings, curtains or internal blinds, unless **you** are the contracting seller or purchaser of the **buildings**, in which case these items will be deemed **buildings** until settlement;
- infrastructure for services, including infrastructure for the supply of electricity, gas, water, the internet and telephone;
- items built in, or fixed to, or on, the buildings such as built-in wardrobes, kitchen cupboards and permanently connected appliances;
- blinds or awnings on the outside of the buildings;
- landscaping, paved terraces, paved pathways and paved driveways (excluding gravel driveways), retaining walls fences and gates entirely or partly at the **insured address**;
- jetties, wharfs, pontoons and moorings, used for domestic purposes only, where:
 - they are located within the boundaries of the **insured address**; or
 - part of their structure begins or terminates on the **insured address**; or
 - **you** are legally responsible for them and they are within 200m of the **insured address**; and
- anything permanently built, permanently constructed or permanently installed on **your** property for domestic purposes, including in ground swimming pools and spas (and their fixed accessories), tennis courts, decks, pergolas, clothes lines, play equipment, and fixed rainwater tanks, solar panels or hot water systems.

What are not buildings

The following items at the **insured address** are not included in the definition of **buildings**:

- any buildings, including outbuildings, that are used primarily for business purposes, including farming activities (but not including non-income producing hobby farms);
- property that a **tenant** is liable for under the terms of the **rental agreement**, other than any items in the list of 'What are buildings' above;
- portable electrical equipment which normally attaches to a power point only;
- fixed carpets, loose floor coverings, curtains or internal blinds (see 'What are contents' below);
- plants, shrubs or trees, except as provided for under the additional benefit 'Plants, trees & shrubs';
- common property;
- loose or compacted soil, lawn, grass, artificial grass, gravel, pebbles, rocks, unpaved paths, unpaved driveways or granular rubber;

- a hotel, motel or **serviced apartment**;
- **bed & breakfast** or **homestay**;
- **boarding house** or **guest house** or hostel;
- any **buildings** located in a caravan park or holiday park;
- any buildings which a **body corporate entity** is legally responsible to insure, including but not limited to residential flats, units or town houses;
- anything defined in this policy as **contents**; or
- any items which are not expressly set out in the list of 'What are buildings' above.

CONTENTS COVER

What are contents

Only the following items are included in the definition of **contents**:

- household goods that **you** own or are legally responsible for that are not fixed or fitted to **your buildings**, including fridges, washing machines, and dryers;
- fixed carpets, loose floor coverings, curtains and internal blinds;
- furniture and furnishings, that are not built in;
- portable domestic appliances and utensils that are not built in;
- portable electrical equipment which normally attaches to a power point only;
- handyman tools and gardening equipment used for maintaining the property at the **insured address**;
- swimming pools, saunas and spas, that are not permanently installed, including their accessories;
- fixtures and fittings that have been installed if **you** are the owner of a strata title unit and that are not insured by the body corporate;
- **pedal cycles** and their equipment and accessories (for example, lights, bike bags, pumps or tracking or navigation computers). Pedal cycles are subject to the limits shown below in the 'Contents with fixed limits' section;
- surfboards, sailboards, surf skis, ocean skis, kayaks, canoes and stand up paddleboards. These items are subject to the limits shown below in the 'Contents with fixed limits' section; and
- 'special contents' which are listed on **your policy schedule**.

What are not contents

The following items are not included in the definition of **contents**:

- anything defined as **contents** that are at the **insured address** and are not primarily for the use of your **tenant** or maintaining the property;
- jewellery or watches;
- unset precious or semi-precious stones;
- items that contain gold or silver, other than those thinly covered with gold or silver;
- collections of stamps, medals or coins;
- money, bullion or negotiable instruments, such as cash, smart cards, or vouchers;
- items of clothing, furs, personal effects or documents of any kind;
- mobile phones or computers;
- plants or trees growing outdoors. This does not include plants or trees growing in pots or tubs;
- animals, including birds or fish;
- equipment for taking photographs, including accessories and unprocessed film;
- sporting equipment (other than those listed in 'What are contents' above);
- motor vehicles, motorcycles, quadbikes, mini-bikes or motorised go-karts (other than ride-on mowers), whether they are capable of being registered or not;
- caravans or trailers;
- aircraft (including drones or model aircraft);

- watercraft (including jet skis);
- unfixed building materials, such as bricks, tiles or timber, except to the extent covered under the additional benefit titled 'Building materials';
- anything defined as **buildings**;
- any item which is legally part of a building under a **property management entity** and according to the relevant state or territory strata law; or
- any items which are not expressly set out in the list of 'What are contents' above.

The most we will pay for contents claims

Contents with fixed limits

Contents items shown in the following table have fixed limits which determine the most **we** will pay for those items.

These limits cannot be increased.

Contents item	Fixed limit
<ul style="list-style-type: none">▪ Pedal cycles▪ Surfboards▪ Sailboards▪ Surf skis▪ Ocean skis▪ Kayaks▪ Canoes▪ Stand up paddleboards	\$2,000 in total per claim

Contents with flexible limits

For **contents** items covered under this policy other than:

- the contents items listed in the 'Contents with fixed limits' above;
- fixed carpets;
- loose floor coverings;
- curtains; or
- internal blinds;

the most **we** will pay for any one item, pair, set, collection or system is **\$20,000** unless **you** have asked **us** to increase the limit, and **we** have agreed and provided **you** with an updated **policy schedule**. Please refer to the optional cover 'Special contents' for more details on increasing limits.

When **you** ask **us** to increase the limit for any of these items:

- **we** may ask for, and **you** will need to pay **us**, an additional **premium**;
- they will be shown on **your policy schedule** as 'Special contents'; and
- **your policy schedule** will show the specified value each item is insured for – this value is the most **we** will pay for that item.

If **you** do not ask **us** to increase the limit for any of these items then the limit of **\$20,000** will apply.

WHAT YOU ARE COVERED FOR

What you are covered for – buildings or contents

Our Landlord Insurance Accidental Damage policy covers **your buildings** or **your contents** for **accidental loss or damage** during the **period of insurance**. This includes **deliberate or intentional damage** and **malicious damage or vandalism**.

Your policy schedule will show if **you** have **buildings** and/or **contents** cover.

However, in certain circumstances the cover will only apply when specific conditions are met:

- **Landslide or subsidence**

The cover for landslide or subsidence only applies if the loss or damage occurs within **72 hours** of, and as a direct result of, one of the following:

- **storm;**
- **flood;**
- earthquake or tsunami;
- explosion; or
- escape of liquid from a fixed pipe or something attached to a pipe, fixed gutter, fixed tank apparatus or drain.

- **Escape of liquid**

The cover for escape of liquid only applies to the sudden and unforeseen leaking, overflowing, escaping, or bursting of liquid from any of the following:

- house gutters, drainpipes or pipes;
- sanitary fixtures (such as toilets, sinks, shower recesses or baths);
- appliances (such as washing machines, refrigerators or dishwashers);
- waterbeds;
- swimming pools or spas;
- fixed heating systems;
- fixed water tanks; or
- aquariums.

However, **we** will not cover destruction, loss or damage caused by:

- the incorrect or failed installation of any drainage, membranes, pipes and/or waterproofing; or
- a gradual process of bursting, seeping, leaking, splashing, dripping or overflowing over a period of time (and a reasonable person in the circumstances would have been aware of it).

We will not pay any costs associated with:

- delays in **you** taking steps to reduce the damage or notifying **us**;
- repairing or replacing the item from which the liquid escaped;
- replacing any liquid that has escaped; or
- locating the cause of the damage if:
 - **you** do not own the building for which this claim is made (e.g. if **you** are a tenant); or
 - **you** own the property under a **body corporate entity**.

If **you** have cover for **your buildings** and you have a claim where **we** pay for escape of liquid damage, **we** will also pay for:

- the reasonable costs associated with locating the cause of the damage; and
- any damage to **your buildings** or **your contents** caused while looking for the cause.

If **you** incur costs without **our** prior written agreement, **we** will only pay for the reasonable covered costs to identify the source of the leak using non-invasive testing methods (e.g. using a thermal camera) up to an amount **we** would have agreed to had **you** asked us first. **We** will not cover any damage caused to **your buildings** or **your contents** using invasive methods without **our** prior approval.

■ **Unoccupied buildings**

You are not covered for destruction, loss or damage if the **buildings** at the **insured address** have been **unoccupied** for a continuous period of **100 days** or more, unless the destruction, loss or damage is a direct result of:

- earthquake or tsunami;
 - lightning or thunderbolt;
 - riot or civil commotion; or
 - impact by a vehicle, aircraft, watercraft, space debris, rocket, satellite or a tree branch;
- however **we** will not cover any subsequent resultant damage (for example, water entering the **buildings** following earthquake damage) unless reasonable steps have been taken to prevent subsequent and resultant damage.

If the **buildings** at the **insured address** are going to be **unoccupied** for more than **100 days** then **you** can ask **us** to provide cover and if **we** agree to do so **we** will advise **you** in writing.

■ **Damage by a tenant's pet**

The cover for **tenant's** pets only applies to loss or damage caused by a domestic pet living at the **insured address** and owned by **your tenant**.

The most **we** will pay for loss or damage by a **tenant's** pet is **\$2,500** during any one **period of insurance**.

The cover that is provided under this policy should also be considered in conjunction with the 'What you are not covered for – buildings or contents' section, 'General exclusions' and 'General terms and conditions' sections.

What you are not covered for – buildings or contents

In addition to the 'General exclusions' section **we** will not provide cover for **your buildings or contents**, when they are destroyed, lost or damaged by any of the following events:

- insects, vermin or rodents. However, **we** will cover any resulting damage from a fire or escape of liquid that is caused by them;
- gradual or repeated exposure to smoke or fire;
- theft by **your tenant**, unless **we** have provided **you** the ability to select the optional cover for 'Theft by tenant' and **you** have selected it, in which case the level of cover provided is detailed in that section;
- scratching, denting, chipping, rubbing or scuffing any surface by **your tenants**, their children, their visitors or their visitor's children; or
- scratching, biting, chewing, clawing, pecking or scuffing, that is gradual, ongoing or developing, by **your tenant's** pets or their visitor's pets.

How we settle your claim

Excesses

For each of the available covers, an **excess** may apply. An **excess** is not an additional fee charged by **us** at the time of making a claim. Rather, it is the uninsured first portion of a loss for which **you** are otherwise covered for under the policy's terms.

