

Landlord Insurance Policy

Product Disclosure Statement

This Product Disclosure Statement contains the Landlord Insurance Policy terms and conditions.

You should read all sections of this Product Disclosure Statement before making a decision to acquire this financial product.

Issued by Elders Insurance (Underwriting Agency) Pty Limited
ABN 56 138 879 026 AFS Licence 340965

Underwritten by QBE Insurance (Australia) Limited
ABN 78 003 191 035 AFS Licence 239545



Insurance

This is an important document about insurance. It explains what is and what is not covered under the insurance policy and your and our obligations. To check the policy meets your needs, you need to understand it. If you cannot read and understand English please seek assistance from someone who can help you understand it in your preferred language.

此乃關於保險的重要文件，它解釋了根據保單條款什麼是受保、什麼是不受保項目，以及你方和我方的責任條款。你必須要了解後才能決定這項保險是否能滿足你的需要。如果你不能閱讀和理解英文，請向能幫助你用你熟悉的語言理解內容的人求助。

هذه وثيقة هامة عن التأمين، تشرح ما تغطيه بوليصة التأمين وما لا تغطيه بالإضافة إلى التزاماتك والتزاماتنا. يجب عليك فهم محتوى البوليصة حتى تتأكد من أنها تفي باحتياجاتك. إذا لم تكن تتجيد قراءة الإنجليزية وفهمها، أطلب المساعدة من شخص يستطيع أن يعينك على فهم هذه الوثيقة باللغة التي تفضلها.

此乃關於保險的重要文件，它解釋了根據保單條款什麼是受保、什麼是不受保項目，以及你方和我方的責任條款。你必須要了解後才能決定這項保險是否能滿足你的需要。如果你不能閱讀和理解英文，請向能幫助你用你熟悉的語言理解內容的人求助。

Đây là một tài liệu quan trọng về bảo hiểm. Nó giải thích những gì được và những gì không được bảo hiểm theo hợp đồng bảo hiểm cũng như những nghĩa vụ của quý vị và của chúng tôi. Để kiểm tra liệu hợp đồng bảo hiểm có đáp ứng được những nhu cầu của quý vị hay không, quý vị cần phải hiểu nó. Nếu quý vị không thể đọc và hiểu tiếng Anh, vui lòng nhờ ai đó có thể giúp giải thích hợp đồng cho quý vị bằng ngôn ngữ quý vị ưa dùng.

Questo è un documento importante sull'assicurazione. Spiega cosa è e cosa non è coperto in base alla polizza assicurativa ed i tuoi ed i nostri obblighi. Per verificare che la polizza soddisfi le tue esigenze, devi capirla. Se non puoi leggere e capire l'inglese, fatti assistere da qualcuno che possa aiutarti a capirla nella tua lingua preferita.

Αυτό είναι ένα σημαντικό έγγραφο σχετικά με την ασφάλιση. Εξηγεί τι είναι και τι δεν καλύπτεται από το ασφαλιστήριο συμβόλαιο και τις δικές σας και τις δικές μας υποχρεώσεις. Για να ελέγξετε αν αυτό ανταποκρίνεται στις ανάγκες σας, πρέπει να το κατανοήσετε. Εάν δεν διαβάζετε ή δεν κατανοείτε την αγγλική γλώσσα, παρακαλείσθε να ζητήστε βοήθεια από κάποιον που μπορεί να σας βοηθήσει να το κατανοήσετε στη γλώσσα που προτιμάτε.

यह बीमा के बारे में एक महत्वपूर्ण दस्तावेज़ है। इसमें यह विवरण दिया गया है कि बीमा पॉलिसी में क्या कवर्ड (बीमे द्वारा सुरक्षित) है और क्या कवर्ड (बीमे द्वारा कवर्ड) नहीं है तथा इसमें आपके और हमारे दायित्वों के बारे में भी बताया गया है। यह जांच करने के लिए कि क्या पॉलिसी आपकी आवश्यकताओं को पूरा करती है, आपको इसे समझने की आवश्यकता है। यदि आप अंग्रेज़ी पढ़ और समझ नहीं सकते/सकती हैं तो कृपया किसी ऐसे व्यक्ति से सहायता लें जो आपको इसे आपकी पसंदीदा भाषा में समझाने में मदद कर सकता हो।

Este es un documento importante sobre seguros. En él se explica lo que cubre y no cubre su póliza de seguro y tanto sus obligaciones como las nuestras. Deberá entenderlo para determinar si la póliza se adapta a sus necesidades. Si no lee ni entiende inglés, solicite la ayuda de alguien que le pueda ayudar a entenderlo en su idioma.

ਇਹ ਬੀਮੇ ਬਾਰੇ ਇੱਕ ਮਹੱਤਵਪੂਰਨ ਦਸਤਾਵੇਜ਼ ਹੈ। ਇਸ ਵਿੱਚ ਇਹ ਵੇਰਵਾ ਦਿੱਤਾ ਗਿਆ ਹੈ ਕਿ ਬੀਮਾ ਪਾਲਿਸੀ ਤਹਿਤ ਕੀ ਕਵਰਡ (ਬੀਮੇ ਦੁਆਰਾ ਸੁਰੱਖਿਅਤ) ਹੈ ਅਤੇ ਕਿ ਕਵਰਡ (ਬੀਮੇ ਦੁਆਰਾ ਸੁਰੱਖਿਅਤ) ਨਹੀਂ ਹੈ ਅਤੇ ਇਸ ਵਿੱਚ ਤੁਹਾਡੀਆਂ ਅਤੇ ਸਾਡੀਆਂ ਜ਼ਿੰਮੇਵਾਰੀਆਂ ਬਾਰੇ ਵੀ ਦੱਸਿਆ ਗਿਆ ਹੈ। ਇਹ ਜਾਂਚ ਕਰਨ ਲਈ ਕਿ ਕੀ ਪਾਲਿਸੀ ਤੁਹਾਡੀਆਂ ਲੋੜਾਂ ਨੂੰ ਪੂਰਾ ਕਰਦੀ ਹੈ, ਤੁਹਾਨੂੰ ਇਸਨੂੰ ਸਮਝਣ ਦੀ ਲੋੜ ਹੈ। ਜੇ ਤੁਸੀਂ ਅੰਗਰੇਜ਼ੀ ਪੜ੍ਹ ਤੇ ਸਮਝ ਨਹੀਂ ਸਕਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਅਜਿਹੇ ਵਿਅਕਤੀ ਤੋਂ ਮਦਦ ਲਵੋ ਜੋ ਤੁਹਾਡੀ ਪਸੰਦੀਦਾ ਭਾਸ਼ਾ ਵਿੱਚ ਤੁਹਾਨੂੰ ਇਸਨੂੰ ਸਮਝਣ ਵਿੱਚ ਮਦਦ ਦੇ ਸਕੇ।

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About this booklet

There are two parts to this booklet. The first part is Important Information about this Policy including information about how we'll protect your privacy and how to make a complaint or access our dispute resolution service.

The second part is your Policy Wording which sets out the detailed terms, conditions and exclusions of the Policy.

Because we don't know your own personal circumstances, you should treat any advice in this booklet as purely general in nature. It doesn't consider your objectives, financial situation or needs. You should carefully consider the information provided with regard to your personal circumstances to decide if it's right for you.

This booklet is also a Product Disclosure Statement (PDS). Other documents you receive may comprise the PDS. You'll know when this happens because it'll say so in the document.

Information in this PDS might change. If the change is adverse then we'll issue a supplementary PDS or a new PDS at renewal. You can get an up-to-date paper copy of all updates (whether adverse or not adverse) at no charge by us, simply by calling us.

For more information or to make a claim

Please take the time to read through this booklet and if you have any questions, need more information or to confirm a transaction, please contact:

- your Elders Insurance authorised representative. The address and telephone number of your Elders Insurance Authorised Representative is shown on your Policy Schedule.

The section titled 'Claims' at the end of this booklet tells you the full details about what you need to do in the event of a claim. If you'd like to make a claim or to enquire about an existing claim please contact:

- your Elders Insurance authorised representative.

About QBE

QBE Insurance (Australia) Limited ABN 78 003 191 035 AFSL 239545 is a member of the QBE Insurance Group of companies. QBE Insurance Group Limited ABN 28 008 485 014 is the ultimate parent entity and is listed on the Australian Securities Exchange (ASX: QBE). We have been helping Australians protect the things that are important to them since 1886. Our purpose is to give people the confidence to achieve their ambitions.

About Elders Insurance

Elders Insurance (Underwriting Agency) Pty Limited ABN 56 138 879 026 AFSL 340965 (Elders Insurance) has entered into an arrangement with QBE Australia enabling Elders Insurance Authorised Representatives to distribute QBE products. This Policy is issued by Elders Insurance.

Important Information

The cost of this policy

Premium is what you pay us for this Policy and it's made up of the amount we've calculated for the risk and any taxes and government charges.

When calculating your premium we take a number of factors into account, including:

- the type of cover you have selected;
- the location, type, age, condition, use, and sum insured of your home and contents;
- the construction of your home; and
- your claims history.

Some rating factors do not affect all components of the premium calculation. For example, no claim bonus and loyalty discounts do not apply to the parts of the premium paid for liability cover or flood cover.

The premium also includes compulsory government charges including stamp duty, GST and Emergency Services Levy (where applicable).

Cooling off period

If you change your mind about your Policy and haven't made a claim, you can cancel it within 21 days of the start or renewal date and we'll give you a full refund. If you cancel your Policy in these circumstances, you will have no cover under the Policy.

To cancel your Policy within the cooling off period, contact your Elders Insurance Authorised Representative.

You can also cancel your Policy outside the cooling off period, see 'Cancelling your policy'.

Significant benefits & features

The Policy provides a convenient way of protecting all your residential investment properties under the one insurance Policy.

The table below provides a summary of the key features available for you to select from in order to protect your investment properties.

For full details of the cover provided, including any exclusions or conditions that may apply, please refer to the relevant section of the Policy Wording.

Your Policy Schedule will show the cover and options you have chosen.

Type of cover	Short description	Page no.
Home and contents	Accidental loss or damage, malicious damage and other insured events up to the limit you select for physical loss or damage to your home and contents.	Page 11
Additional benefits included in your Policy	<ul style="list-style-type: none"> • Home Fees, removal of debris, replacement of keys and locks, trees, shrubs and plants, building materials, loss of rent, forced evacuation and legal costs of discharging a mortgage. • Contents Removal of debris and change of site. • Home and contents Automatic reinstatement and inflation adjustment. 	Page 13

Type of cover	Short description	Page no.
Optional benefits available by payment of an additional premium (subject to our agreement to provide this benefit)	<p>You can choose to insure:</p> <p>Your tenant defaulting on their rent payment.</p> <p>If selected you can choose to increase the loss of rent cover provided by your Policy by choosing a higher loss of rent benefit for additional premium.</p> <p>If your home is let on a casual or temporary, short term basis for residential, holiday or recreational purposes, you can insure it under this Policy by selecting the casually let holiday home option.</p>	Page 14
Legal liability	All sums you become legally liable for in respect of personal injury or property damage and caused by an occurrence in connection with your home and contents.	Page 16
Additional benefit included in your Policy	Liability cover for the site continues following a home total loss.	Page 17

Each of the sections listed in the table above is subject to specific definitions, the basis of cover and specific exclusions. In addition, there are general exclusions and conditions that apply to all sections of the Policy.

This product may not match your expectations

This product may not match your expectations (for example, because an exclusion applies). You should read both the Important Information and the Policy Wording carefully.

Please ask your Elders Insurance Authorised Representative if you are unsure about any aspect of this Policy.

Your sum insured may not be adequate

To ensure that the amount of insurance is adequate in the event of a claim, you should establish an adequate sum insured when initially arranging cover and also take care to amend the sum insured when your situation changes. To assist you to estimate your sum insured, you can use the free, sum insured calculator, available at www.eldersinsurance.com.au/home-building-calculator

In this first part of the booklet we explain important information about this Policy including how we'll protect your privacy and how to make a complaint or access our dispute resolution service.

General Insurance Code of Practice

QBE is a signatory to the General Insurance Code of Practice (Code) and is committed to providing high standards of service. The Code covers topics like buying insurance, how claims are handled, what happens if financial hardship occurs, and complaint handling. You can read the Code at codeofpractice.com.au

At Elders Insurance, we recognise that family and domestic violence is a complex issue and we take it seriously. For more information about support, our Family and Domestic Violence Customer Support Policy is available at www.eldersinsurance.com.au/family-and-domestic-violence-customer-support-policy

Privacy

We take the security of your personal information seriously.

We'll collect personal information when you deal with us, our agents, other companies in the QBE group or suppliers acting on our behalf. We use your personal information so we can do business with you, which includes issuing and administering our products and services and processing claims. Sometimes we might send your personal information overseas. The locations we send it to can vary but include the Philippines, India, Ireland, the UK, the US, China and countries within the European Union.

Our Privacy Policy describes in detail where and from whom we collect personal information, as well as where we store it and the ways we could use it. To get a copy at no charge by us, please visit qbe.com.au/privacy or contact QBE Customer Care.

It's up to you to decide whether to give us your personal information, but without it we might not be able to do business with you, including not paying your claim.

Complaints

We're here to help. If you're unhappy with any of our products or services, or the service or conduct of any of our suppliers, please let us know and we'll do our best to put things right.