Details of the **excess** amounts and circumstances in which they will be applied are set out in the definition of **excess** (see 'Definitions' section) and the relevant section of this PDS that explains the cover **we** provide.

The amount of any **excess you** will be required to pay will appear on **your policy schedule**.

If a single event results in claims to both **buildings** and **contents** at the **insured address**, **you** will only be required to pay one **excess** – that which is the greater of the applicable **buildings** and **contents** **excesses**.

Where a claim relates to separate identifiable events with damage or loss caused by:

- **malicious damage or vandalism;**
- **deliberate or intentional damage;**
- damage by **tenant's** pets;
- theft by **tenant** (if **we** have offered that optional cover and **you** have added it to **your** policy),

an **excess** will be payable for each event at the **insured address**, up to a maximum of two events per claim. For example, for a **malicious damage** claim to **buildings** with an **excess** of \$600, if there were 3 separate identifiable events the **excess** payable on the claim would be \$1,200 (2 x \$600).

If an **excess** applies to **your** claim, **you** will need to pay it to **us** when **we** request it, and no later than when **we** are finalising the processing of **your** claim.

Bond money

If **you** are entitled to use **bond money** to pay for or reduce the costs of any loss or damage, the amount **we** pay will be reduced by the balance (if any) of any **bond money** remaining after deduction of:

- allowable re-letting expenses; and
- any other costs or expenses **you** are legally entitled to deduct from the **bond money**.

For details on how claims are calculated and settled for 'Loss of rent' and 'Rent default' please refer to 'Claims payment basis – loss of rent' and 'Claims payment basis – rent default', respectively.

How we settle your claim – buildings

When **your buildings** are destroyed or damaged under the 'What you are covered for – buildings or contents' section **we** will ordinarily pay for the cost of repair or replacement with new material.

We will not pay any costs upgrading damaged or undamaged parts of **your buildings** to comply with local government or other statutory requirements (for example: current building regulations or laws), except as provided for under the additional benefit 'Meeting building regulations'.

We will pay for the damaged portion of fixed coverings to walls, floors and ceilings only in the room, hall or passage where the damage occurred.

We will take reasonable steps to attempt to match any material used to repair **your buildings** with the original materials, however if **we** are unable to do so **we** will use the nearest equivalent available to the original materials. The maximum **we** will pay for anyone claim is up to \$10,000 to match undamaged material (including any additional costs solely associated with doing so), in situations where:

- it is not possible or economically viable for **us** to acquire new material to replace the damaged material that reasonably matches the undamaged portion to a similar extent as immediately prior to the loss or damage occurring; and
- the amount of damaged material that cannot be matched to the undamaged material is more than 40% of the total material that would have to be replaced if all the matching damaged and undamaged material was replaced (limited to the room, hall or passage when these materials are fixed coverings to walls, floors and ceilings).

We may not always be able to repair or replace **your buildings**, for example:

- if the materials needed for the repair or rebuild are not readily available;
- if the repair or rebuilding cannot commence for a significant amount of time; for example, due to availability of service providers;
- if the pre-incident condition of the **buildings** prevents **us** from repairing or rebuilding them;
- if the event insured under this policy makes the land unsafe to build on; for example, after an earthquake; or
- if the repair or rebuilding requires upgrades to comply with current local government or other statutory requirements, where the extent of the upgrades to damaged or undamaged parts of the building requires significant contribution outside of what is covered under this policy; or
- if any **buildings** or any part thereof (including subsequent alterations or renovations) did not comply with local government or other statutory requirements at the time of construction (that **you** could have reasonably been expected to be aware of), for example, a **building** was never

approved by council or correctly certified, or renovations were not built in line with the relevant building code at the time.

In such situations, **we** will pay the **cash settlement value** in respect of **your** claim or part of it.

If **you** request a cash settlement instead of the repair or replacement of **your buildings**, **we** will have regard to the circumstances of **your** claim and consider any preference **you** may have. If **we** agree, **we will** pay the **cash settlement value**. For example, when **you** confirm to **us** that **you** will not rebuild **your buildings**.

This amount may be less than it would cost **you** to arrange the replacement because **we** are able to secure discounts from **our** supplier networks.

If the damage to **your buildings** requires them to be rebuilt, and **you** tell **us** **you** would prefer to rebuild at a different site and **we** agree to manage **your** claim on that basis, then **our** agreement will be on the following conditions:

- **we** will not pay more than the cost that **we** would have incurred if reinstatement of **your buildings** that are damaged had taken place at the location where the damage happened; or
- if the actual cost of rebuilding is less than the cost of reinstatement at the location where the damage happened, then **our** payment is limited to the actual cost of rebuilding.

Any rebuilding or repairing of **your buildings** must commence within 6 months of the date that the destruction or damage occurred. If it does not commence within 6 months (or any other period which **we** agree with **you** in writing) **you** may have to pay any increase in cost caused by the delay. In the case of building works **you** may need to enter a separate domestic building contract with the repairer.

How we settle your claim – contents

When **your contents** are destroyed, lost or damaged under the 'What you are covered for – buildings or contents' section **we** will decide which of the following **we** will do to settle **your** claim:

- repair the **contents** item(s) to the condition it was in immediately before it was destroyed, lost or damaged;
- replace the **contents** item(s) with the nearest equivalent new item; or
- pay **you** the **cash settlement value** of the replacement or repair.

The situations when **we** may choose to pay **you** the **cash settlement value**, instead of repairing or replacing **your contents**, include:

- if parts needed for the repair are not readily available in Australia;
- if an item that is being replaced is not readily available in Australia; or
- if the repair or replacement will take a significant amount of time, for example, due to unavailability of service providers.

In such situations, **we** will pay the **cash settlement value** in respect of **your** claim or part of it.

If **you** request a cash settlement instead of the repair or replacement of **your contents**, **we** will have regard to the circumstances of **your** claim and consider any preference **you** may have. If **we** agree, **we** will pay the **cash settlement value**. This amount may be less than it would cost **you** to arrange the replacement because **we** are able to secure discounts from **our** supplier networks.

As noted in the additional benefit 'Environmental improvements', if **we** have agreed to replace any refrigerators, washing machines, clothes dryers or dishwashers that have been lost or damaged, **we** will replace them with items that have at least a 3-star energy rating regardless of whether the original item had such a rating.

We will pay for the cost of replacing any damaged:

- carpets;
- wall, floor and ceiling coverings; and
- internal blinds and curtains;

but only in the room, passage or hall where **your contents** were destroyed, lost or damaged.

When a destroyed, lost or damaged item of **your contents** is part of a pair, set or collection, **we** will only pay for the value of the destroyed, lost or damaged item itself, unless **you** have chosen to specify that pair, set or collection as a 'special content' (see optional cover 'Special contents'). If the item is not specified like this, then the most **we** will pay is the value that the item has as a proportion of the combined pair, set or collection. **We** will only pay the cost of replacing the item even though the pair, set or collection to which it belongs is less valuable because it is incomplete.

How we settle your claim – loss of rent

Please refer to the 'Claims payment basis – loss of rent' section for details on how claims for 'Loss of rent' are calculated and settled (if **we** have offered that optional cover and **you** have added it to **your** policy).

How we settle your claim – rent default

Please refer to the 'Claims payment basis – rent default' for details on how claims for 'Rent default' are calculated and settled (if **we** have offered that optional cover and **you** have selected it).

ADDITIONAL BENEFITS

If **we** accept **your** claim for **your buildings** or **contents** for **accidental loss or damage**, **we** will also provide the following additional benefits. These additional benefits will be paid in addition to the **buildings** or **contents** sum insureds shown on **your policy schedule**, up to the limits shown below for each of the additional benefits.

There are some things which are excluded under these additional benefits and these are shown below. In addition, the terms in the 'General exclusions' section should also be referred to when determining whether any additional benefit will be paid.

Sum insured safety net

If **we** accept **your** claim for **your buildings** and **we** determine that the cost of repairing or replacing **your buildings** exceeds the **buildings** sum insured shown on **your policy schedule**; then **we** will pay up to **10%** more than the **buildings** sum insured to either:

- repair or replace **your buildings**; or
- pay the **cash settlement value** if **we** agree to pay it.

This additional benefit will not contribute to any other 'additional benefits' provided under this policy and it does not change the **buildings** sum insured that is used in determining any other additional benefit – they will be calculated based on the **buildings** sum insured shown on **your policy schedule**.

You must ensure that if **you** make any changes to **your buildings** such as renovations to increase their size or quality, then the **buildings** sum insured on **your** policy is updated to reflect these changes.

Removal of debris

If **we** accept **your** claim for **your buildings** then **we** will pay the reasonable costs which **you** incur to:

- make the **insured address** safe (such as temporary fencing to restrict access); and/or
- demolish, remove and dispose of any building debris that was caused by the **accidental loss or damage**.

The most **we** will pay is **20%** of the **buildings** sum insured shown on **your policy schedule**.

If **we** accept **your** claim for **your contents** **we** will pay the reasonable costs to:

- remove and dispose of any damaged **contents** items.

The most **we** will pay is **20%** of the general **contents** sum insured shown on **your policy schedule**.

Excess waiver for total loss

If **we** accept **your** claim for **your buildings** or **contents** and **you** have a claim where **we** pay the full amount of the **buildings** sum insured or the **contents** sum insured shown on **your policy schedule** then **you** are not required to pay an **excess** on that claim.

Rebuilding fees

If **we** accept **your** claim for **your buildings** then **we** will pay the reasonable costs which **you** incur of:

- fees charged by architects, surveyors or engineers; and
- legal fees or fees charged by statutory authorities, that arise in respect of the reinstatement of **your buildings**.

The most **we** will pay is **10%** of the **buildings** sum insured shown on **your policy schedule**.

Meeting building regulations

If **we** accept **your** claim for **your buildings** then **we** will pay the reasonable costs which **you** incur to meet current building regulations or laws that are required when they are being rebuilt or repaired.

The most **we** will pay is **\$50,000** in any one **period of insurance**.

We will not pay any costs associated with:

- building regulations or laws that were already in place when the **buildings** were originally built, or subsequently altered or renovated; or
- upgrading undamaged parts of **your buildings** to comply with current building regulations or laws.

Plants, trees & shrubs

If **we** accept **your** claim for **your buildings** then **we** will pay the cost incurred of replacing any plants, trees or shrubs that were damaged at the same time, up to **\$1,000** per plant and **\$2,000** in total per claim.

We will not pay any costs related to:

- lawns or grass;
- pot plants; or
- any plants that were being grown for commercial use.

There is no cover under this additional benefit for **storm** or **flood**.

Prevention of further loss or damage

If **we** accept **your** claim for **your buildings** or **contents** then **we** will pay the reasonable and necessary costs which **you** incur to protect **your buildings** or **contents** insured under this policy from further loss or damage until **your** claim is settled or this policy states otherwise.

Mortgagee discharge costs

If **we** accept **your** claim for **your buildings** **we** pay the full amount of the **buildings** sum insured shown on **your policy schedule** then **we** will pay the reasonable administration costs incurred for **you** to discharge any mortgage over the **buildings**.

Building materials

If **we** accept **your** claim for **your buildings** then **we** will pay the cost incurred of replacing the following items for any **accidental loss or damage**:

- unfixed building materials such as bricks, tiles or timber; or
- gas or electrical appliances that were due to be fitted to **your buildings**, such as a dishwasher or oven, provided they were in a locked and fully enclosed building.

The most **we** will pay is **\$2,000** per **period of insurance**.

We will not pay any costs related to sand, gravel, bark, soil or similar materials.

Environmental improvements

If **we** accept **your** claim for **your buildings** and **your buildings** are totally destroyed then **we** will pay up to **\$5,000** of **your** net costs in purchasing and installing environmental improvements such as rainwater tanks, solar power systems or grey water recycling systems.

Net costs are the costs after any rebates **you** were eligible for at the date of the loss under any government or council schemes.

If **we** accept **your** claim for **your contents** and **we** have agreed to replace any refrigerators, washing machines, clothes dryers or dishwashers that have been lost or damaged then **we** will replace them with items that have at least a 3-star energy rating regardless of whether the original item had such a rating.

ADDITIONAL COVERS

This policy also provides the following additional covers. These additional covers can be claimed for without there being any loss or damage to **your buildings** or **contents** as defined in the previous sections.

This section shows what is covered under each of these additional covers, and what limitations or exclusions there are. In addition, the terms in the 'General exclusions' section beginning on should also be referred to when determining whether any additional cover will be paid.

Motor burnout

If an electric motor in household equipment or appliances which is less than **10 years** old is burnt out or fused during the **period of insurance** then **we** will pay the reasonable costs to repair or replace it.

If the electric motor is part of **your buildings** then **you** must have **buildings** cover in order to claim for motor burnout. The **excess** payable will be the **buildings excess** shown on **your policy schedule**.

If the electric motor is part of **your contents** then **you** must have **contents** cover in order to claim for motor burnout. The **excess** payable will be the **contents excess** shown on **your policy schedule**.

If an electric motor cannot be repaired or replaced, **we** will pay the reasonable replacement cost of an equivalent motor. **We** will not pay for the replacement of the whole appliance unless its reasonable replacement cost is less than it would to repair or replace the motor.

We will not cover any electric motors that:

- form part of equipment used in conjunction with **your** business, trade, or profession; or
- are more than **10 years** old.

We will not pay for any costs:

- where **you** can recover under a manufacturer's guarantee or warranty; or
- associated with extracting or reinstalling a submersible or underground motor or pump.

The relevant **buildings excess** or **contents excess** will apply to any claims under this additional cover.

Default contents cover

If **you** have selected to have cover for **your buildings** and there is loss or damage to **your contents**, then, subject to the terms, conditions, limits and exclusions of this policy, **we** will provide up to **\$10,000 contents** cover.

This will be in addition to any **contents** sum insured shown on **your policy schedule** if **you** have chosen to insure **your contents**.

The relevant **contents excess** will apply to any claims under this additional cover unless **you** have selected to have cover for **your buildings** only in which case the **buildings excess** will apply.

Chemical decontamination costs

If **your buildings** and/or **contents** suffer chemical contamination as a result of the manufacturing, storage or distribution of any controlled drug at the **insured address**, **we** will pay for clean up costs only, which **you** incur to remove or mitigate the contamination or pollution.

If **you** have cover:

- only for **your buildings**, the cover provided under this additional cover does not apply to any **contents**; or
- only for **your contents**, the cover provided under this additional cover does not apply to any **buildings**.

The most **we** will pay under this additional cover is **\$50,000** during any one **period of insurance**.

You can only claim under this additional cover if all of the following conditions have been met:

- the property at the **insured address** is rented on a **long term tenancy** (and this is shown on **your policy schedule**) and a valid **rental agreement** is in place; and
- **you** or **your property manager** have acted immediately once aware of the contamination at the **insured address**; and
- the manufacturing, storage or distribution operation at the **insured address** was discovered by the police (or relevant authority), or has been referred to the police (or relevant authority) for investigation since it was discovered; and
- an assessment by a suitably qualified professional has confirmed that the property at the **insured address** has been contaminated as a result of the manufacture, storage or distribution of a controlled drug; and
- **you** or **your property manager** have:
 - (a) conducted pre-tenancy checks for all adult **tenants** on the **rental agreement**, including written or verbal references, and the outcomes of these checks have been documented;
 - (b) inspected the property at the **insured address**:
 - between every change of **tenant**; and
 - within the first 6 months of any new **rental agreement**; and
 - at a minimum every 12 months during the period of the tenancy (including when on a **periodic tenancy agreement**).

As part of assessing a claim under this additional cover **we** may require **you** to provide evidence and/or copies of reports in relation these pre-tenancy checks and inspections. Failure to do so may result in a claim under this additional cover being denied.

If **we** accept a claim under this additional cover, **we** will reimburse the cost incurred in seeking an assessment by a suitably qualified professional to confirm the contamination (within the **\$50,000** limit).

We will not pay any claim under this additional cover where:

- the property is let on a **short term tenancy**; or
- there is no valid **rental agreement** in place; or
- **you** or **your property manager** have not complied with the conditions mentioned above with respect to pre-tenancy checks and property inspections.

The **excess** payable on any claims under this additional cover will be the greater of:

- the **buildings excess** shown on **your policy schedule** (if **buildings** cover has been selected); and
- the **contents excess** shown on **your policy schedule** (if **contents** cover has been selected).

Malicious damage or vandalism to body corporate building

If **you** have cover for **your contents** and:

- a **tenant** or a visitor of the **tenant** causes damage to the body corporate building; and
- the damage is **malicious damage or vandalism**; and
- **you** are determined to be legally liable for the damage;

then **we** will pay up to **\$25,000**.

The amount **we** pay under this additional cover is in addition to the **contents** sum insured.

This additional cover does not apply to damage that results from **deliberate or intentional damage**.

The **excess** payable on any claims under this additional cover will be the **contents excess** shown on **your policy schedule**.

Keys and locks

If a key to an external door lock or external window lock is stolen as a result of burglary or a house break-in during the **period of insurance** then **we** will pay the reasonable and necessary costs which **you** incur up to **\$1,000** to replace the external lock, key or cylinder with a similar item.

No **excess** applies when **you** claim under this additional cover only.

Tax audit

We will pay for the fees **you** must pay to an accountant when **your** financial taxation affairs are audited by the Australian Tax Office in respect of the property at the **insured address** shown on **your policy schedule**.

You must advise **us** of any such audit prior to the fees being incurred.

We will not pay claims for:

- any fees incurred in relation to any preliminary risk reviews or enquiries from the Australian Tax Office which are not related to an identified intention to conduct an audit;
- any audit that relates to a criminal prosecution;
- fees where the final assessment of **your** taxable income for the period being audited is 20%, or more, higher than **your** original declaration;
- fees incurred in relation to any enquiries from the Australian Taxation Office which are not related to an identified intention to conduct an audit;
- fees for work performed outside the time limits allowed by the Australian Taxation Office; or
- any fines, penalties or adjustments of taxation.

The most **we** will pay under this additional cover is **\$5,000** during any one **period of insurance**.

No **excess** applies when **you** claim under this additional cover only.

OPTIONAL COVERS

We may provide **you** the ability to add one or more of the following optional covers to **your** policy. If **we** do provide the option and **you** ask **us** to add the optional cover then **we** will require an additional **premium** and the details of the optional cover added will be shown on **your policy schedule**. If these optional covers are not shown on **your policy schedule** then they have not been added to **your** policy and the coverage described in this section does not apply.

This section shows what is covered under each of these optional covers if they have been added to **your** policy, and what limitations or exclusions there are. In addition, the terms in the 'General exclusions' section should also be referred to when determining whether any purchased optional cover will be paid.

Theft by tenant

The cover in this section applies only if **we** have provided the option for **you** to select cover for 'Theft by tenant' and **you** have added it and it is shown on **your policy schedule**.

You will be covered for theft of **your buildings** or **contents** by:

- **your tenant**, including their children; or
- a visitor of **your tenant**, including their children.

You must have selected **buildings** cover in order to claim for theft of any part of **your buildings** under this optional cover. The most **we** will pay is **your buildings** sum insured as shown on **your policy schedule** (less any applicable **excess**).

If **you** have selected **contents** cover then the most **you** can claim for theft of any of **your contents** under this optional cover is the **contents** sum insured as shown on **your policy schedule** (less any applicable **excess**).

If **you** have selected cover for **your buildings** only, then under this optional cover **you** can claim up to the limit of the additional cover 'Default contents cover' (less any applicable **excess**) for theft of any of **your contents**.

Additional benefits – theft by tenant

When **we** pay a claim for 'theft by tenant', **we** will also pay the following additional benefits:

Legal expenses

Up to **\$5,000** in legal expenses per claim that **you** incur to recover or attempt to recover amounts for items stolen by **your tenant** (including their children) or a visitor of **your tenant** (including their children).

We will only pay these legal expenses if **we** agreed to pay them prior to them being incurred.

Excess payable – theft by tenant

Where a claim for 'theft by tenant' relates to separate identifiable events, an **excess** will be payable for each event, up to a maximum of two events per claim.

Loss of rent

The cover in this section applies only if **we** have provided the option for **you** to select cover for 'Loss of rent' and **you** have added it and it is shown on **your policy schedule**. The insured events that are covered under this optional cover are listed below and should be read in conjunction with the 'Claims payment basis – loss of rent' section for additional limits on how much **we** will pay.