Step 1 – Talk to us

Your first step is to get in touch with the team looking after your Policy or claim. You'll find their contact details on your policy documents, letters or emails from us.

Please provide our team with as much information as possible so they can try to fix the problem quickly and fairly.

Step 2 – Customer Care

If your complaint isn't resolved by the team looking after your Policy or claim, you can ask them to refer your complaint on to our Customer Care team or you can contact Customer Care directly.

Step 3 – Internal Dispute Resolution

If your complaint isn't resolved by Customer Care, or indeed at any time, you can ask for your complaint to be escalated for review by our Internal Dispute Resolution (IDR) team. A Dispute Resolution Specialist will review your complaint independently and provide you with our final decision.

Step 4 – Still not resolved?

If we're unable to resolve your complaint to your satisfaction within a reasonable time, or you're not happy with our final IDR decision, you can refer your complaint for external dispute resolution by contacting the Australian Financial Complaints Authority (AFCA). We are a member of AFCA and their decisions are binding on us.

AFCA will inform you if your complaint falls within its jurisdiction. Time limits apply to most complaints to AFCA.

Disputes not covered by the AFCA Rules

If your dispute doesn't fall within the AFCA Rules, and you're not satisfied with our decision then you may wish to seek independent legal advice.

Privacy complaints

If you're not happy with how we've handled your personal information, call or email Customer Care.

If you're not satisfied with our response, you can contact the Office of the Australian Information Commissioner (OAIC).

Contacting QBE's Customer Care Unit, AFCA or the OAIC

How to contact QBE Customer Care	
Phone	1300 650 503 (Monday to Friday from 9am to 5pm, Sydney time, except on public holidays). Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Email	<ul style="list-style-type: none"> complaints@qbe.com, to make a complaint. privacy@qbe.com, to contact us about privacy or your personal information. customercare@qbe.com, to give feedback or pay a compliment.
Post	Customer Care, GPO Box 219, Parramatta NSW 2124

How to contact AFCA	
Phone	1800 931 678 (free call)
Email	info@afca.org.au
Online	www.afca.org.au
Post	Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

How to contact the OAIC	
Phone	1300 363 992 Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Email	enquiries@oaic.gov.au
Online	www.oaic.gov.au

Financial Claims Scheme

This Policy is protected under the Financial Claims Scheme (FCS), which protects certain insureds and claimants in the unlikely event QBE becomes insolvent. You may be entitled to access the FCS if you meet the eligibility criteria. For more information, contact the Australian Prudential Regulation Authority (APRA).

How to contact APRA	
Phone	1300 558 849 Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Online	www.apra.gov.au/financial-claims-scheme-general-insurers

Policy Wording

This Policy is underwritten by QBE Insurance (Australia) Limited ABN 78 003 191 035 AFSL 239545.

Our agreement

Your Policy is an agreement between you and us, made up of:

- This Policy Wording
- Your Policy Schedule, which sets out the cover you've chosen and any terms specific to you.

The cover under this Policy is provided during the period of insurance, once you've paid us your premium. There are also:

- Conditions and exclusions which apply to specific covers or sections;
- General exclusions, which apply to any claim you make under this Policy;
- General conditions, which set out your responsibilities under this Policy;
- Claims conditions, which set out our rights and your responsibilities when you make a claim; and
- Other terms, which set out how this Policy operates.

Excesses

You must pay any excesses which apply to your claim. The excesses which you have to pay are set out in this Policy Wording or on your Policy Schedule.

Paying your premium

The ways you can pay your premium, and the frequency you can pay it, are described below:

- in one annual amount; or
- in monthly instalments.

Payments may be made by direct debit to your nominated financial institution, your Elders account, cash, cheque, BPAY or credit card.

Your Policy Schedule sets out what your premium is and how you've chosen to pay it.

Annual premium

We will let you know how much premium you need to pay us, how to pay it and when. If you pay your premium annually, you need to pay your premium on time to ensure you are covered. If you don't pay the premium your Policy may be cancelled and we'll write to you to let you know when this will happen.

Instalment payments

If you pay your premium by instalment, your Policy Schedule will show the date and frequency of your instalments. If your direct debit details change you must tell us no later than seven days before your next instalment is due to allow us to process the change in time.

What happens if you miss an instalment

If you miss an instalment we'll contact you to ask you to pay it or arrange to collect it from you. If you don't pay the missed instalment your Policy may be cancelled and we'll write to you to let you know when this will happen.

If you don't pay the missed instalment and a claim arises, then we will deduct the missed instalment from your claim.

At renewal

If you pay by instalments, and you renew your Policy, we'll continue to deduct instalments for a renewed Policy at the new premium level according to the same instalment pattern, unless you tell us to stop your direct debit.

If you don't want to renew, you must tell us at least seven days before your Policy's end date so that we can arrange for the direct debit to stop in time.

Adjustment of premium on renewal

If we invite you to renew your Policy, we will send you a renewal invitation. If you make any changes to your Policy after we send you our renewal invitation, and we agree to continue to insure you, we'll send you an updated renewal invitation and you'll need to pay us any additional premium to ensure your cover is not affected.

If you claim for an incident that happened during a previous period of insurance, you must tell us about it. You agree to pay us any additional premium increase we'd have required you to pay if you'd told us about the claim before your Policy was renewed.

If you had no knowledge or were otherwise unaware of the circumstances surrounding the claim during the previous period of insurance until after the renewal date, then no additional premium increase will be applied to that renewal term.

If your payment details change

If the direct debit details you use to pay us change, such as you changing credit cards or bank accounts, you must tell us at least seven days before your next payment date to allow us to process the change in time.

Words with special meaning

There are some words in the Policy that have a special meaning. These words and their meanings are listed below.

1. 'accident'

An incident that is unforeseen and unintended and that causes loss or damage. This includes a series of accidents arising out of the one event.

2. 'action of the sea'

Tidal wave, high tide, king tide, storm surge or any other movement of the sea except for tsunami.

3. 'antique'

An item valued for its rarity, aesthetic or historical significance which is over 100 years old. It does not include jewellery, watches or collections.

4. 'application'

The information as advised by you to us, either in writing, verbally or by electronic means, as part of your application for insurance provided by the Policy. Your completed proposal and the information you supply to us forms part of the basis for our decision of whether or not to insure you and on what terms.

5. 'bodily injury'

physical bodily harm including sickness or disease, and any resultant required care, loss of services, loss of consortium or death.

6. 'bond money'

Any money paid by or on behalf of the tenant held as security against any damage to your home and/or contents, rent owed, reletting costs or any other expenses. This Policy will operate and all claims will be paid on the basis that four weeks' rent has been paid as bond money.

7. 'casually let holiday home'

Your home that is let on a casual or temporary, short term basis for residential, holiday or recreational purposes where there is no legal requirement for a lease agreement under the relevant residential tenancy legislation. The rental period under a Casually let holiday home must be less than 3 months.

Casually let holiday homes do not include premises that:

- are not legally approved as habitable spaces for residential purposes; or
- are not standard housing such as:
 - free-standing houses;
 - units, flats or apartments;
 - semi-detached houses;
 - townhouses or villas;
 - terraces;
 - duplexes, triplexes, fourplexes; or
- are unsafe to live in; or
- do not have functional bathroom facilities; or
- are not connected to the electricity supply; or
- are not connected to hot and cold running water; or
- are not furnished such that they are comfortably habitable; or
- do not contain a functioning refrigerator and cooking appliance.

8. 'catastrophic event'

A suddenly occurring, major, natural disaster that is insured by this Policy, where the resultant damage to property in the vicinity of your home is so extensive and widespread that the resultant surge in demand for the materials and labour required to repair buildings causes a surge in the prices of building repairs.

9. 'claim'

Each separate and distinct instance of loss or damage which is insured by this Policy.

10. 'contents'

Items a. to e. below, while they are at the site, and which belong to you or your family or for whose loss or damage you or your family are legally liable.

Contents includes:

- (a) household goods (including carpets whether fixed or not, curtains and internal blinds, unless you regularly lease out your home on an unfurnished basis);
- (b) articles of special value which you have listed on the Policy Schedule under 'Contents – Specified items';
- (c) if you own a unit in a strata title building, the internal paintwork, wallpaper and any fixture or structural improvement within or attached to that residence which you own that the body corporate is not required by law to insure;
- (d) garden equipment if it does not require registration; and
- (e) swimming pools, spas, saunas and associated accessories that are designed to be dismantled and/or moved to another address.

Contents does not include:

- (a) fish, birds or animals of any description;
- (b) trees, shrubs and any other plant life including grass or lawns, or soil, bark or mulch (other than pot plants);
- (c) any caravan or trailer;
- (d) cash, any negotiable instruments;
- (e) clothing, personal effects, jewellery, furs, watches, any gold or silver objects, computers or any equipment, software or consumables associated with a computer, photographic or video equipment or associated consumables of any kind, musical instruments, sporting goods or equipment, stamps, coins, medals or documents of any kind, any portable electrical appliance;
- (f) bicycles, motor vehicles of any kind other than garden equipment not requiring registration (including but not limited to any motor cycles, motor scooters, caravans or trailers), watercraft or aircraft or aerial device or the accessories or spare parts of any of bicycles, motor craft, watercraft or aircraft or aerial device;
- (g) any property belonging to a tenant, tenant's family or tenant's guest or any property owned by you but not intended for the use of any tenant;
- (h) any property:
 - (i) illegally in your possession;
 - (ii) stored in a dangerous and illegal way; or
 - (iii) any equipment connected with growing or creating any illegal substance;
- (i) any tools of trade or any commercial or retail trade stock;
- (j) your home or any part of your home.

11. 'damage' or 'damaged'

When property insured by this Policy is physically harmed, but not from wear and tear, and its value or usefulness is permanently reduced. It also includes where property insured is destroyed or unrecoverable.

It does not include:

- where property can be cleaned using ordinary household chemicals and cleaning processes to bring it back to its pre-event condition. Property may be considered to be damaged if only professional cleaning can bring it back to its state prior to the event; or
- scratching or denting which is cosmetic and that's the only damage; or
- any change a tenant makes to the property that is permitted by you under the lease agreement or the relevant residential tenancy legislation.

12. 'earth movement'

Includes landslide, landslip, mudslide, subsidence and the heaving, collapsing, vibration, erosion, settlement, shrinkage of earth but not earthquake.

Note: 'Heave' is the upward movement of the earth supporting a building because of the expansion of soil.

13. 'excess'

The amount shown in the Policy and/or your Policy Schedule, which you may have to pay each time you make a claim arising out of one event or occurrence under that Policy section.

14. 'family'

Persons who normally reside with you permanently and who are:

- (a) your spouse or defacto;
- (b) your or your spouse's or defacto's unmarried children;
- (c) your parents or your spouse's or defacto's parents; or
- (d) your brother or sister;

15. 'flood'

The covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- (a) a lake (whether or not it has been altered or modified);
- (b) a river (whether or not it has been altered or modified);
- (c) a creek (whether or not it has been altered or modified);
- (d) another natural watercourse (whether or not it has been altered or modified);
- (e) a reservoir;
- (f) a canal;
- (g) a dam.

16. 'fusion'

The process of fusing or melting together of the windings of an electric motor following damage to their insulating material as a result of overheating caused by an electric current.

17. 'holiday rental platform'

Either:

- a website that, or
- a suitably licensed real estate agent who,

facilitates a transaction for a casually let holiday home between you and a Paying guest, provided the website or the agent records the name, address and telephone number of the Paying guest.

18. 'home'

The dwelling used entirely or primarily as a place of residence at the site shown on the Policy Schedule.

Home includes the following:

- (a) outbuildings, fixtures and structural improvements including in-ground swimming pools, courts used for sporting activities, inground spas, saunas, fixed solar photo-voltaic systems, jetties and pontoons all of which are used for domestic purposes;
- (b) fixed light fittings, fixed wall coverings, fixed ceiling coverings and fixed floor coverings;
- (c) services (whether underground or not) that are your property or which you are liable to repair or replace or pay the cost of their repair or replacement;
- (d) landscaping, paved pathways and paved driveways, retaining walls, fixed artificial grass, fences and gates entirely or partly on the site;
- (e) masts, aerials, antennas, satellite dishes, fixed hot water systems, fixed water tanks and fixed clothes lines;
- (f) water in tanks but only if there is no drinkable water supply available at the site.

Home does not include:

- (a) carpets (whether fixed or not), curtains or internal blinds unless you regularly lease out your home on an unfurnished basis;
- (b) earth or gravel pathways or driveways or other unpaved surfaces;

- (c)
- (i) a hotel, motel, nursing home or boarding house;
 - (ii) buildings of flats or caravan (whether fixed to the site or not), unless this is expressly endorsed on your Policy Schedule;
 - (iii) strata title, company title or community title units with respect to insuring the building, however we will insure contents contained within these units;
- (d) any part of the home used for any business or trade, except a dwelling used principally as a place of residence that also contains an office or surgery;
- (e) a building in the course of construction;
- (f) a building in the course of being demolished or that is vacant pending demolition;
- (g) a temporary building or structure;
- (h) trees, shrubs and any other plant life including grass or lawns, or soil, sand, gravel, bark or mulch;
- (i) water in tanks if there is a drinkable water supply available at the site such as mains water.

19. 'impact'

A collision of two or more objects.