Property uninhabitable or untenable

Insured event
<ul style="list-style-type: none">▪ Your buildings or contents are accidentally destroyed or accidentally damaged in accordance with the section 'What you are covered for'; and▪ Your property at the insured address is uninhabitable or untenable, as a result of that damage or destruction.
What we will cover – long term or permanent tenancy
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">▪ from the latter of:<ul style="list-style-type: none">– when the damage or destruction occurred;– when the property became uninhabitable or untenable;▪ until the first of these events occurs:<ul style="list-style-type: none">– the repair or replacement of the buildings or contents insured under this policy has been completed;– the property becomes tenable;– the property is re-let;– we have been paying the weekly rental amount for 24 months. <p>If cover is for contents only the maximum period we will pay for loss of rent is the time it takes us to repair or replace your contents.</p> <p>When the property becomes tenable following the completion of the repairs or replacement, we will also pay the weekly rental amount for up to 2 additional weeks while the property is being re-let. You or your property manager must take reasonable and active steps to attempt to re-let the property during this period. Cover will cease once it has been re-let.</p> <p>The most we will pay under this insured event will be an amount equivalent to 24 months of the weekly rental amount.</p>
What we will cover – short term tenancy or holiday let
<p>If the property at the insured address is let as a short term tenancy (and this is shown on your policy schedule), we will pay the loss of rent reasonably expected to have been received during the period:</p> <ul style="list-style-type: none">▪ from the latter of:<ul style="list-style-type: none">– when the damage or destruction occurred;– when the property became uninhabitable or untenable;▪ until the first of these events occurs:<ul style="list-style-type: none">– the repair or replacement of the buildings or contents has been completed;– the property becomes tenable;– a new short term booking at the property begins;– 24 months has passed. <p>If cover is for contents only the maximum period we will pay for loss of rent is the time it takes us to repair or replace your contents.</p> <p>The most we will pay under this insured event is twice (two times) the annual rental amount sum insured shown on your policy schedule.</p>

Prevention of access

Insured event

- Another property near the **insured address** is accidentally destroyed or damaged; and
- That damage or destruction would have been covered under this policy in accordance with the section 'What you are covered for' if it had occurred at the **insured address**; and
- **Your tenants** are prevented access to **your** property at the **insured address** as a result.

What we will cover – long term or permanent tenancy

If the property at the **insured address** is let as a **long term tenancy** (and this is shown on **your policy schedule**), **we** will pay the **weekly rental amount** for the period:

- from the latter of:
 - when the damage or destruction to the nearby property occurred;
 - when access to the property at the **insured address** was prevented;
- until the first of these events occurs:
 - access to the **insured address** has been restored;
 - **we** have been paying the **weekly rental amount** for **24 months**.

The most **we** will pay in this insured event will be an amount equivalent to **24 months** of the **weekly rental amount**.

What we will cover – short term tenancy or holiday let

If the property at the **insured address** is let as a **short term tenancy** (and this is shown on **your policy schedule**), **we** will pay the loss of rent reasonably expected to have been received during the period:

- from the latter of:
 - when the damage or destruction to the nearby property occurred;
 - when access to the property at the **insured address** was prevented;
- until the first of these events occurs:
 - access to the **insured address** has been restored;
 - **24 months** has passed.

The most **we** will pay under this insured event is twice (two times) the annual rental amount **sum insured** shown on **your policy schedule**.

Death of tenant – long term or permanent tenancy

Insured event
<ul style="list-style-type: none">▪ The death of your tenant who is the sole person listed on the rental agreement.
What we will cover – long term or permanent residency
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the first of these events occurs:<ul style="list-style-type: none">– the property is re-let;– we have been paying the weekly rental amount for 15 weeks. <p>The most we will pay in this insured event will be an amount equivalent to 15 weeks of the weekly rental amount.</p>

Death of tenant – short term tenancy or holiday let

Insured event
<ul style="list-style-type: none">▪ The death of your tenant or a member of your tenant's family, during the period they are occupying the property at the insured address.
What we will cover – short term tenancy or holiday let
<p>If the property at the insured address is let as a short term tenancy (and this is shown on your policy schedule), we will pay the loss of rent associated with the period:</p> <ul style="list-style-type: none">▪ from the date of death;▪ until the first of these events occurs:<ul style="list-style-type: none">– the end of the contracted rental booking;– a new booking commences at the property;– 12 weeks has passed; or– the limit for this insured event is reached. <p>The most we will pay in this insured event will be \$10,000 in any one period of insurance.</p>

Murder or suicide (or attempted murder or suicide)

Insured event
<ul style="list-style-type: none">There is a murder or suicide (or an attempt at either) at the property at the insured address; andThe property is temporarily untenantable as a result of that murder or suicide (or that attempt at either).
What we will cover – long term or permanent tenancy
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">from the date of the murder or suicide (or attempt at either);until the first of these events occurs:<ul style="list-style-type: none">the property becomes tenantable;the property is re-let;we have been paying the weekly rental amount for 24 months. <p>The most we will pay in this insured event will be an amount equivalent to 24 months of the weekly rental amount.</p>
What we will cover – short term tenancy or holiday let
<p>If the property at the insured address is let as a short term tenancy (and this is shown on your policy schedule), we will pay the loss of rent reasonably expected to have been received during the period:</p> <ul style="list-style-type: none">from the date of the murder or suicide (or attempt at either);until the first of these events occurs:<ul style="list-style-type: none">the property becomes tenantable;the property is re-let;24 months has passed. <p>The most we will pay under this insured event is twice (two times) the annual rental amount sum insured shown on your policy schedule.</p>

Partial loss of rent

Insured event

- **Your buildings or contents** are accidentally destroyed or accidentally damaged in accordance with the section 'What you are covered for'; and
- **Your buildings or contents** remain uninhabitable and untenable, however the damage or destruction means that **your tenant** does not have full use of all aspects of the **buildings or contents**; and
- **You** have agreed to reduce the rent payable by the **tenant** during the period until the **buildings or contents** are repaired; and
- **We** have agreed that the reduction in rent is reasonable given the loss of use due to the damage or destruction.

What we will cover – long term or permanent tenancy

If the property at the **insured address** is let as a **long term tenancy** (and this is shown on **your policy schedule**), **we** will pay the reduced portion of the **weekly rental amount** for the period:

- from when the damage or destruction occurred;
- until the first of these events occurs:
 - the repair or replacement of the **buildings or contents** has been completed;
 - **we** have been paying the reduced proportion of the **weekly rental amount** for **10 weeks**.

If cover is for **contents** only the maximum period **we** will pay for loss of rent is the time it takes **us** to repair or replace **your contents**.

- Example:**
- The **weekly rental amount** is **\$1,000**;
 - One bedroom is damaged and unable to be used until repairs are complete;
 - That bedroom represents approximately **25%** of the overall size of the property;
 - **You** have agreed with the **tenant** to reduce the rent by **\$250** until the bedroom can be lived in again, and **we** agree that is reasonable;
 - **We** will pay **\$250** per week until the repairs are complete, for up to **10 weeks**.

What we will not cover – short term tenancy or holiday let

There is no cover under this insured event if the property is let as a **short term tenancy**.

Failure to vacate – short term tenancy or holiday let

Insured event
<ul style="list-style-type: none">▪ Your tenant fails to vacate the property at the insured address at the end of a short term tenancy.
What we will cover – short term tenancy or holiday let
<p>If the property at the insured address is let as a short term tenancy (and this is shown on your policy schedule), we will pay the loss of rent reasonably expected to have been received during the period:</p> <ul style="list-style-type: none">▪ from the day after the documented rental booking ceases;▪ until the first of these events occurs:<ul style="list-style-type: none">– the tenant vacates the property;– 10 weeks has passed; or– the limit for this insured event is reached. <p>The most we will pay in this insured event will be \$10,000 in any one period of insurance.</p>
What we will not cover – long term or permanent tenancy
<p>There is no cover under this insured event if the property is let as a long term tenancy.</p> <p>If we have provided the ability for you to select the optional cover for 'Rent default' and you have added it to your policy, then you may have cover under the 'Failure to vacate – long term or permanent tenancy' insured event.</p>

Claims payment basis – loss of rent

If **you** are entitled to use **bond money** to pay for or reduce the cost of **your** loss of rent, the amount **we** pay for a claim under the 'loss of rent' optional cover will be reduced by the balance (if any) of any **bond money** remaining after deduction of:

- allowable re-letting expenses; and
- any other costs or expenses **you** are legally entitled to deduct from the **bond money**.

We will not pay loss of rent for any period where it relates to circumstances outside of the insured event. For example, if **you** choose to do renovations at the same time as the repair or replacement then **we** will only pay loss of rent for the reasonable time it would have taken **us** to complete the repair or replacement because of the claim.

If cover is for **contents** only the maximum period we will pay for loss of rent is the time it takes **us** to repair or replace **your contents**.

Estimated loss of rent on a short term basis

If the property at the **insured address** is let on a **short term basis** (and this is shown on **your policy schedule**), and there is a claim payable for loss of rent from one of the insured events in this section:

- **we** will estimate the loss of rent during the period for which the loss of rent benefit is payable (as defined in each event above).

In determining the estimated loss of rent during this period, **we** may take into consideration:

- documented rental bookings during the period;
- prior rental history at the property during recent comparable periods (if any);
- the rental history and occupancy rates of similar properties at the same location, including any seasonality.

We may engage a suitably qualified professional in the region to help assess the estimated loss of rent.

- **we** will deduct an amount equal to **5 days** rent from **our** payment to **you**.

Rent default

The cover in this section applies only if **we** have provided the option for **you** to select cover for 'Rent default' and **you** have added it and it is shown on **your policy schedule**.

The insured events that are covered under this optional cover are listed below.

There is no cover provided under this optional cover if the property at the **insured address** is let as a **short term tenancy**. The property at the **insured address** must be let as a **long term tenancy** with a valid **rental agreement** in place.

In addition to the particulars of the insured events covered, there are conditions which must be met to ensure that a claim under the 'rent default' optional cover can be made. Please see the section 'Conditions – rent default' for the specific conditions required. A failure to meet these conditions may mean that **we** can refuse to pay a claim under this optional cover or reduce the amount of the claim.

Please refer to the section 'Excess payable – rent default' for more details on the **excess** payable for claims under this optional cover.

The most we will cover – rent default

The most **we** will pay, in total, under the rent default insured events below is **\$12,000** per claim.

When **we** pay a claim under this optional cover, there are some additional benefits which **we** will also pay (where relevant). More details of the 'Additional benefits – rent default' are shown on page 52.

Defaulting tenant

Insured event
<ul style="list-style-type: none">▪ Your tenant either:<ul style="list-style-type: none">– stops paying the rent that is owed under the rental agreement; or– vacates your buildings after giving you or your property manager the required notice in accordance with the rental agreement but leaving unpaid rent; or– vacates your buildings at the end of the tenancy period leaving unpaid rent.
What we will cover – long term or permanent tenancy
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the first of these events occurs:<ul style="list-style-type: none">– the property is re-let;– the tenant's rental agreement expires;– the tenant recommences paying rent as per the rental agreement.
What we will not cover – short term tenancy or holiday let
<p>There is no cover under this insured event if the property is let on a short term tenancy.</p>

Vacating without notice

Insured event
<ul style="list-style-type: none">▪ Your tenant vacates your buildings prior to the end of the tenancy period without giving you or your property manager the required notice in accordance with the rental agreement.
What we will cover – long term or permanent tenancy
If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period: <ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the first of these events occurs:<ul style="list-style-type: none">– the property is re-let;– the tenant's rental agreement expires.
What we will not cover – short term tenancy or holiday let
There is no cover under this insured event if the property is let on a short term tenancy .

Eviction of tenant

Insured event
<ul style="list-style-type: none">▪ Your tenant is legally evicted from your buildings by:<ul style="list-style-type: none">– a notice to leave from you or your property manager; or– an order from a court, residential tenancies tribunal or other relevant authority.
What we will cover – long term or permanent tenancy
If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), then: <ol style="list-style-type: none">(1) when the eviction is due to an order from a court, residential tenancies tribunal or other relevant authority, we will pay the weekly rental amount for the period:<ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the first of these events occurs:<ul style="list-style-type: none">– the property is re-let; or– the tenant's rental agreement expires; or <ol style="list-style-type: none">(2) when the eviction is due to a notice to leave from you or your property manager, we will pay the weekly rental amount for up to 2 weeks from the date your tenant vacates the property until the property is re-let.
What we will not cover – short term tenancy or holiday let
There is no cover under this insured event if the property is let on a short term tenancy .

Failure to vacate – long term or permanent tenancy

Insured event
<ul style="list-style-type: none">▪ Your tenant stops paying the rent that is owed under the rental agreement; and▪ Your tenant refuses to vacate your buildings after a lawful order from a court, residential tenancies tribunal or other relevant authority.
What we will cover – long term or permanent tenancy
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the property is re-let.
What we will not cover – short term tenancy or holiday let
<p>There is no cover under this insured event if the property is let on a short term tenancy.</p> <p>If we have provided the ability for you to select the optional cover for 'Loss of rent' and you have added it to your policy, then you may have cover under the 'Failure to vacate – short term tenancy or holiday let' insured event .</p>

Hardship

Insured event
<ul style="list-style-type: none">▪ A court, residential tenancies tribunal or other relevant authority legally terminates the rental agreement of your tenant on the grounds of hardship.
What we will cover – long term or permanent tenancy
<p>If the property at the insured address is let as a long term tenancy (and this is shown on your policy schedule), we will pay the weekly rental amount for the period:</p> <ul style="list-style-type: none">▪ from the date to which rent had been paid up to;▪ until the first of these events occurs:<ul style="list-style-type: none">– the property is re-let; or– we have been paying the weekly rental amount for 6 weeks. <p>When we pay a claim for 'rent default' under the insured event of hardship we will not hold your tenant responsible for any amount we pay you.</p>
What we will not cover – short term tenancy or holiday let
<p>There is no cover under this insured event if the property is let on a short term tenancy.</p>

Additional benefits – rent default

When **we** pay a claim for any of the insured events listed under 'rent default', **we** will also pay the following additional benefits (where relevant):

Legal expenses

Up to **\$5,000** in legal expenses per claim that **you** incur to:

- legally evict **your tenants**; or
- recover amounts owed to **you** by **your tenants**.

We will only pay these legal expenses if **we** agreed to pay them prior to them being incurred.

Representation costs

Up to **\$500** per **period of insurance** for costs incurred as a result of:

- **your property manager** representing **you** at a court, residential tenancies tribunal or other relevant authority in order to obtain a court order against **your tenant**;
- engaging a bailiff or sheriff to evict **your tenant**.

This additional benefit is not payable if:

- the expense is already covered under the agreement between **you** and **your property manager**;
- the costs are incurred or charged by **your property manager** on **your** behalf.

Replacement of locks

Up to **\$250** per claim to replace the locks at **your buildings** where **your tenant** fails to return the keys or building access cards following one of the 'rent default' insured events listed above.

Removal and storage of goods

Up to **\$500** per tenancy for costs that are in excess of the **bond money** to remove and store the **tenant's** possessions where they are left at **your buildings** following the **tenant** vacating them.

This additional benefit is only payable if **you** are required to remove and store the possessions under the Residential Tenancies Act 2010 (NSW) (or other relevant legislation).

Cleaning expenses

Up to **\$500** per tenancy for costs involved in cleaning the property if the **tenant** has vacated **your buildings** without cleaning them and as a result the property is **untenantable**.

We will not pay for:

- any cleaning associated with common areas or parts of **your buildings** that were not occupied by **your tenant**;
- any maintenance required, such as painting or redecorating.

Re-letting expenses

Up to **\$500** during a **period of insurance** for re-letting expenses that are in excess of the **bond money**, provided that:

- the **bond money** was equivalent to at least 4 weeks rent; and
- the **bond money** has been fully exhausted.

Excess payable – rent default

The **excess** payable for any claim under the 'rent default' optional cover is the maximum of:

- the **buildings excess** shown on **your policy schedule** (if **buildings** cover has been selected);
- the **contents excess** shown on **your policy schedule** (if **contents** cover has been selected).

Claims payment basis – rent default

The amount **we** pay for a claim under the 'rent default' optional cover will be reduced by:

- the balance (if any) of any **bond money** remaining after deduction of:
 - allowable re-letting expenses; and
 - any other costs or expenses **you** are legally entitled to deduct from the **bond money**; and
- any **break fee** which the **tenant** has paid under the **rental agreement**.

When the **bond money** collected is less than the equivalent of 4 weeks rent it will be adjusted in accordance with the 'Bond money condition' below.

Conditions – rent default

The following conditions must be met in order for a claim under the 'rent default' optional cover to be paid, or to ensure that any claim is paid in full.

You or your property manager must:

- ensure a valid written **rental agreement** is in place from the beginning of the tenancy; and
- collect **bond money** in accordance with the bond money condition below,
- actively seek to re-let the property whenever it is tenantable but unoccupied as a result of a 'rent default' insured event; and
- take reasonable steps as soon as possible to repair any damage at the property at the **insured address** that may make it **uninhabitable** or **untenantable**; and
- take reasonable steps legally available and in accordance with relevant state or territory tenancy laws (or other relevant legislation) to remedy any rent default insured events, including:
 - accessing any government benefits, subsidies or support packages available to **you** that may assist with negotiating temporary reductions in rent or temporary suspension of rent payments to assist **your tenant** remedying any rent default situations;
 - issuing all rent arrears and termination notices to **your tenant** in a timely manner;
 - pursuing a court or tribunal order in a timely manner following the expiry of a breach or termination notice.

Bond money condition

It is a condition of this policy that you or your property manager must collect **bond**. We expect the bond amount to be 4 weeks or greater, however if the **bond money** collected is less than the equivalent of four weeks' rent, any reference to **bond money** within this optional cover will be adjusted to reflect an amount equivalent to four weeks' rent.

Rent in arrears condition

Rent default cover will not apply if rent is in arrears as at the commencement of the time the 'Rent default' cover starts. In that situation, for rent default cover to commence **your tenant** must first pay the rent that was in arrears, and then pay the agreed rent as per the **rental agreement** for a period of four

consecutive weeks. **You** are responsible for knowing whether rent is in arrears as at the time the 'Rent default' cover starts, even if **you** utilise the services of a **property manager**.

New tenants' condition

If there are new **tenants** at the property, there is no rent default cover provided until the new **tenants** have successfully paid the agreed rent as per the **rental agreement** for a period of four consecutive weeks.

Notice of remedy condition

Rent default cover does not cover any loss of rent for any period prior to the commencement of the **period of insurance**.

We will not pay any claim under the 'rent default' optional cover if **your tenant** leaves **your** property at the **insured address** with or without notice, and **you** have failed to take reasonable steps to rectify a Notice of Remedy breach issued by **your tenant** to **you**.

Special contents

If **you** have **contents** cover and **you** have an item, pair, set, collection or system, that would be subject to the **\$20,000** limit in the section 'Contents with flexible limits', **you** can ask **us** to insure this item, pair, set, collection, or system for a value higher than that limit.

If **we** agree to increase the limit for any of these 'special contents' items:

- **we** may ask for an additional **premium** and **you** will need to pay it to **us**;
- they will be shown on **your policy schedule** as 'special contents'; and
- **your policy schedule** will show the value each 'special contents' items is insured for. This value is the most **we** will pay for that item, pair, set, collection, or system.

If **you** choose to specify any special contents and **we** agree to provide cover for it, then it will be covered for **accident loss or damage**. Each special contents item will be covered at the **insured address** only (as defined in the 'Cover at the insured address' section of this policy).

LEGAL LIABILITY

What you are covered for – legal liability

The following covers are subject to the terms, conditions, limits and exclusions of the policy.

If **you** have **buildings** cover under this policy, **we** will cover **you** against any claim for compensation or expenses which **you** become legally liable to pay for as the owner or occupier of the **buildings** in respect of:

- the death of, or **personal injury** to, a person; or
- the **damage to property**;

resulting from an **occurrence** during the **period of insurance** at the **insured address**.

If **you** have **contents** cover under this policy and **you** own part of the **buildings** that has been subdivided, **we** will cover **you** against any claim for compensation or expenses which **you** become legally liable to pay for as the owner of **your contents** or resulting from the occupancy of **your** part of the **buildings** in respect of:

- the death of, or **personal injury** to, a person; or
- the **damage to property**;

resulting from an **occurrence** during the **period of insurance** at the **insured address**.