20. 'insured events'

The events listed in the home and contents section – Insured events 1. to 16., which we will insure you against, subject to the Policy conditions and exclusions.

21. 'lease agreement'

The written and enforceable agreement between you and your tenant to rent your home and which is subject to and compliant with the Residential Tenancies Act or similar in your state or territory, whether the agreement is for a fixed term, periodic tenancy immediately following a lease agreement.

22. 'legal liability'

Your legal responsibility to pay compensation for death, injury or damage to other people or their property. This responsibility only arises if you have done something wrong or you are at fault.

23. 'malicious damage by tenants, tenant's visitors or tenant's family'

A wrongful act by a tenant, tenant's visitors or family motivated by malice, vindictiveness or spite with the intention of damaging the property.

This does not include:

- (a) damage occurring during or as a result of any maintenance, repairs or attempted repairs carried out by the tenant or anyone acting on their behalf;
- (b) damage caused by the failure of your tenant to control their children;
- (c) damage caused by pets belonging to your tenant;
- (d) accidental damage or accidental loss or any scratching, denting, chipping, rubbing or chaffing;
- (e) any neglect, carelessness, poor housekeeping or unhygienic living habits.

24. 'occurrence'

Includes continuous or repeated exposure to substantially the same general conditions. We regard all death, bodily injury or loss or damage to property arising from one original source or cause as one occurrence.

25. 'open air'

Is restricted to the site and includes:

- (a) any area without a fixed covering such as a ceiling or roof that entirely covers a fully enclosed and lockable area or lockable structure; and
- (b) non lockable parts of your home.

For example, the back yard would be considered the open air even if it is surrounded by a fence and has locked gates because it has no roof or ceiling.

It also means in or on a motor vehicle, motor cycle, trailer or caravan, at the site whether those vehicles are locked or not, unless the vehicle is in a fully enclosed, locked, private structure (for example, your own garage to which no-one else has access).

26. 'pairs and sets'

Two or more articles the collective value of which exceeds the sum of their individual values.

27. 'paying guest'

A person, and their family or visitors, who rents your casually let holiday home without a Lease Agreement, but where there is either a:

- (a) rental agreement (that need not be subject to the Residential Tenancies Act or similar); or
- (b) record in a booking register;

that includes the following details:

- (c) the length of time the property will be let;
- (d) the amount of rent payable; and
- (e) the amount of the security bond, booking fee or deposit.

28. 'period of insurance'

The period for which you are insured as shown in your Policy Schedule.

29. 'periodic tenancy'

The agreement that continues following the expiry of a fixed term lease agreement where the tenant continues to legally occupy the rental property.

30. 'personal injury'

bodily injury, shock, mental anguish or mental injury, including death. Personal injury does not include the publication or utterance of a libel or slander, any defamation of character nor invasion or breach of privacy.

31. 'Policy'

Includes this PDS, your Policy Schedule and any future documents issued to you that amends the Policy Wording or Policy Schedule.

32. 'Policy Schedule'

The schedule of insurance or any endorsement schedule we give you.

33. 'power surge'

An unexpected, temporary, uncontrolled increase in current or voltage in an electrical circuit. Also known as a power swell, brown out, voltage variation or power spike.

34. 'premium'

The amount you pay for the insurance provided by this Policy, including any taxes and other government charges.

35. 'purposeful damage by tenants, tenant's visitors or tenant's family'

An act done by tenants, tenant's visitors or tenant's family without your permission and with the full knowledge that the action will alter the current state of the property, but done without any malice, vindictiveness or spite.

This does not include:

- (a) tenant neglect, carelessness, poor housekeeping, or unhygienic living habits;
- (b) damage occurring during or as a result of any maintenance, repairs or attempted repairs carried out by the tenant or anyone acting on their behalf;
- (c) damage caused by failure of tenants or their visitors to control their children;
- (d) damage caused by pets belonging to tenants, their visitors or children of the tenants or their visitors;
- (e) theft, or damage caused by theft;
- (f) accidental damage or accidental loss or any scratching, denting, chipping, rubbing or chaffing.

36. 'reasonable cost, reasonable additional cost'

If we arrange the repair, rebuild, replacement or work for which a cost is incurred: the actual cost that we incur.

If you arrange the repair, rebuild, replacement or work for which a cost is incurred with our prior consent: the actual cost as set out in a valid tax invoice.

If you arrange the repair, rebuild, replacement or work for which a cost is incurred without our prior consent because of an emergency and you act reasonably in:

- making arrangements by engaging reputable service providers or sourcing replacement property at market rates; or
- arranging repairs, rebuild or replacements at market rates that are necessary to restore your property to a condition no better than when new; or
- taking proportionate steps to protect your property from further damage;

the actual cost as set out in a valid tax invoice.

If you arrange the repair, rebuild or replacement or work for which a cost is incurred without our prior consent because of an emergency and you do not act reasonably: the cost that you would have incurred if you had acted reasonably.

If you arrange the repair, rebuild, replacement or work for which a cost is incurred without our prior consent and there is no emergency: the cost we would have incurred if you had obtained our prior consent and we had made the arrangements.

In this definition, when we say 'act reasonably' this means acting prudently, as if you did not have insurance.

37. 'rent'

The amount of money payable under the lease agreement to rent your home at the time of any claim.

38. 'rental property'

If you are a strata lot owner, the lot in a strata building at the site, which you rent out to tenants or paying guests.

If you are not a strata lot owner, for example if you own a free-standing house, your home and your land at the site which you rent out to tenants or paying guests.

39. 'rent default'

Your tenant fails to pay rent in accordance with the lease agreement.

40. 'secured'

There is no open door, window or screen that allows any person(s) or animal(s) to enter your home.

41. 'security bond'

Money paid by or on behalf of the paying guest or a credit card hold under a Casually let holiday home as security against any damage to the home and/or contents. A security bond may be held by you, your agent, a holiday rental platform or other third party.

42. 'site'

The address shown in your Policy Schedule where your home is situated or your contents are kept.

43. 'specified contents'

Items of particular value that you have individually listed as Specified items and that are listed on the Policy Schedule under 'Contents - Specified items'.

44. 'storm surge'

The covering of normally dry coastal land by water as a result of wind and low atmospheric pressure caused by a storm.

45. 'sum insured'

The amount of cover you have selected for an item and is the maximum amount we will pay in the event of a claim for that item. The sum insured for your home and/or contents or specified contents item if you have any will be shown in your Policy Schedule.

46. 'tenant'

The person or persons renting your home named in the current lease agreement and any partner, children, pets or other persons permanently living at the site.

47. 'terrorism'

Any act, or preparation in respect of action, or threat of action designed to influence any government of any nation or any political division of it, 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 whether acting alone or on behalf of or in connection with any organisation or government, and which:

- involves 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 to disrupt an electronic system.

48. 'theft'

A person has taken your property without your knowledge, prior consent or agreement, with the intention of permanently depriving you of that property.

49. 'total loss'

Your property is a total loss when:

- we pay the total sum insured; or
- your insured home and/or contents are lost or destroyed.

50. 'tsunami'

A sea wave caused by a disturbance of the ocean floor or seismic movement.

51. 'unliveable'

The property is unliveable if, due to an incident:

- it is unsafe to live in; or
- it does not have functional bathroom facilities; or
- it is not connected to the electricity supply; or
- it is not connected to hot and cold running water; or
- if it's rented out on a fully furnished basis:
 - it is not furnished such that it is comfortably habitable; or
 - it does not contain a functioning refrigerator and cooking appliance.

52. 'unoccupied'

A property is unoccupied in a period of 100 consecutive days if, during that period, the following did not happen:

- you, your family, or someone with your consent slept and ate there for at least two consecutive nights in that 100 day period, and
- on those two nights the property:
 - was furnished such that it was comfortably habitable; and
 - contained at least one usable bed/mattress; and
 - contained at least one table or bench and a chair; and
 - contained a functioning refrigerator and cooking appliance; and
 - was connected to the electricity supply; and
 - was connected to hot and cold running water.

You may be asked to prove the occupancy of the property in the event of a claim. This may be supported by the usage of the utilities that are connected to the property. Sometimes we might ask for other evidence of occupancy.

53. 'we', 'our' or 'us'

QBE Insurance (Australia) Limited ABN 78 003 191 035.

54. 'you', 'your' or 'yours'

The person(s), companies or firms named in your current Policy Schedule as the insured.

Cover for your Home and contents**When you are insured**

Your Policy Schedule indicates whether your home and your contents are insured and the sums insured.

The total contents sum insured consists of a sum Insured for:

1. unspecified contents, and
2. specified contents

What you are covered for

We will pay for the accidental loss of and accidental or malicious damage to your home, contents or both at the site during the period of insurance. This includes cover for the insured events (to the extent described or excluded in those insured events) and accidental, purposeful, or malicious damage or theft caused by tenants, tenant's family, or tenant's visitors.

Insured events

You are insured against loss or damage caused directly by the following insured events:

1.
 - (a) fire;
 - (b) charring, melting or scorching as a result of heat from a fire; and
 - (c) smoke, ash or soot from a fire; but not for:
 - (a) damage deliberately caused by you or someone with your consent;
 - (b) damage to an item designed to be exposed to or generate heat, caused in the ordinary course of its use, such as a fireplace, a clothes iron or a cooking or heating appliance, where that's the only damage that occurs.
2. Explosion, but not the cost to repair or replace the item that exploded. For example, we won't pay to replace a hot water system, solar heater or water tank that exploded.
3. flood, storm (including cyclone or hurricane) or rain, which may be accompanied by snow, sleet or hail, but not for the cost, loss or damage resulting from or caused by:
 - (a) flood, storm, rain or wind to shade cloth, shade sails, awnings, shade structures, glass houses, hot houses, swimming pool and spa covers and linings;
 - (b) flood, storm, rain or wind to:
 - (i) retaining walls;
 - (ii) free standing walls;
 - (iii) fences; or
 - (iv) gates;
 that you were aware, or a reasonable person in the circumstances would have been aware, were:
 - (i) in a poor or damaged condition before the incident; or
 - (ii) installed or constructed incorrectly.
 - (c) the action of the sea;
 - (d) water seeping through a wall or floor;
 - (e) fungus, mildew, mould, algae;
 - (f) atmospheric or climatic conditions other than storm;
 - (g) water or wind to external paintwork, treated surfaces or finishes where that's the only damage that occurs to that part of the home;
 - (h) removing residue deposited by wind and/or rain on your home, such as dust or sand;
 - (i) water, rain, wind, hail or debris entering your buildings through an opening in any part of your home made for the purpose of alterations, additions, renovations or repairs.
4. lightning or thunderbolt.
5. earthquake or tsunami.

All damage caused by earthquake or tsunami, occurring within 7 days of the first damage occurring, will be regarded as damage resulting from one incident. If any earthquake or tsunami damage occurs after that, each subsequent 7 day period in which damage occurs will be regarded as a separate incident. An excess applies for each incident.
6. theft or attempted theft, but not loss or damage caused by:
 - (a) theft from any common areas of flats, units or townhouses;
 - (b) theft of cash or negotiables.

We will not pay more than \$2,000 per item, or \$7,500 in total, for theft of contents left in the open air by you or by someone with your permission.

7. accidental, purposeful, or malicious acts by tenants, a tenant's family or a tenant's visitors, but not for loss or damage caused:
 - (a) intentionally by you, your family or your family's visitors;
 - (b) by tenants, tenant's visitors or tenant's family scratching, denting, chipping, rubbing or scuffing any surface where that is the only damage to that surface or item;
 - (c) by any chemical contamination by an illegal or controlled drug caused by your tenant other than as described in Insured Event 15. below;
 - (d) by your tenants' pets, other than as described in Insured event 16.
8. riot, civil commotion, industrial dispute or political disturbance.
9. escape of liquid - bursting, leaking, discharging or overflowing of fixed basins, or other fixed apparatus, fixed tanks or fixed pipes used to hold or carry liquid of any kind.

We also pay for water suddenly escaping from a waterbed or aquarium.

If a claim is accepted because damage has occurred as a direct result of the liquid escaping, we will also pay the reasonable costs of locating the cause of the damage, and the costs of reinstating the property damaged or disturbed in the course of work.

We do not pay for:

- (a) damage due to water escaping from a shower recess or shower base;
 - (b) loss or damage which occurs as a result of your failure to take reasonable steps to prevent further loss or damage once the event was discovered;
 - (c) repair or replacement of the apparatus, tank or pipe itself.
10. impact by:
 - (a) a vehicle, an aircraft or a waterborne craft;
 - (b) space debris or debris from an aircraft, rocket or satellite;
 - (c) a falling tree or part of a tree;
 - (d) a mast or a television or radio aerial that has broken or collapsed.

11. fusion of an electric motor.

We will pay the cost of rewinding the motor, or at our option, replacing it. For refrigerators and air conditioning units, we pay for the replacement of refrigerant gas and refrigerant dryers, only if replacement of the refrigerant gas or dryer is made necessary because of the fusion.

We will not pay for:

- (a) motors more than 15 years from the date of purchase when new or more than 15 years from the date of rewinding;
- (b) the cost of repair or replacement of additional parts or service items, including worn or broken bearings or switches;
- (c) microwave ovens, video or audio equipment, electronic controllers or other electronics, electronic equipment of any kind;
- (d) leakage of refrigerant gas and maintenance of refrigerant dryers;
- (e) lighting elements (for example, light bulbs or fluorescent tubes) or heating elements, solenoids, fuses or protective devices (for example, a fuse or circuit breaker);
- (f) electrical contact points where sparking or arcing occurs during ordinary use;
- (g) motors covered by a manufacturer's guarantee or warranty;
- (h) transformers.

12. power surge confirmed by an appropriately qualified contractor to domestic appliances or domestic equipment directly caused by an identifiable and verifiable source outside your home including; a lightning strike, an object contacting power lines, the resumption of power following a blackout caused by a storm or unexpected interference with a power company transformer by an animal.

We will not pay for any other loss or damage caused by power surge or believed to be caused by power surge.

13. erosion, subsidence, landslide or earth movement but only if it is directly as a result of one of the following insured events:

- (a) explosion;
- (b) flood, storm or rain;
- (c) earthquake or tsunami;
- (d) escape of liquid;

and it occurs no more than 72 hours after the insured event.

We will not pay for loss or damage caused by any other earth movement.

14. damage caused by animals or birds, but not for any damage caused by or resulting from:

- (a) any animal belonging to the tenant, their visitors or children other than as described in insured event 16.
- (b) rodents, vermin or insects, (at any stage of their life cycle);
- (c) any gnawing, chewing, pecking, clawing, scratching or in any way polluting or soiling:
 - (i) your contents in the open air; or
 - (ii) any exterior part of your home; or
 - (iii) within the roof cavity or an enclosed crawl space or storage cage.

15. chemical decontamination costs.

We pay the necessary and reasonable costs of decontaminating your rental property if it's unliveable due to chemical contamination as a result of any illegal or controlled drug manufacturing, distribution or storage by your tenants during the period of insurance.

We will only pay for chemical decontamination if:

- you are renting out your rental property under a lease agreement;
- you or your estate agent inspect the rental property at least every six months;
- you report the manufacturing, distribution or storage of drugs to the police as soon as you become aware of it (unless the police discover it first); and
- an assessment, in accordance with the relevant state, territory or national government authority guidelines, confirms that chemical decontamination is required by those guidelines.

We will only pay for chemical decontamination to the level required by the applicable state, territory or national government authority guidelines.

If you are required to pay for the assessment that confirms chemical decontamination is required, we will also pay the assessment costs.

Note: See 'You must collect bond money' for how bond money is applied to claims for loss or damage for which your tenant is responsible.

The most we will pay is up to \$70,000 in total in any one period of insurance.

We will not pay if:

- we have paid you a previous claim for chemical decontamination costs in relation to the same tenants or under the same lease agreement;
- you are legally required to have a lease agreement but you don't have one; or
- you or your agent conducted an inspection and a reasonable person in the circumstances would have been aware of the manufacturing, distribution or storage of drugs and you or your agent didn't report it to the police as soon as reasonably possible.

16. damage by tenants' pets.

We pay for damage caused by tenants' domestic pets, provided that you or your estate agent inspect the rental property at least every six months.

This cover only applies to tenants' pets and not Paying guests' pets.

Note: See 'You must collect bond money' for how bond money is applied to claims for loss or damage for which your tenant is responsible. We will also deduct from any claim, the pet bond you actually collected or, if you didn't collect one, the maximum amount you could have legally collected as a pet bond.

We pay up to \$10,000 during any one period of insurance.

We will not pay if you are legally required to have a lease agreement but you don't have one.

Contents with Limits

The maximum we pay on the following contents items is shown in the table below.

Contents where a Maximum limit applies	Maximum limit
Works of art, pictures, tapestries, rugs	\$20,000 per item and in total 25% of the sum insured for unspecified contents

You may obtain higher limit if you have these items specified on your Policy Schedule. We will pay up to the amount specified for each item.

Additional benefits

The following additional benefits apply. For any additional benefit to be payable, you must suffer or incur the relevant loss, liability or damage during the period of insurance.

We will pay additional benefits 1. to 7. as part of the sums insured for home or contents, depending on the cover you have chosen.

1. Fees

If your Policy insures your home, and;

- (a) it is damaged as a result of an event covered by your Policy; and
- (b) your claim is accepted;

we will pay any reasonable fees which we have approved and which are incurred directly in relation to repair or replacement of your home.

2. Removal of debris

If your Policy insures your home, and;

- (a) it is damaged as a result of an event insured by your Policy; and
- (b) your claim is accepted;

we will pay the reasonable costs of demolition and removal of debris from the site to the nearest authorised facility.

If the damage for which we agree to pay a claim is caused by a fallen tree, which as a result becomes debris, we will remove the tree from the site. We will remove a standing tree or branch that formed part of the tree that caused the insured damage only if:

- (a) the remaining tree or branch is unsafe;
- (b) the remaining tree or branch only became unsafe as a direct result of the event covered by your Policy causing damage to the tree; and
- (c) all necessary approvals have been obtained and removal of the tree or branch would not result in a breach of any laws, by-laws, regulations or contractual obligations.

We will remove a stump that formed part of the tree that caused the insured damage only if:

- (a) all necessary approvals have been obtained and removal of the stump would not result in a breach of any laws, by-laws, regulations or contractual obligations; and
- (b) not removing the stump would interfere with repairing or replacing the damaged part of your home required to settle your claim.

If your Policy insures your contents, and;

- (a) they are damaged as a result of an event insured by your Policy; and
- (b) your claim is accepted;

we will pay the reasonable cost of removal of contents debris from the site to the nearest authorised facility.

3. Extra costs of reinstatement

If your Policy insures your Home, and;

- (a) it is damaged as a result of an event insured by your Policy; and
- (b) your claim is accepted;

we will pay the extra costs necessary to meet the requirements of any statutory authority in connection with rebuilding or repairing your home at the site.

If only part of your home is damaged, we pay only the extra costs you incur in repairing that part.

We do not pay any extra costs which resulted from any notice which a statutory authority served on you before your home suffered loss or damage.

4. Replacement of locks and keys

We will pay up to \$3,000 to replace or alter locks and/or keys, if:

- (a) locks to your home are damaged; or
- (b) keys to your home are stolen;

by someone, other than the tenant or their family, breaking into your home following violent and forcible entry.

5. Change of site

If your Policy insures your contents, and;

you are moving them into a new home within Australia, we insure your contents at both sites for a maximum of 60 days. The maximum we pay at each site will be the proportion of the sum insured that the value of your contents at that site bears to the total value of your contents at both sites.

You must tell us of your new address within 60 days of first moving to it. If you wish to insure your contents at your new address after that 60 days we must agree to insure them at that address.

You must pay us any additional premium we ask for and comply with any conditions we impose.

6. Trees, shrubs, plants

We will pay up to \$750 for loss or damage to any one tree, shrub or plant up to \$5,000 in total in any one period of insurance caused directly by an insured event other than insured event 3., or any event that is not sudden and unforeseen. We do not cover grass or lawn. We only repair or replace trees, plants or shrubs that as a direct result of the insured event, are so damaged that they die, are permanently disfigured or not recovered after being stolen.

7. Building materials

If your Policy insures your home:

We will pay up to \$2,000 in any one period of insurance if your unfixed building materials are lost or damaged at the site due to an event covered by your Policy. Cover only applies to building materials intended to be used for repairs, alterations or additions to your home at the site. We do not cover soil, sand, gravel, bark or mulch or any similar materials.

We do not cover any gas or electrical appliances unless they are in a locked and fully enclosed building where those items are not visible from the outside of the building.

We will pay additional benefits 8. to 11. in addition to your sum insured for your home or contents, depending on the cover you have chosen.

8. Loss of rent

If your home is damaged by an event insured under this Policy and it is unliveable as a result, we will pay up to the greater of:

- (a) \$25,000; or
- (b) 20% of the sum insured for your home; or
- (c) 20% of the sum insured for your contents;

for loss of rent or rentable value if your home is tenanted or is between tenants at the time the loss or damage occurred.

Forced evacuation by government authority

If this Policy insures the home that you let to tenants, and if your home cannot be lived in because of one of the following incidents;

- damage to a home, strata title property, road or street caused by an event that is covered by this Policy;
- a burst water main;
- a bomb threat or bomb damage;
- a street riot;
- a lift malfunction at the insured address (and your tenant has a medical certificate stating that they must use a lift);

and emergency services refuse access to your home or unit or evacuate your tenant for safety reasons, we pay any resultant rent lost. We pay up to a maximum of 20% of the sum insured for your home for loss of rent or rentable value if the home is tenanted or is between tenants at the time the loss or damage occurred.

We do not cover loss due to cancellation of a lease agreement including if a tenant decides to leave without giving proper notice.

Under this additional benefit, we do not pay for:

- (a) loss of rent if your home has been untenanted for 100 consecutive days immediately before the loss occurred;
- (b) any rent lost outside the period of forced vacancy, except for up to an additional two weeks to re-let your home from the time your home is able to be lived in again;
- (c) any rent lost later than 24 months after the damage occurs.

9. Automatic reinstatement of sum insured

This benefit applies to the sums insured for home and unspecified contents as shown in your Policy Schedule.

Following payment of a claim, other than for a total loss claim, your sum(s) insured will remain unchanged unless you request otherwise.

10. Inflation adjustment

This benefit only applies to your home and your contents sums insured as shown in your Policy Schedule.

During each period of insurance we increase your home and contents sums insured by 0.5 of 1% of the relevant sum insured shown in your current Policy Schedule per month until the next renewal date.

11. Legal costs of discharging a mortgage

If your Policy insures your home, we pay the reasonable legal and administrative costs incurred in discharging your mortgage following settlement of a claim for a total loss.

Optional benefits

If you select any of the following optional benefits and we agree to provide these benefit(s) to you, an additional premium will apply. Whether we agree to provide an optional benefit will depend on our underwriting rules and processes at the time.

The optional benefits you have selected and paid for will be shown in your Policy Schedule.

1. Rent default by tenant

What you are covered for

(a) Rent default

We will pay your rent lost by reason of rent default if your tenant:

- (a) absconds from your home before the end of the tenancy period stated in the lease agreement and does not give you or your agent notice; or
- (b) ceases to pay rent owed to you or your agent; or
- (c) is legally evicted from your home.

(b) Death, murder or suicide at the site

We will pay your rent lost because your home could not be lived in as a result of:

- (a) death of the tenant; or
- (b) attempted or actual murder or suicide; at the site.

(c) Failure of a Tenant to give vacant possession

We will pay your rent lost where your tenant refuses to pay rent and also refuses to vacate your home after an order for eviction or possession has been served on them by a legal authority such as a bailiff, court or tribunal.

(d) Release from lease obligation due to hardship

We will pay your rent lost because a court or tribunal has released your tenant from their obligation to pay rent due to hardship.

What we will pay for

We will pay the actual weekly amount for which your home is rented in accordance with the lease agreement.

If more than one of the events a. to d. occurs we will only pay for the event that provides you the highest benefit.

The maximum amount that we will pay for event a. or b. is \$1,200 per week up to a total of \$15,000, or 15 weeks rent, whichever occurs first.

For example, if the rent lost is \$1,500 per week over 16 weeks, we will pay no more than \$15,000 (15 weeks x \$1,200 = \$18,000, so the \$15,000 limit applies). If the rent lost is \$250 per week, we will pay no more than 15 weeks rent (total lost rent of \$3,750).

For event a., where there is a periodic tenancy, we will only pay the actual rent lost in accordance with the lease agreement. We do not pay any amount for any period where there was no liability to pay rent under the lease agreement by the tenant or ex-tenant.

Events a. and b.

We will not pay for any rent lost:

- (a) once your home is re-tenanted; or
- (b) for more than two weeks after the tenant vacates your home following a notice to leave being served on the tenant, if your home is in a fit state to be lived in by a tenant.

Event c.

The maximum amount that we will pay for event c. is \$1,200 per week up to a total of \$28,000, or 28 weeks rent, whichever occurs first.

Event d.

The maximum amount that we will pay for event d. is \$1,200 per week up to a total of \$6,000, or six weeks rent, whichever occurs first.

We do not pay for any bond money that the court or tribunal awards to the tenant on the grounds of hardship.

Legal costs we pay when you make a claim for rent default

We will also pay legal costs you incur to:

- (a) legally evict tenants; or
- (b) recover amounts owed to you by your tenants; or
- (c) otherwise mitigate a loss under this rent default optional benefit.

We will not pay legal costs to recover any amount owed to you solely for the payment or recovery of any excess applicable to any claim under your Policy.

The most we will pay for your legal costs is \$6,000. We will only pay your legal costs if they are incurred with our prior written consent.

Other conditions applicable to this rent default

We will only pay for rent default when you and your tenant have a valid lease agreement.

We will not pay you for rent default if the rent is in arrears on or before the commencement of the period of insurance or when you select this rent default optional benefit. Cover for this rent default optional benefit will not commence until any rent arrears have been paid in full, and the tenant has paid rent in accordance with the lease agreement for a period of not less than four consecutive weeks.

Any claim for rent default and/or associated legal costs will be reduced by the balance of any bond money that you can legally use to reduce or pay for any loss or damage after you have deducted any other expenses that you are legally entitled to deduct from the bond money such as clean up costs, rent owing or re-letting expenses.

If a tribunal orders the refund of the bond money to the tenant, on the grounds of hardship, an excess equal to four weeks rent will apply to your claim.