If **you** have **contents** cover under this policy, **we** will cover **you** against any claim for compensation or expenses which **you** become legally liable to pay for in respect of:

- the death of, or **personal injury** to, a person; or
- the **damage to property**;

resulting from an **occurrence** that happens as a result of any defects in **your contents** during the **period of insurance** at the **insured address**.

If **you** have a car park at the **insured address** for **your tenants** or guests of **your tenants**, **we** will cover **you** against any claim for compensation or expenses which **you** become legally liable to pay for:

- the **damage to property**;

resulting from an **occurrence** that happens while the property is in the car park at the **insured address** during the **period of insurance**.

What you are not covered for – legal liability

In addition to the 'General exclusions' section these exclusions apply to **your** liability cover and additional benefits below in the 'Additional benefits – legal liability' section.

We will not cover any liability arising from:

- use of a motor vehicle, motorcycle, quadbike, mini-bike, aircraft, drone or watercraft, other than ride-on mowers;
- servicing, repairing or maintaining any vehicle;
- use of a caravan or trailer when the caravan or trailer is attached to a motor vehicle or motorcycle;
- any alterations, servicing, repairing or any additions to lifts, escalators or hoists, including anything that is part of a lift, escalator or hoist;
- vibration or interference with the support of land, **buildings** or other property;
- the erection or demolition of **buildings**;
- the discharge, release or escape of any pollutants;
- the removal, neutralising or cleaning up of pollutants;
- any agreement or contract **you** enter into, however **we** will cover **your** liability if **you** would have been liable without the agreement or contract;
- any act of defamation;
- directly or indirectly out of or in connection with the actual or alleged use, removal of, presence of or exposure to asbestos, any asbestos products or products containing asbestos;
- directly or indirectly out of or in connection with the inhalation of, or exposure to silica in any form
- any act or omission that is dishonest, fraudulent, criminal, wilful or **malicious damage or vandalism**. This exclusion does not apply where **we** have reviewed the claim and are reasonably satisfied that a particular person covered under this policy section, in respect of the claimed incident:
 - was a victim of domestic violence, coercion or a vulnerable person; and
 - did not contribute to, assist, facilitate or cause it.

If so, and the incident otherwise meets the terms of this policy, **we** will settle the claim for that particular person, but only to the extent of their legal liability;

- any disease that is transmitted by **you**, or any member of **your family** who normally lives with **you**; or
- any business, profession, trade or occupation carried on by **you**, except managing the **buildings** and their surrounds.

We will not cover any:

- penalties, fines or awards of aggravated, exemplary or punitive damages made against **you**;
- **personal injury** to **you**, or any member of **your family** who normally lives with **you**, or any other person who normally lives with **you**;
- **personal injury** to any person **you** employ and that **personal injury** arises from their employment with **you**;
- **damage to property** that belongs to **you**, any member of **your family** who normally lives with **you**, or any other person who normally lives with **you**;
- **damage to property** that belongs to any person **you** employ and that **damage to property** arises from their employment with **you**;
- **damage to property** that is in **your** control, or the control of any member of **your family** who normally lives with **you**, or any other person who normally lives with **you**.

The most we will cover – legal liability

The most **we** will cover for any liability claim is **\$20,000,000** inclusive of GST, for any one **occurrence**.

No **excess** applies when **you** claim under this legal liability cover only.

Additional benefits – legal liability

The following covers are subject to the terms and conditions, limits and exclusions of the policy.

Defence costs

In addition to the limit of **your** legal liability cover, if **we** agree **you** are entitled to liability cover under this policy in respect of an **occurrence**, **we** will also pay legal costs incurred with **our** consent to defend the claim.

Expenses incurred in attending court

In addition to the limit of **your** legal liability cover, **we** will reimburse **you** for reasonable expenses and proven income loss, incurred in attending court in relation to a liability claim covered by this policy at **our** request up to **\$250** per day but excluding the first day, and up to a total of **\$5,000** in any one **period of insurance**. **We** will only reimburse income loss for days on which **you** are not able to conduct any income-earning activity.

If **you** are:

- self-employed or a working director, then 'income' means the gross daily income from such personal exertion after allowing for the costs and expenses incurred in deriving that income; or
- an employee, then 'income' means the gross daily income from personal exertion, excluding overtime payments, bonuses, commissions or allowances.

In each case the amount of **your** income will be averaged over the 12 months immediately preceding **our** request (reasonably determined) or such shorter period during which **you** have been so engaged.

You must provide **us** with reasonably requested documentation, correspondence, records, or other information in support of any claim for lost income.

GENERAL TERMS AND CONDITIONS

The following general terms and conditions apply to **your** policy:

Term/condition	
Reasonable actions and Precautions	<p>You must take reasonable actions and precautions to prevent or minimise loss, damage, injury, illness or liability, for example:</p> <ul style="list-style-type: none">▪ choosing qualified and licensed professionals for any work completed on the property;▪ ensuring any repairs or alterations undertaken by you or someone authorised by you are done competently and safely;▪ taking reasonable care to protect and maintain the insured property (ensuring it is structurally sound, watertight, secure, well maintained and in a good state of repair);▪ taking reasonable steps to protect the insured property following a building or pest inspection; <p>complying with any law, by-law, ordinance or regulation that concerns the safety of persons or property.</p>
Keeping proof of value of property insured	<p>Please retain evidence of purchase of proof of the value of all property insured by this policy. Evidence includes receipts and professional valuations and manufacturers' instructions and warranties. You should keep any of these or other evidence so that you can reasonably prove ownership and the value of any loss if you have to claim. If your claim is for a total loss, we will give fair consideration to any extenuating circumstances.</p>

Term/condition	
Alteration of risk	<p>You must tell us promptly if:</p> <ul style="list-style-type: none"> ▪ you intend to change or have changed the occupancy of the property at the insured address, for example from tenanted to owner occupied, or from long term tenancy to short term tenancy; ▪ you change who is responsible for managing the property at the insured address (self-managed to property manager, or vice versa); ▪ you change the amount of rent you collect on a rental agreement; ▪ the buildings at the insured address are not going to be occupied for more than 100 days; ▪ any detail on your policy schedule is no longer accurate, such as the insured address; ▪ you intend to demolish your buildings at the insured address, have lodged an application to do this, or a government authority has issued a demolition order; ▪ trespassers (squatters) occupy the property at the insured address; ▪ you commence building or renovations at the insured address if the value of the work exceeds \$150,000; ▪ anything else happens that a reasonable person in the circumstances would consider to increase the chance that loss, damage or injury will occur, or liability will be incurred at the insured address.
Fraudulent claim	<p>If you or any party covered by your policy makes a claim or arranges for some other party to make a claim that is in any way false, dishonest or fraudulent, then payment of the claim may be refused.</p> <p>This above term does not apply where we have reviewed the claim and are reasonably satisfied that a particular person covered by this policy, who has a financial interest in the insured property, in respect of the claimed incident:</p> <ul style="list-style-type: none"> ▪ was a victim of domestic violence, coercion or a vulnerable person; and ▪ did not contribute to, assist, facilitate or cause it. <p>If so, and the incident otherwise meets the terms of this policy, we will settle the claim for that particular person, but only to the extent of their financial interest in the insured property or legal liability.</p>

Term/condition	
Cancellation	<p>You may cancel your policy at any time. We will refund to you a proportion of the premium for the unexpired period of insurance (less any non-refundable government charges, taxes and levies that we have paid and are not recoverable), provided that the cancellation does not fall during the period of time referred to in the 'Cooling-off period' section.</p> <p>Any agency fee that has been added to the premium will only be refunded if the policy is cancelled within the cooling-off period or where the cancellation is effective from the start of the period of insurance.</p> <p>We may cancel this policy by notice in writing for any reason available to us at law. Unless we cancel your policy for the reason of fraud, we will refund to you a proportion of the premium for the unexpired period of insurance (less any non-refundable government charges, taxes and levies that we have paid and are not recoverable).</p>
Other insurance and contribution	When you claim on your policy you must also supply us with written details of all other policies that you are reasonably aware of that may also pay or partially pay that claim.
Notifications	All notices and communications must be made or confirmed in writing by you or your intermediary. Other forms of communication will not be acted upon by us until confirmed in writing by you or your intermediary.
Jurisdiction	Any disputes arising from this policy will be determined by the Courts, and in accordance with the laws, of the state or territory where this policy is issued.

GENERAL EXCLUSIONS

There is no cover under any section of this policy for damage, loss, cost or legal liability that is caused by, arises from or involves any of the following:

- action of the sea, tidal wave or high tide;
- **storm surge**, except when the loss or damage occurs at the same time as **storm** damage;
- a bushfire, grassfire, **storm**, **flood** or tsunami in the first 72 hours of cover, unless cover at the **insured address** began on the same day:
 - **you** purchased the property at the **insured address**; or
 - that another policy covering **your buildings** or **contents** expired (but not when **you** cancelled the policy prior to its expiry date). Cover will only be provided up to the sums insured covered under the expired policy (any increase in sums insured will not be covered for these events for the first 72 hours specified);
- erosion, subsidence, settling, seepage, shrinkage or expansion of earth, vibration or earth movement, other than landslide or subsidence if the loss or damage occurs within 72 hours of, and as a direct result of, one of the following:
 - **storm**;
 - **flood**;
 - earthquake or tsunami;
 - explosion;
 - escape of liquid from a fixed pipe or something attached to a pipe, fixed gutter, fixed tank apparatus or drain;
- **storm**, **storm surge** or **flood** to retaining walls, gates and fences that **you** were aware, or a reasonable person in the circumstances would have been aware, were:
 - in a poor or damaged condition before the incident;
 - installed or constructed incorrectly; or
 - not compliant with local government or other statutory requirements at the time of construction;
- water entering the buildings at the **insured address**:
 - through an opening made for any renovations, extensions, alterations or repair work; or
 - because of a structural defect, faulty design or faulty workmanship when **your** buildings were constructed that **you** knew about (or should reasonably have known about) and did not repair before the loss or damage occurred. However, **we** will pay for any resultant damage that is otherwise covered under this policy. **We** will not pay the cost of the rectification of the defect, structural fault, design fault, material or planning itself.
- any order or any Government, Public or Local Authority involving the confiscation, nationalisation, requisition, damage or destruction of any property, unless such destruction was undertaken to reduce the spread of fire;