We will only pay a claim when you have taken all reasonable steps legally available to you under the Residential Tenancies Act or similar legislation or any other legal avenue available to you to mitigate any loss and evict the tenant.

We will not pay any lost rent if you have failed to rectify a Notice of Remedy breach, issued by the tenant to you or your agent.

2. Additional loss of rent**What you are covered for**

Under this optional benefit, you can nominate a higher limit for loss of rent if the limit in Additional benefit 8. Loss of rent is inadequate. Additional benefit 8. Loss of rent provides cover for rent lost up to a maximum of \$25,000, or 20% of your home or contents sum insured, whichever is the highest. You can select higher amounts in multiples of \$25,000 (for example, \$50,000, \$75,000 or \$100,000).

If you select additional loss of rent cover that is \$75,000 or higher, and have selected the rent default by tenant optional benefit, we will not apply the dollar limits that apply under the rent default by tenant optional benefit, but we will apply the limits applicable in relation to the number of weeks rent lost. For the Special benefit - Extended rent protection, we will not pay more than 50% of the weekly rent lost.

3. Casually let holiday home**What you are covered for**

If you select this optional benefit:

- (a) we will insure, as part of your contents, computer game consoles that are designed to be played via a television display and the console's games and accessories up to a value of \$800 in total; and
- (b) there is no requirement to have a lease agreement (that is compliant with the Residential Tenancies Act or similar); and
- (c) the unoccupancy condition does not apply to this Policy; and
- (d) Additional benefit 8. loss of rent is payable even if your home has been untenanted for a period in excess of 100 consecutive days before the loss; and
- (e) this Policy will not operate on the basis that four weeks bond has been collected, but any security bond, booking fee or deposit will be applied first to any claim that is caused by your Paying guest.

Conditions applicable to casually let holiday home

You must collect a reasonable security bond, a booking fee or deposit to be applied against any loss of rent or damage to the property by your Paying guest.

Special benefit – Extended rent protection does not apply if you have selected this option.

We will not insure you if you were legally required to have had a lease agreement in place in accordance with the Residential Tenancies Act (or similar), but you did not enter into such a lease agreement.

Special benefit – Extended rent protection

The following special benefit only applies when you have selected Optional benefit 1. – Rent default by tenant, and you have not selected Optional benefit 3 – Casually let holiday home.

Extended rent protection

What you are covered for

We will pay 50% of the weekly rent lost commencing from 45 days after the time that you obtain vacant possession immediately after one of the following events:

1. an accepted claim under Additional benefit 8 – Loss of rent;
2. an accepted claim under Optional benefit 1. – Rent default by tenants; or
3. unauthorised occupation of your home by a person or persons unknown to you;

we will add to the above 45 day waiting period, any period where your home is not:

1. managed for rental by a licensed real estate agent; or
2. advertised to be let at or below the rent recommended by that licensed real estate agent.

It is a condition precedent to payment under this special benefit that you:

1. take all reasonable steps to undertake any repairs, maintenance and upkeep to ensure that your home is suitable to be re-let as soon as possible;
2. make all reasonable endeavours to find a tenant and obtain a signed lease agreement;
3. accept any reasonable offer of tenancy; and
4. set the rent at no more than the current market rental value appropriate for the property and in any case no more than the rent recommended by your licensed real estate agent.

The rent set must take into account any reduction in marketability due to any reduction of service, wear and tear or deterioration of market conditions compared with the previous rental value. The advertised rent must be reviewed monthly to assess whether the market rental has reduced and rental income would be maximised if the advertised rent was reduced.

Under this special benefit, we do not pay for any:

1. rent lost in the first 45 days after vacant possession is obtained (or any time added to the waiting period);
2. rent lost once your home is rented out on a new lease agreement;
3. rent lost during any period when your home is not managed by a licensed real estate agent;
4. period in excess of 25 weeks;

5. period when the property:
 - (a) is not made available, and advertised, for re-letting, once vacant possession is obtained; or
 - (b) is advertised for sale;
6. interest on rent or consequential losses such as mortgage interest payments; or.
7. rent lost on any property that has never been subject to a lease agreement.

What we will pay

The maximum we will pay under this special benefit is the lesser of:

1. 50% of the weekly rent lost immediately prior to the event per week, up to a maximum of \$500 per week; or
2. \$7,500 in any one period of insurance.

Example 1

The rent was \$550 per week. Your home is unsuccessfully advertised for lease for 30 weeks (210 days) before it is re-let. No rent is paid by us for the initial 45 day waiting period.

We pay up to the lesser of:

1. 165 days (23.57 weeks) of lost rent at 50% of \$550 per week (\$275) = \$6,482.14; or
2. \$7,500.

Therefore, we would pay \$6,482.14 for this claim.

Example 2

The rent was \$850 per week. Your home is unsuccessfully advertised for lease for 40 weeks (280 days) before it is re-let. No rent is paid by us for the initial 45 day waiting period.

We pay up to the lesser of:

1. 50% of 175 days (capped at 25 weeks) of lost rent at 50% of \$850 per week (\$425) = \$10,625; or
2. \$7,500.

Therefore, we would pay \$7,500 for this claim.

The above examples assume that all conditions are fully complied with. This special benefit does not apply to casually let holiday homes.

Legal liability section

What you are covered for

If this Policy covers your home or, if your home is a strata titled residence and your contents are insured under this Policy, we insure you and any member of your family against any claim for compensation or expenses which you or the member of your family become legally liable to pay for:

1. the death of, or personal injury to, any person;
2. the loss of, or damage to, property;

resulting from an occurrence during the period of insurance, arising out of the ownership of your home or occupancy of your home.

In this section we include land, trees, shrubs and other plant life on the site as part of your home.

What we will pay

1. We pay up to \$30,000,000 for any one occurrence.
2. We do not pay more than this amount in total under all Policies we have issued to you which cover the same liability.
3. In addition to this amount, we pay legal costs for which we have provided prior written approval.

Additional benefit

1. Liability cover for the site continues following a home total loss

If your home is a total loss as the result of an insured event and your home policy comes to an end, we will continue to provide you with this liability cover in relation to the site that your home formerly occupied until the earliest of:

- (a) any construction commencing at the site;
- (b) the sale of the site or any part of it;
- (c) another policy that includes liability cover being taken out in relation to the site;
- (d) the commencement of construction of a home to replace the insured home at another site; or
- (e) six months from the date your claim is accepted.

What you are not covered for

1. We do not insure you or your family against:

- (a) any liability caused by or arising directly or indirectly, out of or in connection with the actual or alleged use or presence of asbestos;
- (b) fines, penalties, or punitive, aggravated, multiple or exemplary damages.

2. We do not insure you or your family against liabilities arising from:

- (a) any agreement, unless liability would have attached to you or your family if that agreement did not exist;
- (b) death of or personal injury to you or to any person who normally lives with you. In this exclusion we consider that a person normally lives with you, if that person:
 - (i) has lived with you in your home; or
 - (ii) has lived with you in your home and intends or intended to use your home;
 as their primary residence for 60 days or more out of any 90 consecutive day period (irrespective of the commencement date of the Policy) during which there is an occurrence;
- (c) death of or personal injury to anyone employed by you or by someone who lives with you if the death or injury arises out of their employment;
- (d) damage to property belonging to you or any person who normally lives with you or to your or their employees;
- (e) any workers' compensation legislation, industrial award or agreement, or statutory accident compensation scheme;
- (f) the ownership, custody, or use of any lift (other than a lift that exclusively services your home, and provided your home is freestanding and solely occupied by your tenant), aerial device or aircraft, aircraft landing area, or watercraft;
- (g) the conduct of any activity carried on by you or your family for reward except for letting your home for domestic purposes or babysitting on a casual basis.

Babysitting cannot be considered to be on a casual basis where:

- (i) the babysitting is not of a casual nature;
- (ii) any licence or other permission is required by any government body or public authority in order to legally conduct the babysitting;
- (iii) the income derived from babysitting is the primary or only source of the household's income;
- (iv) there is a registered business associated with the babysitting;

This exclusion does not apply to a domestic garage sale provided:

- (i) the garage sale is held at the Site;
 - (ii) the goods sold belong to you or your family or immediate family members that do not live with you;
 - (iii) the goods sold are second hand domestic goods sold in domestic quantities;
 - (iv) the sale does not form any part of any business, trade or profession;
 - (v) the goods sold at the garage sale by you or your family have not been purchased for the sole purpose of re-sale; and
 - (vi) you do not hold more than one garage sale per period of insurance.
- (h) vibration or the weakening of, removal of or interference with support to land, buildings or other property;
 - (i) building work, construction or demolition of a building, including your home if the value of the work exceeds \$100,000;
 - (j) death or personal injury to any person arising out of pregnancy or the transmission of any communicable disease by you or your family;
 - (k) the ownership of land, buildings or structures other than your home insured by this Policy. If you have insured your contents only, then you are not covered for any legal liability arising from the ownership of any land, buildings or structures unless your home is strata titled and insured under a separate policy;
 - (l) loss, damage or injury intentionally caused by you or a member of your family or a person acting with your consent or the consent of any member of your family unless the action was reasonable and the intention of the action was to prevent or reduce loss, damage or injury to property or persons;
 - (m) the lawful seizure, confiscation, nationalisation or requisition of the property insured;
 - (n) destruction of or damage to property by any government or public or local authority;
 - (o) the ownership or use of any motor vehicle, other than garden equipment that does not require registration, at the site;
 - (p) any act or omission that is knowingly illegal, dishonest, fraudulent, wilful, malicious or done with reckless disregard for their consequences by you, your family or a person acting with the consent of you or your family;
 - (q) any pollutant escaping into or upon land, the atmosphere or any watercourse or body of water.

General exclusions

Intentional, reckless or fraudulent acts

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability, that is caused by, or arises from or in connection with, any intentional, reckless or fraudulent acts or omissions by:

- you;
- anyone acting with your express or implied consent; or
- anyone who owns the home or contents insured under this Policy to any extent.

Illegal activity

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability, that is caused by, or arises from or in connection with, any illegal activity you are involved in, including but not limited to:

- you illegally keeping explosives, flammable or combustible substances at the site;
- hazardous materials if they are not stored, used or disposed of legally and in accordance with the manufacturer's directions;
- weapons, firearms and ammunition if they are not stored and used legally; or
- the illegal supply of drugs or alcohol.

We will not cover your property if:

- it is rented out as a Casually let holiday home and this is not in accordance with laws such as those relating to local government, council or any authority's zoning or land usage requirements, or the by-laws or constitution of a strata body corporate, as applicable;
- you are aware or should reasonably be aware, that the use of the rental property or any part of the rental property is not in accordance with laws such as those relating to local government, council or any authority's zoning or land usage requirements, or the by-laws or constitution of a strata body corporate.

Reasonable actions and precautions

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability, to the extent that it is caused by or arises from you:

- not taking reasonable care to protect and maintain the insured property;
- not taking reasonable steps to minimise the cost of any claim under your Policy; or
- not complying with all laws relating to the safety of a person or property.

Condition of your rental property

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability caused by or arising from:

- your failure to fix:
 - a defect;
 - a structural fault;
 - a design fault; or
 - faulty workmanship

as soon as is reasonable after you become aware of it, or a reasonable person in the circumstances would have become aware of it;

- your failure to fix damage that existed prior to the incident or occurrence as soon as is reasonable after you become aware of the damage, or a reasonable person in the circumstances would have become aware of it;
- your rental property not being structurally sound, watertight, secure, well maintained and in a good state of repair, for example where:
 - gutters overflow and cause water damage due to a build-up of leaves or other debris;
 - wind, rain or hail entering the home due to part of the roof being rusted through.

However, this Condition of your rental property exclusion applies only to the extent that the relevant claim or loss, damage, injury or death, cost or legal liability is caused by, arises from or is made worse by one or more of the above circumstances, and you knew or a reasonable person in the circumstances would have known that the relevant condition of the rental property may cause, give rise to or make worse the claim or loss, damage, injury or death, cost or legal liability.

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability caused by or arising from renovations, alterations, additions or repairs undertaken or authorised by you, where you were aware or a reasonable person in the circumstances would have been aware that the work did not comply with building laws or regulations and, for a strata lot owner, any strata by-laws or constitution of a strata body corporate.

There is no cover under any section of your Policy for any:

- wear, tear, depreciation, rust, oxidisation, corrosion, fading;

For example, worn carpets or scratched floors in high traffic areas, faded curtains due to sunlight, or scratches in a kitchen benchtop that would be expected from normal use.

- defect, structural fault, design fault or faulty workmanship;

- rising damp, seepage, mould, mildew, rot;

- gradual deterioration due to action of light, air, sand, sea salt, sea water, or atmospheric or climatic conditions;

For example, the gradual weathering of brick, mortar or concrete or the breakdown of grouting or tile adhesive over time.

Construction works

There is no cover under any section of your Policy for any claim, loss, cost, damage, injury, death or legal liability, that is caused by or arises from buildings under construction or undergoing renovations, alterations, additions or repairs that:

- involve removal of any part of the roof or an external wall; or
- impact the structure of a building such as removing or changing supporting walls, underpinning, foundations or piers.

If you are removing the roof, or removing or changing supporting walls, underpinning, foundations or piers in a residential building at the site, we will cancel your Policy and return any unused premium to you.

Loss or damage indirectly related to your claim

This Policy only covers claims, losses and costs directly related to damage from an insured event (such as the costs of repair or replacement) unless additional cover is specifically stated. Any other claims, losses and costs that are not directly related to damage from an insured event are not covered, such as but not limited to:

- any decrease in the value of your land or, if you are a strata lot owner, any decrease in the value of your strata lot or your share in relation to company title;
- any diminished value of your property after it's been repaired;
- any intangible losses including intellectual or sentimental value;

- the cost of hiring a replacement machine or appliance;
- loss of income (except for loss of rent from your rental property), loss of profits, or costs arising from any business interruption;
- medical expenses; or
- compensation for your stress or anxiety, inconvenience or loss of time.

See Additional benefits relating to loss of rent that may be covered under your Policy.

However, if the claim is covered under **Legal Liability**, and you are ordered by a court or required by a settlement made in accordance with this Policy to pay for a third party's indirect losses, we will cover those indirect losses.

Commercial management

We do not cover properties managed by or used as serviced apartments, hotels, motels, resorts, inns or similar venues for accommodation.

Other loss or damage

There is no cover under any section of your Policy for any claim, loss, damage, cost, injury, death or legal liability that is caused by or arises from:

- an event occurring outside the period of insurance;
- any neglect, poor housekeeping or untidy, unclean or unhygienic living habits such as:
 - odours including from pets, cigarettes or other smoking items;
 - liquid or food stains that have gradually built up over time; or
 - water damage to carpets, flooring or cabinets due to splashing from baths, showers or sinks;

however we will cover your legal liability caused by any of the preceding 3 points;

- any party, function or other event at the rental property while it's being rented out as a Casually let holiday home where there are more than 20 people in attendance at any one time, where such an event is not prohibited in the short term rental agreement or where you permit it;
- action of the sea;
- earth movement except for landslide or subsidence where it occurs within 72 hours of, and as a direct result of, the following Insured Events:

2. explosion;

3. flood, storm or rain;

5. earthquake or tsunami;

9. escape of liquid;

- hydrostatic pressure;

For example, if you empty your swimming pool or spa, the pressure exerted on it by water in the surrounding ground due to heavy rain, can cause it to move, warp or lift out of the ground.

- mechanical, electronic or electrical breakdown other than under the event Fusion of an electric motor, however, we will cover resultant damage to the extent it's covered under the Insured Event, 1 (a) **Fire**;
 - insects, vermin or rodents, however, we will cover resultant damage to the extent it's covered under the Insured Events 1 (a) **Fire** or **9. Escape of liquid**;
- For example, we will cover damage caused by fire due to a rat chewing through an electrical wire.

- roots of trees, plants or shrubs, however, we will cover resultant damage to the extent it's covered under the Insured Event **9.**

Escape of liquid;

For example, we will cover damage due to water escaping from pipes damaged by tree roots.

- a process of cleaning by you:
 - using any chemicals other than domestic household chemicals. (Domestic household chemicals include products that can be purchased from a supermarket or department store); or
 - where domestic household chemicals have been used but not in accordance with the manufacturer's directions for use;
 - cancellation of a booking by you or a prospective Paying guest under a Casually let holiday home except where the cancellation is due to the property becoming unliveable because of damage caused by an incident, or where loss of rent is covered under the Additional benefit - **Loss of rent due to forced evacuation by government authority**;
- See **Loss of rent – Casually let holiday homes**
- or in connection with any contagious or communicable disease;
 - fees payable in relation to:
 - repairing or rebuilding any part of your home where you were aware or a reasonable person in the circumstances would have been aware that they were illegally constructed. (You will be considered 'aware' if the illegal construction has been identified in any report received by you or as a result of any enquiries made by you, for example during the course of the purchase or conveyance of the property); or
 - a notice served on you by a statutory authority before the incident took place;
 - or in connection with:
 - an unauthorised or malicious act, software, coding or instructions;
 - a threat, hoax, scam or fraud;
 - programming or operator error; or
 - outage;

affecting the use, integrity, security, operation, storage of, or access to, data, information, a computer, system, device, appliance, equipment, software, hardware, back-up facility or a component of or attachment to any of these, regardless of time or place.

Examples of what are not covered under your Policy:

- loss, damage, destruction, distortion, erasure, corruption or alteration of, or loss of access to, or interference with, data on a computer or access to an internet service, due to malicious software or a cyber-attack, including but not limited to viruses, worms, Trojan Horses, back doors, logic bombs, trap doors, denials of service, ransomware or any computer hacking;
- unauthorised access to or copying of personal information via the internet or mobile phone network;
- unauthorised access to, or interference with the operation of, an appliance or device via the internet, Wi-Fi or Bluetooth;
- unauthorised access to your computer or device provided by means of a scam, or connection of a storage or other device affected by malicious software.

However, you will still have cover for physical damage to your property insured under your Policy caused by an Insured Event such as fire;

- or in connection with, any aerial device or aircraft including kites or model aircraft or drones; or
- changes in a right, title or interest in your property, for example due to a transfer, agreement or adverse possession.

There is no cover under any section of your Policy for any:

- end-of-lease expenses such as cleaning, removal of tenants' property, re-letting expenses or removal of rubbish;
- damage covered under a manufacturer's or a supplier's guarantee or warranty (whether express or implied by law);
- damage to your property while it's being cleaned, repaired, restored or altered by your estate agent or contractor;
- damage to glass that is designed to be exposed to heat, in the ordinary course of its use including glass in:
 - fireplaces and heaters; or
 - oven doors, stove tops or other cooking surfaces.

Operation of law, war, nuclear material or terrorism

There is no cover under any section of your Policy for any claims, loss, cost, damage, injury, death or legal liability, that is caused by, or arises from or in connection with:

- compulsory acquisition, lawful seizure, confiscation, nationalisation, requisition, repossession or other similar operation of law;
- invasion, acts of foreign enemies, hostilities, war or war-like operations (whether war be declared or not), or civil war;
- mutiny, civil commotion assuming the proportions of, or amounting to, a popular rising, military rising, insurrection, rebellion, revolution, military or usurped power;
- a nuclear weapon, the use, existence or escape of nuclear fuel, waste, radiation or material, or nuclear fission or fusion;
- any act of terrorism involving biological, chemical, nuclear or radioactive pollution, contamination or explosion.

Sanctions limitation and exclusion clause

We will not be liable to provide any cover, pay any claim or provide any benefit under this Policy, to the extent that to do so may expose us to any sanction, prohibition, or restriction under United Nations resolutions or any applicable trade or economic sanctions, laws or regulations of any country.

Laws impacting cover

We will not be liable to provide any cover, pay any claim or provide any benefit under this Policy, to the extent that it is illegal for us to do so.

Multiple causes

Where loss, damage, injury or death has two or more causes and at least one of those causes is excluded by this Policy, we will not provide any cover, pay any claim or provide any benefit under this Policy.

General conditions

There are conditions set out in this General conditions section, in the Claims section and under each particular cover and section. If any of these conditions aren't met, we may refuse a claim, reduce the amount we pay or in some circumstances we may cancel your Policy. When making a claim, you must have met and then continue to comply with the conditions of your Policy. Any person covered by your Policy, or claiming under it, must also comply with these conditions.

If you, or someone covered under your Policy, don't meet these conditions or make a fraudulent claim we may:

- Refuse to pay your claim or reduce what we pay for your claim
- Cancel your Policy.

Tell us when these things change

You must tell us as soon as reasonably possible if any of the information on your Policy Schedule is incorrect or has changed.

Things you must tell us	If you have home cover	If you have contents cover
You sell the home or home unit	✓	✓
You're planning construction work including renovations, alterations, additions or repairs at the site	✓	✓
Your home will be unoccupied for any period longer than 100 consecutive days	✓	✓
The occupancy of your home changes, for example, you plan to move into and live in the home, or, you stop renting out the property under a lease agreement and start to rent it out as a Casually let holiday home	✓	✓
You start operating a business or generating a regular income (other than residential rental income) at the site	✓	✓
You add or change mortgage lenders	✓	✗
You want to increase your sum(s) insured	✓	✓
You want to add Specified Contents or increase any specified limit	✗	✓

If you don't tell us, we may reduce or refuse to pay a claim.

When you tell us about something that has changed or request a change to your Policy, we will assess the change to the risk in accordance with our underwriting rules and processes.

Changes to your cover

If you request any change to cover (e.g. you choose to add an optional cover, you increase your sum(s) insured) or the occupancy changes e.g. you stop renting out the property under a lease agreement and start to rent it out as a Casually let holiday home (or the other way around) then, if we agree to the change, we will issue a new Policy Schedule and ask you for any additional premium. If an additional premium is required, the change will only be effective when:

- if you're paying in instalments by direct debit, any remaining instalments have been adjusted to reflect the additional premium; or

- you have paid the additional premium by the due date we give to you.

If you don't pay the additional premium by the due date then we will make reasonable efforts to contact you using the latest contact details you provided us. If we don't receive payment of the additional premium owed, the change will not be effective and we will confirm this by issuing a replacement Policy Schedule.

If you request any change to your cover and we don't agree to the change, then we will let you know and the Policy will continue unchanged.

Changes to your circumstances

Contact us to discuss potential changes in circumstances when you know the details of the timing and nature of the changes before they happen, to find out in advance whether we will be able to continue to insure your home and/or contents.

If you tell us about any of the following changes then we will cancel your Policy and refund any unused portion of the premium:

- you are removing the roof, or removing or changing supporting walls, underpinning, foundations or piers in a residential building at the site;
- you start operating a business, or generating a regular income (other than residential rental income) at the site; or
- the occupancy of your rental property changes, for example you decide to stop renting it out and move into it yourself.

If you tell us about a change in mortgage lender we will note them on the Policy Schedule.

If you tell us about any other change, for example if your rental property is going to be unoccupied for more than 100 days, we will consider it under our underwriting rules and processes at the time.

When there is more than one insured

Where there is more than one insured on your Policy, we may treat what any one of them says or does in relation to your Policy or any claim under it, as said or done by each of the insureds. We may rely on a request from one insured to change or cancel your Policy or tell us where a claim payment should be paid.

Contribution and other insurance

When making a claim, you must notify us of any other insurance that you're aware will or may, whether in whole or in part, cover any loss insured under your Policy.

If at the time of any loss, damage or liability there's any other insurance (whether issued to you or any other person) which covers the same loss, damage or liability you must provide us with any reasonable assistance we require to make a claim for contribution from any other insurer(s).

Lender's rights

If we're settling your claim by paying you (instead of paying our repairer or other service providers), and you have used all or part of your home or contents as security for a loan from a lender, we reserve the right to pay all or part of the payment to the lender.

The amount we pay to the lender will be the lesser of:

- the amount owing to them (with any balance paid to you); or
- the amount we agree to pay in settlement of the secured property.

A payment made to a lender will satisfy our obligation to you for the amount paid.

For more information about other interests in your Policy, see **Interests in the policy**.

You must collect bond money

If loss or damage to your home or contents is caused by your tenant, or you claim for rent default, the bond money will be used to mitigate your loss. If bond money has not been collected or if you have returned bond money to the tenant that could have been used to mitigate any loss, then we will reduce any amount that we pay by the amount that we are prejudiced. This Policy will operate and all claims will be paid on the basis that four (4) weeks' rent has been paid as bond money.

If your home is a holiday home

This Policy is issued on the basis that you let your home to tenants and it is not used as a holiday home unless you have selected the casually let holiday home option and it is shown in your Policy Schedule.

If you use your home as a holiday home, you must tell us.

You must collect a reasonable security bond, a booking fee or deposit to be applied against any loss of rent or damage to the property by your Paying guest.

Unoccupancy

If your home is unoccupied for more than 100 consecutive days, the cover for home and contents is limited to:

- lightning or thunderbolt,
- earthquake or tsunami,
- riot, civil commotion, industrial dispute or political disturbance,
- damage directly caused by impact by a vehicle, waterborne craft, space debris, aircraft, rocket, satellite, a branch.

The above will apply unless you have advised us and we agree to provide full Policy cover in writing.

If we agree to continue your cover, we may impose conditions or exclusions.

Our agreement will take the form of an endorsement. We will send you a Policy Schedule to confirm your Policy has been extended to insure you for a greater period of time.

This unoccupancy clause does not apply if you have selected the casually let holiday home option and it appears on your Policy Schedule.

Burglary protection

If we have agreed to insure your contents only if burglary protection devices are installed, then this will be shown in your Policy Schedule.

If any of these devices are removed, altered, or left inoperative while you are absent from the site, without our prior consent, we may have the right to decline, or reduce a claim to which this action contributes.

Please refer to your Policy Schedule for further details.

Strata title mortgagee's interest

This cover applies only if you have arranged this Policy to insure only the interest of a mortgagee in a strata title unit.

This cover only applies when you own part of a building that has been subdivided into strata, community or similar title units and you have a mortgage on that part of the building.

We will pay the mortgagee the lowest of:

1. the sum insured shown in your Policy Schedule;
2. the amount to repair the damage to a condition similar to but no better than when new;

3. if the body corporate (or similar) partially covers the loss, then the difference between what the body corporate's insurance pays and the cost of the damage; or
4. the amount sufficient to discharge the mortgage held by you over the unit at the date of damage; or

we pay only that part of the claim that applies to the interest of the mortgagee.