- a defect, structural fault, poor or faulty design specification, materials, planning or workmanship.
- any alterations, repairs, renovations or additions to **your buildings** that cost more than \$150,000, unless agreed to in writing by **BZI**;
- a vacant block of land, unless agreed to in writing by **BZI**;
- any subletting arrangement, being any situation where:
 - there is a lease or rental agreement in place for a third party to rent all or part of the property from **your tenant**; or
 - **you** rent the property from the owner and then lease all or part of it to **your tenant**;
 unless agreed to in writing by **BZI**;
- cracking, collapse or subsidence, caused fully or partially by renovations, extensions or alterations to the **buildings** at the **insured address**;
- theft or damage by someone who enters or leaves through an unlockable or unsecured part of the **buildings** at the **insured address** while they are being renovated, extended or altered;
- electrical, mechanical or electronic breakdown other than the cover provided under the additional cover 'Motor burnout'. However, this exclusion does not apply to the resultant loss or damage to **your buildings**;
- radioactivity or any radioactive substances;
- nuclear fission or nuclear fusion;
- war, hostilities whether war is declared or not, acts of foreign enemies, rebellion, revolution, civil war, invasion, insurrection or the use of military or usurped power;
- any **act of terrorism** that is directly or indirectly caused by, contributed to by, or in any way involves or is connected with biological, chemical, radioactive, or nuclear pollution or contamination or explosion;
- damage to a heating element, however **we** will pay for any resultant damage, that is otherwise covered under this policy, following damage to a heating element;
- roots of trees, shrubs, plants or grass, however **we** will cover any resultant damage, that is otherwise covered under this policy, to the **buildings** caused by the roots (but not the damage caused directly by the roots);
- wear, tear, gradual deterioration, fading, scratching or denting (other than by hail);
- gradual deterioration due to the action of light, air, sand, sea salt, sea water, for example, the gradual weathering of brick, mortar or concrete or the breakdown of grouting or tile adhesive over time;
- any process of cleaning involving the use of chemicals other than domestic household chemicals;
- any hazardous materials that are legally required to be stored or used in accordance with the manufacturer's controls and instructions;
- rust, corrosion, oxidation,
- rising damp, seepage, mould, mildew or rot;
- atmospheric or climatic conditions, other than **storms**;
- contamination or pollution of any kind, unless it is caused by a sudden and unexpected accident that is covered by this policy or cover is provided under the additional cover 'Chemical decontamination costs';
- anything stated under the heading of 'What is not covered' or following the words '**We** will not pay' whenever used in this policy;

- any additional, indirect or consequential costs or losses, that are incurred unless covered under the 'Additional benefits' or 'Additional covers' sections of this policy;
- compensation for non-financial loss, distress, inconvenience, except if covered under the section 'What you are covered for – legal liability';
- any event that does not occur within the **period of insurance**.

Subject to section 54 of the Insurance Contracts Act 1984 (Cth), there is no cover under any section of this policy for damage, loss, cost or legal liability that is caused by, arises from or involves any of the following:

- theft or attempted theft by **you** or someone acting with **your** express or implied consent;
- malicious or intentional acts by **you** or someone acting with **your** express or implied consent;
- anything that **you** or anyone acting with **your** express or implied consent deliberately caused;
- any illegal activity **you** or **your family**, or someone acting with **your** or their express or implied consent, are involved in;

however these exclusions do not apply where **we** have reviewed the claim and are reasonably satisfied that a particular person covered by this policy, who has a financial interest in the insured property, in respect of the claimed incident:

- was a victim of domestic violence, coercion or a vulnerable person; and
- did not contribute to, assist, facilitate or cause it.

If so, and the incident otherwise meets the terms of this policy, **we** will settle the claim for that particular person, but only to the extent of their financial interest in the insured property or legal liability.

DEFINITIONS

Term	Definition
Accidental loss or damage	Accidental loss or damage means damage to, loss or destruction of your building or your contents , when it is caused by a sudden and unforeseen event.
Act of terrorism	An act of terrorism is any act, or preparation in respect of action, or threat of action designed to influence the government of the day or de facto government of any nation or any political division thereof, or in pursuit of political, religious, ideological or similar purposes to intimidate the public or a section of the public of any nation by any person or group(s) of persons whether acting alone or on behalf of or in connection with any organisation(s) or government(s) of the day or de facto government, and which: <ul style="list-style-type: none"> ▪ involves violence or threat of violence against one or more persons; or ▪ involves damage to property; or ▪ endangers life other than that of the person committing the action; or ▪ creates a risk to health or safety of the public or a section of the public; or ▪ is designed to interfere with or disrupt an electronic system.
Bed & breakfast	Bed & breakfast means a dwelling occupied by permanent residents where short term accommodation, that includes the option for meals, is provided to paying guests.
Boarding house	Boarding house means a dwelling that provides a principal place of residence for five or more paying residents (excluding the proprietors or owners) where the furniture and beds are provided by the proprietors/owners.
Bodily injury	Bodily injury means physical bodily harm including resultant sickness or disease that requires care or loss of functional ability or results in death.
Body corporate entity	Body corporate entity means Strata Management, Owners Corporation, Body Corporate or similar entities that are responsible for the administration, maintenance, and management of common property and shared facilities and are legally responsible to insure the building at the insured address .
Bond money	Bond money means the money paid by your tenant at the beginning of the tenancy (equivalent to at least four weeks' rent) and held as security against damage to the property, outstanding rent or other costs.
Break fee	Break fee means the fee documented in the rental agreement that is payable by a tenant if they break the rental agreement by leaving before the end of the rental period.
Buildings	Buildings means the items defined in the section 'What are buildings' on page 23.

Term	Definition
BZI	Blue Zebra Insurance Pty Ltd, ABN 12 622 465 838, AFS Licence Number 504130. BZI acts as an agent of the insurers under a binder agreement.
Cash settlement value	<p>Where we choose to pay you as a cash settlement (for the reasons described in 'How we settle your claim – contents' section), cash settlement value means the fair and reasonable value for which you or the funds recipient would be able to reinstate, replace or repair the insured property following the claim against this policy.</p> <p>Where you request the cash settlement instead of repair or replacement, cash settlement value means the fair and reasonable value for which we would be able to reinstate, replace or repair the insured property following the claim against this policy.</p>
Contents	Contents means the items defined in the section 'What are contents' on page 25.
Damage to property	Damage to property means physical injury to or destruction of tangible property, including the loss of its use. Tangible property includes the cost of recreating or replacing stocks, bonds, deeds, mortgages, bank deposits and similar instruments, but does not include the value represented by such instruments.
Deliberate or intentional damage	<p>Deliberate or intentional damage means an act done without the owner's permission and with the full knowledge that the action will alter the current state of the property, but without any malice, vindictiveness or spite.</p> <p>Deliberate or intentional damage does not include:</p> <ul style="list-style-type: none"> ▪ tenant neglect, carelessness, poor housekeeping, or unhygienic living habits; ▪ damage occurring during maintenance operations carried out by your tenant or anyone acting on their behalf; ▪ damage as a result of repairs, or attempted repairs, carried out by your tenant or anyone acting on their behalf; ▪ damage caused by failure of your tenant or their visitors to control their children; ▪ damage caused by pets belonging to your tenant, their visitors or children of your tenant or their visitors; ▪ theft, or damage caused by theft; ▪ accidental loss or damage; ▪ malicious damage or vandalism; or ▪ scratching, denting, chipping, rubbing or scuffing of any surface.
Excess	Excess means the first amount of each claim that you or the person making the claim must pay. The amount of the relevant excess is shown in your policy schedule or in this PDS. See page 30 for more information about excesses .

Term	Definition
Family	Family means a person's: <ul style="list-style-type: none"> ▪ spouse, partner or de facto; ▪ parents, parents-in law, and grandparents; ▪ children, grandchildren, brothers and sisters, including their respective spouse, partner or de facto; or ▪ the children, parents, parents-in law, grandparents, grandchildren, brothers and sisters of your spouse, partner or de facto.
Flood	Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following: <ul style="list-style-type: none"> ▪ a lake (whether or not it has been altered or modified); ▪ a river (whether or not it has been altered or modified); ▪ a creek (whether or not it has been altered or modified); ▪ another natural watercourse (whether or not it has been altered or modified); ▪ a reservoir; ▪ a canal; ▪ a dam.
Guest house	Guest house means a boarding house .
Holiday let	Holiday let means a short term tenancy .
Homestay	Homestay means a bed & breakfast .
Insured address	Insured address means the place where the buildings or contents are located, as shown on your policy schedule .
Insurers	Insurers means: <ul style="list-style-type: none"> ▪ Chubb Insurance Australia Limited (Chubb) of Level 38, 225 George Street, Sydney NSW 2000 (ABN 23 001 642 020, AFSL 239687); ▪ AIG Australia Limited (AIG) of Level 19, 2 Park Street, Sydney NSW 2000 (ABN 93 004 727 753, AFSL 381686); ▪ HDI Global Specialty SE (HDI), acting through its Australian branch, of Level 19, 20 Martin Place, Sydney NSW 2000 (ABN 58 129 395 544, AFSL 458776).
Long term tenancy	Long term tenancy means a rental period that: <ul style="list-style-type: none"> ▪ is 3 months or greater in duration; and ▪ for which there is a rental agreement in place.

Term	Definition
Malicious damage or vandalism	<p>Malicious damage or vandalism means a wrongful act by a person motivated by malice, vindictiveness or spite, with the intention of damaging the property. Malicious damage or vandalism does not include:</p> <ul style="list-style-type: none"> ▪ tenant neglect, carelessness, poor housekeeping or unhygienic living habits; ▪ damage occurring during maintenance operations carried out by your tenant or anyone acting on their behalf; ▪ damage as a result of repairs, or attempted repairs, carried out by your tenant or anyone acting on their behalf; ▪ damage caused by failure of your tenant or their visitors to control their children; ▪ damage caused by pets belonging to your tenant, their visitors or children of your tenant or their visitors; ▪ theft, or damage caused by theft; ▪ deliberate or intentional damage; ▪ accidental loss or damage; or ▪ scratching, denting, chipping, rubbing or scuffing of any surface.
Notice to leave	<p>A notice given by you or your property manager to your tenant to vacate the buildings at the insured address by a certain date in one of the following situations:</p> <ul style="list-style-type: none"> ▪ when you or your property manager and your tenant have agreed in writing to end the rental agreement earlier than legally required; or ▪ when you or your property manager legally end the rental agreement early.
Occupied	<p>Occupied means that:</p> <ul style="list-style-type: none"> ▪ the buildings at the insured address are furnished such that they are comfortably habitable, including: <ul style="list-style-type: none"> — being connected to electricity and hot and cold running water; and — containing at least one usable bed and mattress and a functioning refrigerator; and ▪ you, a member of your family, or someone with your consent has resided in the buildings at the insured address overnight.

Term	Definition
Occurrence	<p>An occurrence is:</p> <ul style="list-style-type: none"> ▪ a single incident that is not intended or expected; or ▪ a series of incidents or continuous or repeated exposure to substantially the same general conditions which: <ul style="list-style-type: none"> — are not intended or expected; and — have the same cause; or — are attributable to the same source. <p>We regard all death, personal injury or damage to property, arising from one original source or cause, as one occurrence.</p>
Pedal cycles	<p>Pedal cycles means:</p> <ul style="list-style-type: none"> ▪ bicycles; ▪ electric bicycles not required to be registered by law with a motor no more than 200 watts continuous rated power; ▪ pedelec bicycles where the rider's pedalling is assisted by a small electric motor that automatically cuts off once the bicycle reaches 25km/hour (the electric motor must only become activated by the riders pedalling) not required to be registered by law with a motor no more than 250 watts continuous rated power; and ▪ any essential components required for the bicycles to operate (e.g. pedals, handlebars, custom wheels) whether purchased as an aftermarket part or not.
Period of insurance	<p>Period of insurance means the dates and times over which your insurance cover is valid, ending on the expiry date as shown in your policy schedule unless the policy is terminated earlier in accordance with the policy terms and conditions.</p>
Periodic tenancy agreement	<p>Periodic tenancy agreement means the situation when your tenant continues to occupy the buildings at the insured address, after a fixed term rental agreement has expired, and the rental agreement does not provide for its continuation, and:</p> <ul style="list-style-type: none"> ▪ a notice to leave; or ▪ a notice of intention to leave; or ▪ an abandonment termination notice; <p>has not been given by your tenant to you or your property manager, or by you or your property manager to your tenant.</p> <p>Your tenant is then deemed to be under a periodic tenancy agreement on the same terms which applied immediately before the rental agreement ended. This does not include any term about the rental agreement's term.</p>

Term	Definition
Permanent tenancy	Permanent tenancy means a long term tenancy .
Personal injury	<p>Personal injury means bodily injury, shock, mental anguish or mental injury, defamation or death. Personal injury does not include the publication or utterance of a defamatory statement:</p> <ul style="list-style-type: none"> ▪ made prior to the commencement of the period of insurance; or ▪ made by or at the direction of you with knowledge of its falsity; or ▪ relating to advertising, broadcasting or telecasting activities by or on behalf of you.
Policy schedule	Policy schedule means the relevant policy schedule issued by us . This is a separate document unique to you , which shows the insurance details personal to you . It includes any changes, conditions and exclusions made to suit your individual circumstances and that may amend the cover provided.
Property Management Entity	Property Management Entity means Strata Management, Owners Corporation, Body Corporate or similar entities that are responsible for the administration, maintenance, and management of common property and shared facilities within a residential development and are legally responsible to insure the building at the insured address .
Property manager	Property manager means the licensed real estate agent or property manager that manages the property at the insured address for you .
Premium	Premium means the amount(s) shown in your policy schedule that you have to pay for the cover we provide which is inclusive of Insurance Duty, Goods and Services Tax (GST), Emergency Services Levy (where applicable) and any additional government charges.
Rental agreement	<p>Rental agreement means the agreement between you or your property manager and your tenant, which is in writing and states:</p> <ul style="list-style-type: none"> ▪ the term of the rental period; and ▪ the amount of rent payable to you; and ▪ the amount of the bond money that your tenant is required to pay. <p>Rental agreement also includes any written or verbal agreement between you or your property manager and your tenant to:</p> <ul style="list-style-type: none"> ▪ temporarily reduce the amount of rent payable to you; or ▪ suspend or defer the rent payable to you for a defined period of time.
Serviced Apartment	Serviced apartment means a fully furnished apartment within a complex that is available for short-term or long-term stays and provides regular housekeeping services during a stay).

Term	Definition
Short term tenancy	<p>Short term tenancy means a rental period that is of up to 3 months in total duration.</p> <p>If after commencement of a short term tenancy, you and your tenant agree to extend the rental period beyond 3 months, you must contact us and we will tell you if cover under this policy can be provided under a long term tenancy.</p>
Storm	<p>Storm means:</p> <ul style="list-style-type: none"> ▪ a thunderstorm (including lightning); ▪ rainwater, snow or hail; ▪ a cyclone, tornado, or other violent wind; or ▪ run-off of storm water following a localised storm in your area.
Storm surge	<p>Storm surge means an increase in the sea level resulting from strong onshore winds or reduced atmospheric pressure associated with a low-pressure system or tropical cyclone.</p>
Tenant	<p>Where the tenancy is a long term tenancy, tenant means the person(s) named in the rental agreement or periodic tenancy agreement and including that person's:</p> <ul style="list-style-type: none"> ▪ partner and any children who permanently live at the insured address; and ▪ any other person(s) permanently living at the insured address. <p>Where the tenancy is a short term tenancy, tenant means the person(s) living at the insured address under a rental arrangement and including that person's:</p> <ul style="list-style-type: none"> ▪ partner and any children who permanently live at the insured address; and ▪ any other person(s) permanently living at the insured address.
Uninhabitable	<p>Uninhabitable means the property is:</p> <ul style="list-style-type: none"> ▪ not safe to live in; or ▪ not fit to live in as a result of not being connected to one or more of the following (if the property is normally connected to at least one of the following): <ul style="list-style-type: none"> — electricity; — gas; or — water.

Term	Definition
Unoccupied	<p>Unoccupied means that:</p> <ul style="list-style-type: none"> the buildings at the insured address are not furnished such that they are comfortably habitable, including: <ul style="list-style-type: none"> not being connected to electricity and hot and cold running water; and not containing at least one usable bed and mattress and a functioning refrigerator; or no one, including you, a member of your family, or someone with your consent has resided in the buildings at the insured address overnight.
Untenantable	<p>Untenantable means the property could not reasonably be re-let due to its condition after the loss or damage, and would not be in a position to be re-let until the damage or destruction has been repaired.</p> <p>This does not include any maintenance or renovation activity at the insured address.</p>
We, us, our	Blue Zebra Insurance Pty Ltd (BZI) ABN 12 622 465 838, AFS Licence Number 504130 to the extent it is acting as an agent of the insurers under a binder agreement, or otherwise the insurers .
Weekly rental amount	<p>Weekly rental amount means the lesser of:</p> <ul style="list-style-type: none"> the weekly rent paid by your tenant in accordance with the rental agreement; and the weekly rent disclosed to us and shown on your policy schedule. <p>Where there is:</p> <ul style="list-style-type: none"> an agreement in place between you or your property manager and your tenant to temporarily reduce the amount of rent payable to you; and there is a fixed date where the temporary reduction ends; and the period where this temporary reduction is in place is less than 6 months; <p>then weekly rental amount means the lesser of:</p> <ul style="list-style-type: none"> the weekly rent paid by your tenant immediately prior to the temporary reduction; and the weekly rent disclosed to us and shown on your policy schedule.
You/your	In this policy you/your means each of the people named as the insured on your policy schedule .

FINANCIAL SERVICES GUIDE (FSG)

This Financial Services Guide (FSG) is an important document designed to help you decide whether to use the financial services offered.

It contains information about how Blue Zebra Insurance Pty Ltd, ABN 12 622 465 838, AFSL 504130 (BZI) administers the policy and arranges the policy.

What financial services are provided?

BZI holds an Australian Financial Services Licence (AFSL) that allows BZI to provide you with general financial product advice about this Landlord Insurance Accidental Damage product and to arrange this product and provide claims handling and settling services. BZI is responsible for the provision of these services under its own AFSL.

BZI acts under a binder authority from the following insurers who are the issuers of this product:

- Chubb Insurance Australia Limited (Chubb) of Level 38, 225 George Street, Sydney NSW 2000 (ABN 23 001 642 020, AFSL 239687);
- AIG Australia Limited (AIG) of Level 19, 2 Park Street, Sydney NSW 2000 (ABN 93 004 727 753, AFSL 381686);
- HDI Global Specialty SE (HDI) of Level 19, 20 Martin Place, Sydney NSW 2000 (ABN 58 129 395 544, AFSL 458776)

This means that BZI can bind the insurers with this policy and can handle or settle claims on behalf of the insurers. BZI acts for the insurers when providing these services and not on your behalf. You can find full details of BZI and the insurers on page 4 of the PDS.

Any advice given to you by BZI about Landlord insurance will be of a general nature only and will not take into account your personal objectives, financial situation or needs. You need to determine whether this product meets your needs.

How are we paid?

BZI is paid a commission by the insurers when you buy this Landlord Insurance Accidental Damage insurance policy. This commission is included in the premium that you pay and may be up to 25.5% of the premium paid excluding any government taxes and levies. BZI receives this commission from the insurers after you have paid the premium.

Commission received by BZI is used to meet our distribution expenses, which include any commission payable to your broker.

BZI may add an agency fee to the premium that is charged. Any agency fee will be noted on your policy schedule.

BZI may also receive a share of the profit earned by the insurers if the insurers make an underwriting profit in accordance with the underwriting targets they have set. This amount is calculated and paid retrospectively only when the insurers exceed their underwriting targets in a given year.

BZI employees are paid an annual salary and may be paid a bonus based on business performance.

Further information

For more information about remuneration or other benefits received for the financial services provided, please ask your intermediary or contact us using the details noted in this document within a reasonable time of receiving this FSG and before you choose to buy this product.

Complaints

If you have a complaint about the financial services provided by BZI in relation to this product please refer to the PDS for details of the complaint resolution process.

What professional indemnity insurance arrangements do we have in place?

BZI holds professional indemnity insurance covering errors and mistakes relating to the provision of financial services provided by BZI and our employees (even after they cease to be employed). BZI's policy meets the requirements of the Corporations Act 2001 (Cth).

Who is responsible for this document?

The insurers are responsible for the PDS. BZI has authorised the distribution of this FSG.

This combined FSG and PDS was prepared on 25 June 2025.

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