We only pay a claim if:

1. a claim would be payable under this Policy (and not subject to any exclusion or other limitation in the Policy);
2. the Policy of the body corporate or similar does not apply or only partially covers the loss; and
3. the mortgagee requires you to discharge your mortgage.

If you have arranged this Policy to insure only the interest of a mortgagee in a strata title unit:

1. no additional benefits are payable under this Policy;
2. no legal liability cover is provided; and
3. the rent default by tenant optional benefit is not available.

Law and practice

Any dispute arising from this Policy will be determined by the courts, and in accordance with the laws of the state or territory of Australia where your Policy was issued.

Assistance and co-operation

You must provide reasonable assistance to us, including:

- being truthful and frank at all times,
- providing us with relevant information and documents we ask for, such as proof of purchase or repair quotes, if needed,
- telling us promptly if you've been contacted by someone about an incident, such as another insurer or a third party's lawyer,
- attending one or more interviews about the claim if we ask you to,
- appearing in court, giving evidence or providing a formal statement, if needed,
- making your property available for us to inspect or examine, and
- responding to our requests in a timely manner.

At all times you must refrain from behaving in a way that's improper, hostile or threatening towards us, our representatives, our suppliers or third parties involved in an incident.

If you don't cooperate in any of these ways, it may delay your claim, or we may reduce or refuse to pay your claim.

Interests in the policy

You must not transfer any interests in your Policy without our written consent.

You must tell us of the interest of all parties (eg financiers, lessors or owners) who'll be covered by your Policy. We'll protect their interests only if you've told us about them and we've noted them on your Policy Schedule.

Any person whose interests you've told us about and we've noted on your Policy Schedule is bound by the terms of your Policy in relation to any claim they make.

If you have used all or part of your home or contents as security for a loan from a lender, we may pay the lender all or part of the payment made when settling your claim. For more information, see **Lender's rights**.

Claims

How to make a claim

Please contact your Elders Insurance Authorised Representative to make a claim. We will only accept responsibility for repairs or payments to third parties under a claim (other than emergency repairs necessary to prevent further loss) where you have told us about them beforehand and your claim has been accepted.

This section describes what you must do, as well as conditions that apply when you make a claim and at the time loss or damage occurs which is likely to give rise to a claim.

What you must do after an incident

If an event happens which may give rise to a claim you must:

- take all reasonable precautions to prevent further loss, damage or liability,
- notify the police as soon as possible if any of your property is lost, stolen, or maliciously or intentionally damaged and provide details of the report to us. We may need the police report number to process your claim or our recovery action if there is a third party who is liable for your loss,
- tell your Elders Insurance Authorised Representative as soon as possible. You will be provided with a claim form and advice on the procedure to follow,
- supply us with all relevant information we require to settle or defend the claim,
- notify us of any other insurance covering the same loss, damage or liability.

The telephone number of your Elders Insurance Authorised Representative is shown on your Policy Schedule.

If in doubt at any time, ring us or your Elders Insurance Authorised Representative for advice.

What you must not do after an incident

We reserve the right to reduce your claim payment if your actions after an incident increase the loss or liability. If your actions prevent us from recovering a claim payment from another person who would be liable to you for a loss or liability that you suffer, then we may refuse to pay your claim. To avoid your claim being delayed, reduced or refused you must not:

- admit fault or liability, except in a court or to police. Call us if you would like guidance,
- offer or negotiate to settle a claim against you,
- unnecessarily delay notifying us of the incident,
- enter into any agreement with anyone else which could limit the amount that could be recovered from them,
- agree not to seek compensation from any person liable to compensate you,
- authorise repairs to or arrange replacement of any of the property insured in connection with any claim without our consent, other than emergency repairs necessary to prevent further loss. If we agree to pay your claim, we will pay for these repairs, but you must retain all receipts,
- dispose of damaged items unless we've first agreed to this. This is so we can establish the cause or extent of the damage to quickly and accurately assess your claim. Call us if you would like guidance including where there is hazardous material present.

How we settle your claim

We only pay once for loss or damage caused by the same event covered by this Policy even if that loss or damage is covered under more than one section of the Policy.

How we settle home claims

We'll normally pay our supplier the necessary and reasonable cost to repair, replace or rebuild the damaged parts of the home to a condition substantially the same as, but not better than, when new. Where this happens, you'll receive our **Lifetime guarantee on home repairs**.

If you don't use our supplier

We will pay you the reasonable cost to repair, replace or rebuild the damaged parts of your home to a condition substantially the same as but not better than when new if, for example:

- you decide to:
 - rebuild to a better standard; or
 - sell the land at the site; and/or
 - rebuild elsewhere;
- if it's not practical for us to repair, replace or rebuild your home due to the age, policy limit, inadequate sum insured, construction or condition of your home or if materials needed for repairs are not readily available;
- if you choose to go with a supplier (which includes a repairer or builder) of your choice.

To assess the cost of the necessary work required to repair, replace or rebuild the damaged parts of your home we will, where possible, obtain a scope of works and a quote from our supplier. If you agree with this, we will then pay you the amount quoted by our supplier.

If you're not happy with the amount quoted by our supplier, or if we're unable to obtain a scope of works from our supplier, we'll ask you to provide us with a fully itemised scope of works and quote from a supplier of your choice for us to consider. We'll review these to ensure they cover the necessary work and are within market rates. To determine this, we'll consider the following:

- our supplier's scope of works and quote (if we were able to obtain it);
- our own data and experience with similar repairs, replacements or rebuilding;
- third party cost estimation sources; and
- your circumstances, including the location and attributes of your home.

Following our review, we'll do one of the following:

- If we believe your supplier's scope of works and quote cover the necessary work and are within market rates, we'll pay you the amount quoted by them.
- If we believe your supplier's scope of works either omits or overstates aspects of the work required or their quote is significantly above market rates, we'll discuss this with you and/or them and seek agreement on the scope of works and quote.
 - If we come to an agreement with you or your supplier, we'll pay you the amount agreed.
 - If we're still unable to agree with you on the amount we'll pay you, we'll attempt to obtain a scope of works, quote or report (as required) from an alternative supplier we both agree on, and we'll review these together with you to arrive at a final scope of works and quote. If we're able to come to an agreement, we'll pay you the amount quoted by them.

- If we're unable to agree on an alternative supplier, we believe the alternative supplier's scope of works either omits or overstates key aspects of the work required, or we believe their quote is significantly above market rates, we'll refer you to our complaints process.

When we pay you the reasonable cost to repair, replace or rebuild the damaged parts of your home, you will not be eligible for our Lifetime guarantee on home repairs because we won't have appointed the supplier or managed the works.

If your home sum insured is inadequate, we will only pay up to the sum insured or any applicable standard policy limits.

Building costs

Whether we arrange the repairs, replacement or rebuilding or pay you the cost to complete the repairs, replacement or rebuilding we'll also pay the necessary and reasonable costs as part of your home sum insured:

- to temporarily protect your site (this includes preventing access to limit the risk of theft, weather damage and injury);
- for demolition;
- to remove debris from your site;
- for an architect or surveyor; and
- to comply with current building codes and statutory requirements.

Undamaged parts of your home

We won't pay for any undamaged parts of your home, even to restore those undamaged parts to achieve a uniform appearance, other than to the extent set out in the table below in relation to internal building damage:

External building damage	
Damage to roofs, doors, gates and fences	We'll only repair or replace the individual tiles, roof sheeting, doors, gates or fence panels that were damaged.
Damage to external walls	We'll only repair or replace the part of the wall that was damaged.
Paths/driveways/tennis courts etc.	We'll only repair or replace the areas that were damaged.

Internal building damage	
Damage to internal flooring (excludes carpets unless the home is let out on an unfurnished basis – otherwise these are covered as contents)	We'll pay to repair or replace up to an existing change or join in the flooring, or an archway, doorway or similar opening, whichever is closest to the damage. We'll consider a combined lounge/dining room as one room if the opening between them is more than 82cm wide. This is a common width of a doorway. We won't pay to replace any undamaged materials in any other adjoining rooms, hallways or stairwells.
Damage to internal walls	We'll pay to repair or replace the damaged wall(s). We won't pay to replace the wall covering, for example wallpaper or paint on any adjoining walls or in any adjoining rooms, hallways or stairwells.
Damage to internal fixtures/fittings	We'll pay to repair or replace fitted cupboards, sections of cabinets and sections of benchtops if they are continuously joined to, and made of the same material as, the damaged part.

Matching materials

If part of your home is damaged or destroyed by an Insured Event and we agree to pay your claim, or one of our suppliers has caused damage during exploratory work to locate the source of escaped water or other liquid, we'll match existing materials if they're commercially available in Australia when we repair, replace or rebuild the damaged property.

If not, we'll use the nearest equivalent materials that we can source locally. In this case, if the damage is inside your home, we will also pay up to \$1,000 to replace undamaged parts of the same room, hallway or stairwell (to the nearest doorway, archway, or other opening) so that it matches or complements the materials we've used. We'll consider a combined lounge/dining room as one room if the opening between them is more than 82cm wide (this is a common width of a doorway). If you're not satisfied with the nearest equivalent materials we source, we will pay you what it would have cost to repair, replace or rebuild with these materials.

Delays in repairing, replacing or rebuilding

If you delay repairing, replacing or rebuilding, for example by unreasonably delaying to review and approve documents necessary to effect the repair, replacement or rebuilding, for more than six months from the date when the claim was approved, we'll only pay the reasonable cost that would have been incurred to repair, replace or rebuild your home at the time the claim was approved. You may have to pay any increase in cost caused by your delay.

If you believe that, due to special circumstances, you have a reason to delay the repair, replacement or rebuilding for more than six months, we will give consideration to those circumstances, and we may:

- not charge you for any increase in cost caused by the delay; or
- pay the reasonable cost that would have been incurred to repair, replace or rebuild your home at the time the claim was approved.

Rebuilding at an alternative location

If your home is a total loss, you may choose to rebuild at another site in Australia. We won't pay you more than it would have cost to rebuild at your site.

Lifetime guarantee on home repairs

We closely monitor the performance of our suppliers to help ensure the best outcome for our insureds. This enables us to guarantee that if we have:

- selected and authorised a supplier to replace, repair or rebuild your home; and
- paid, or have a legal liability to pay, the supplier, repairer or builder directly for this work;

and a defect arises in the lifetime of your home as a result of poor-quality workmanship or use of incorrect or poor-quality materials, we'll rectify the problem by arranging, authorising and paying for further replacement, repair or rebuilding.

If we have selected and authorised a supplier to replace, repair or rebuild your home and we are satisfied that the work requires rectification to such an extent that your home is unliveable, we'll arrange and pay the reasonable costs of temporary accommodation until the home is fit to live in.

We will also handle any complaint about the quality or timeliness of the work or conduct of the supplier as part of our complaints handling process.

This guarantee does not apply to:

- replacements, repairs or rebuilding that you arrange, authorise or make yourself (even if we give you the name of a possible supplier (which includes a repairer or builder) who is involved with the repair, replacement or rebuilding);
- home replacement, repairs or rebuilding that you arrange, authorise or make yourself (even if we give you or a supplier a cheque or other form of 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 home; or
- wear and tear consistent with normal gradual deterioration (e.g. paint peeling as part of its normal life cycle, wood rotting or mould from moisture in the air or ground, roofs weathering or a hot water system leaking as a result of normal gradual deterioration).

Fences

When we agree to pay a claim for damage to a shared or dividing fence, we will pay no more than your proportion of costs for the repair or replacement in accordance with the relevant legislation relating to dividing fences, for example Dividing Fences Act or Dividing Fences and Trees Act or any similar legislation. Typically, your proportion of the cost will be 50% of the repair or replacement cost of the fence.

If there is no legislation in place in relation to the amount that you are liable for, with respect to the repair or replacement of dividing fences, then we will pay no more than 50% of the cost of repair or replacement of the shared or dividing fence.

However, we will pay the full cost to repair, rebuild or replace the fence if:

- there's no neighbour who is liable to share the cost of repairing, rebuilding or replacing the fence; or
- the damage to the fence was caused by a Insured Event at your site and you're liable to pay the full cost of repairing, rebuilding or replacing the fence.

We will pay no more than the cost to repair, rebuild or replace a fence of the same quality and specification as the fence which was damaged.

The most we'll pay

The most we'll pay is your home sum insured plus any Additional benefits payable on top of the home sum insured, less any applicable excesses.

Your home sum insured may be increased through the application of the Inflation adjustment Additional benefit or if eligible, the Home sum insured safeguard.

Special benefit – Home sum insured safeguard

If the cost to repair or replace your home is greater than your home sum insured, then we will pay up to 30% more than your home sum insured to either:

- repair the home, or
- replace the home to a condition substantially the same as, but not better than when new, or
- pay the reasonable cost of its repair or replacement to a condition substantially the same as when new.

This special benefit applies only if:

- (A) this Policy insures your home, and
- (B) your home is so damaged by an event that is insured by this Policy that it is considered by us to be a total loss, and
- (C) the cost to repair or replace your home is greater than your home sum insured because either:
 - (i) the increased cost of repairing damage to your home was caused directly by a 'Catastrophic event', or
 - (ii) you correctly used the Elders Insurance home sum insured calculator on the Elders Insurance website located at [www. https://www.eldersinsurance.com.au/home-building-calculator](https://www.eldersinsurance.com.au/home-building-calculator) to calculate your home sum insured and the Elders Insurance calculator estimated an inadequate sum insured for your home, provided:
 - › that you can demonstrate that you correctly used the Elders Insurance Home Sum Insured Calculator to determine your home sum insured, and
 - › your home is substantially the same as when you used the Elders Insurance Calculator (for example, you have not added to nor extended your home), and
 - › you have not reduced any sum insured that we have offered on any renewal invitation since you used the Elders Insurance Calculator.

This special benefit only relates to the home. It does not apply to any other insured property, Policy section 'Additional benefit' or other Policy feature.

How we settle contents claims

In this section when we say 'Contents' in the context of settling your claim, we're referring to contents including, "Contents with Limits".

If a damaged item can be repaired, we'll normally pay our repairer the necessary and reasonable cost to repair your contents item to a condition substantially the same as, but not better than, when new.

If it's not economical to repair the item, or it's been lost or stolen, we'll replace the item with a new one that's substantially the same where it's practical to do so.

If the policy limit, maximum limit or sum insured is not adequate to repair or replace the item to a condition substantially the same as when new, the most we will pay is that limit or sum insured.

If you don't use our repairer, or we can't repair or replace the item

We will pay you the reasonable cost to repair or replace the lost, stolen or damaged contents to a condition substantially the same as, but not better than when new if, for example:

- you decide to replace those contents with items that are not substantially the same;
- you decide you do not want the contents repaired or replaced;

If you don't want an item repaired we will not pay to replace it; we'll pay what it would have cost to repair it. See **How the amount we'll pay is determined if the item is repairable**.
- if it's not practical for us to repair or replace your contents due to the age, style, type, condition or nature of your contents or if materials or skills needed for repairs are not readily and locally available;
- if you choose to go with a repairer of your choice.

If the policy limit, maximum limit or sum insured is not adequate to repair or replace the item to a condition substantially the same as when new, the most we will pay is that limit or sum insured.

How the amount we'll pay is determined if the item is repairable

To assess the necessary work required to repair damaged contents items we will, where possible, obtain a report or quote from our repairer. If you agree with this, we will then pay you the amount quoted by our repairer.

If you're not happy with the amount quoted by our repairer, or if we're unable to obtain a report or quote from our repairer, we'll ask you to provide us with a report or quote from a repairer of your choice for us to consider. We'll review this to ensure it covers the necessary work and is within market rates. To determine this, we'll consider the following:

- our repairer's report or quote (if we were able to obtain it);
- our own data and experience with similar repairs;
- third party cost estimation sources; and
- your circumstances, including the location and attributes of your contents.

Following our review, we'll do one of the following:

- If we believe your repairer's report or quote covers the necessary work and is within market rates, we'll pay you the amount quoted by them.
- If we believe your repairer's report or quote either omits or overstates aspects of the work required or their quote is significantly above market rates, we'll discuss this with you and/or them and seek agreement on the report or quote.
 - If we come to an agreement with you or your repairer, we'll pay you the amount agreed.
 - If we're still unable to agree with you on the amount we'll pay you, we'll attempt to obtain a quote or report from an alternative repairer we both agree on, and we'll review this together with you to arrive at a final quote. If we're able to come to an agreement, we'll pay you the amount quoted by them.
 - If we're unable to agree on an alternative repairer, we believe the alternative repairer's report or quote either omits or overstates key aspects of the work required, or we believe their quote is significantly above market rates, we'll refer you to our complaints process.

If the policy limit or sum insured is not adequate to repair or replace the item to a condition substantially the same as when new, the most we will pay is the item limit or sum insured.

How the amount we'll pay is determined if the item is not repairable

For replacement items that are readily available including tools, devices and appliances, we will pay you an amount equal to the lowest price available to you from a reputable commercial retailer at the time we settle the claim.

If an item is not readily available, we'll pay you an amount equal to the lowest price available to you from a reputable commercial retailer at the time we settle the claim for an equivalent item with similar specifications and functionality.

How the amount we'll pay is determined if the item can't be replaced

If we can't repair the item, or it can't be replaced because of its antiquity or rarity, we'll pay the lesser of:

- the standard policy limit or, if it's a Specified Contents item, the specified limit noted on your Policy Schedule; and
- the fair market value based on enquiries made to independent and appropriately experienced or qualified professionals.

If your contents sum insured is inadequate, we will only pay up to the sum insured or any applicable standard policy limits.

The most we'll pay

The most we'll pay in total for your contents is your contents sum insured, plus any Additional benefits payable on top of the contents sum insured, less any applicable excesses.

Your contents sum insured may be increased through the application of the Inflation adjustment additional benefit.

We treat the following items differently when we pay your claim:

Item	What we pay
Carpets	<p>We'll pay to repair or replace up to an existing change or join in the carpet or an archway, doorway or similar opening, whichever is closest to the damage.</p> <p>We'll consider a combined lounge/dining room as one room if the opening between them is more than 82cm wide. This is a common width of a doorway.</p> <p>We won't pay to replace any undamaged carpet in any other adjoining rooms, hallways or stairwells.</p>
Antiques	<p>Where we pay a claim for an antique item, and the market value of the item exceeds the cost of its replacement with a new item because of its antiquity and rarity, we will treat the market value as though it is the cost to replace the lost or damaged antique with a new item.</p> <p>For example:</p> <p>An antique created in 1880 is stolen and we agree to pay the claim. The antique has current valuation for \$11,000. To replace the item with the closest, similar new item would cost \$2,100. At the time of the loss, our inquiries indicate that to replace that antique item at market value would be approximately \$11,000 but there is no equivalent item currently for sale in Australia or overseas. The market value of the item is higher than the new replacement cost due to the item's antiquity and rarity. In this instance, we would pay you \$11,000 for the item rather than \$2,100. The sum we pay you would be subject to any applicable excess.</p>

How we settle loss of rent claims

How we settle loss of rent claims - Lease Agreement

When we agree to pay a loss of rent claim, we pay the actual rent you lose, based on your current lease agreement, for the period your rental property is unliveable due to an event for which we agree to pay a claim. The limit of what we pay is shown in the Additional benefits section, Additional benefit 8. - Loss of rent.

If your home claim has been accepted but you decide not to rebuild, we'll only pay the rent you would have lost for the time it would have taken to repair or replace your home.

We do not pay for any fees or commissions normally charged by the estate agent for renting out and/or managing your rental property.

If at the time of the event that caused loss or damage, the rental property was untenanted (for a maximum period of 100 days), we will only pay for loss of rent if you can demonstrate that you were actively seeking a tenant. In this case, we will base the lost rent amount on your most recent lease agreement.

When we agree to pay a loss of rent claim for a Casually let holiday home

The most we will pay is the rent you expect to lose over a period of 12 months from the date that the property became unliveable, calculated as set out below.

We will calculate the amount we will pay you, as follows:

- for the first month, the actual rent lost* as a result of confirmed bookings being cancelled due to the damage; and
- for any period after the first month, the greater of:
 - the actual rent lost* as a result of confirmed bookings in that period being cancelled due to the damage; or
 - the rent you would have received during that period, based on paid bookings during the same period in the previous year.

However, if you have not owned the property for 12 months or the paid bookings during the previous year are not reflective of the rent you would have received, for example, where your property has been upgraded or you have recently started renting the property out as a Casually let holiday home, we will base this calculation on the rent of a similar property in a similar area for any period after the first month, the greater of:

- the actual rent lost* as a result of confirmed bookings in that period being cancelled due to the damage; or
- the rent you would have received during that period, based on paid bookings during the same period in the previous year.

You must be able to prove that the rental property would have been available for rent during the period for which you're claiming loss of rent.

You could prove that your rental property would have been available for rent through advertisements or by demonstrating availability on the holiday rental platform(s) used.

If your home claim has been accepted but you decide not to rebuild, we'll only pay the rent you would have lost for the time it would have taken to repair or replace your home.

This is payable in addition to your sum insured.

We will not pay for any fees or commissions normally charged by the holiday rental platform for things such as:

- registration, cleaning or advertising; or
- managing or renting out the rental property.

We will not pay any rent lost more than 12 months after the incident occurred.

*The actual rent lost is calculated at the same rate and for the same period of time confirmed in those cancelled confirmed bookings.

Total loss

Where a claim is for a total loss and we pay you the sum insured, then your Policy comes to an end and no refund of your premium is due. The total premium is payable and non-refundable because you have received the benefit of the cover we provide under the Policy.

If you pay your premium in instalments, you will still need to pay the total of any remaining premium instalments for the period of insurance. Any payment we make to you will be minus the instalments you're yet to pay. This amount is the difference between what you've already paid us (via your instalments) and what you would've paid us for the remainder of the insured period. Depending upon how your claim is settled, we will either deduct the total of all remaining instalments from your claim settlement or we will ask you to pay the total to us.

Where you have both your home and contents insured under the Policy, and only either the home or contents are a total loss, the cover under that part of the Policy that is not a total loss remains in place. This lasts until your Policy renewal date, which you can find on your Policy Schedule.

How claims administration and legal proceedings are undertaken

If you suffer loss or damage due to an incident for which someone else is responsible, you may have a legal right to recover some or all of the loss or damage from that person, including by taking legal action against them. When we pay a claim under your Policy, we have the right to exercise your legal rights in your name against the person responsible for the loss or damage. We'll take full control of the administration, conduct or settlement of the recovery, including any legal defence.

When we do any of these things in your name, it will be at our expense, however you'll need to give us reasonable assistance. This may include following our directions in relation to the conduct of any legal proceedings even after a claim has been paid. You must not enter into any agreement with anyone else which could limit the amount that could be recovered, including joining class action proceedings, without our permission.

When we pay a claim and some of your loss isn't covered by your Policy, we may offer to try to recover that loss for you when we take any steps to recover the covered loss. We can only do so if you agree to give us documents and statements that support your loss and agree with us on how we'll handle that recovery. You may also need to contribute to the associated costs if, to recover the loss for you, we need to take additional steps that we wouldn't otherwise need to take.

If we successfully recover more than we paid for your claim under your Policy, we will first keep the amount we paid for your claim and the amounts we paid in administrative and legal costs spent towards making the recovery. If there is any amount remaining after this, we will pay you the remainder to compensate you for loss that was not insured. Finally, we will keep any remaining amounts.

If you've received a benefit under your Policy that you were not entitled to, we reserve the right to recover from you the amount we have paid. If we decline a claim for fraud, we reserve the right to recover any amounts we paid to you under the Policy as well as our reasonable administration, investigation and legal costs from anyone at fault in relation to the fraud.

When we agree to cover you for a legal liability claim, we may:

- arrange for a lawyer to represent you or we may act on your behalf;
- attempt to settle the claim; and/or
- defend the claim.

We will decide whether to defend or settle the claim and how much to pay to settle the claim.

Claim payments and GST

We pay claims inclusive of GST unless the owner of the property is a business which is, or needs to be, registered for GST. In that case, we'll reduce the amount we pay to settle the claim by the Input Tax Credit amount to which they are, or would be, entitled. If they fail to disclose or understate their entitlement, they may be liable for GST on a claim we pay.

There may be other taxation implications affecting you, depending upon your own circumstances. We recommend you seek professional advice.

Unless we say otherwise, all amounts in your Policy are inclusive of GST.

Preventing our right of recovery

If you've agreed with or told someone who caused you loss, damage or liability covered by your Policy that you won't hold them responsible then, to the extent we've been prejudiced by this act, we won't cover you for that loss, damage or liability.

Providing proof of ownership and value

In some cases we will ask you for proof that you owned the items you're claiming for and for documents or other information to assist us in assessing their value. Whether we ask for proof and, if we do, the types of documents we ask for may depend on the situation. So that your claim can be assessed, make sure you keep things like:

- receipts or tax invoices;
- credit card or bank statements;
- guarantee or warranty certificates;
- valuation certificates for artworks, rugs and antiques; and
- photographs or video film of the item/s in your rental property.

If, after reviewing all the evidence about your claim that has been provided to us, we're not satisfied that you actually owned the items, we may refuse to pay your claim.

Other information we may need to process your claim

Make sure you keep things like:

- any cleaning or repair quotes or receipts;
- receipts for expenses deducted from the bond money or security bond; and
- records of commissions payable to your estate agent or a holiday rental platform;
- lease agreements or details of booking confirmations and payments received;
- receipts for cleaning fees;
- records of cancellations;
- bond receipts or details of the security bond, booking fees and deposits;
- rent receipt records.

If you rent your property out through a holiday rental platform, you should keep a record of any cancelled bookings just in case the holiday rental platform doesn't retain or provide you with access to these records.

Salvage

If we pay a claim by replacing or paying to replace any items or materials, we're entitled to obtain and retain any items or materials salvaged or recovered. We may sell the items or materials and keep the proceeds. If you ask us, we may agree to sell the items or materials to you, provided you agree to pay the fair market value. This is the price we could get if we sold the items or materials to someone else who is willing and able to buy them. If there is no market for the items or materials, then we will base the amount on enquiries made to appropriately experienced or qualified third party professionals.

Excesses

An excess is the amount which you may have to pay each time you make a claim.

The excess will be applied to each and every claim whether or not separate instances of loss or damage are submitted at the same time or on the same claim form. However, where multiple separate identifiable incidents occur and the claims are submitted simultaneously the total maximum number of excesses applicable will be two, for example, if you have a \$500 excess and three separate incidents are discovered, a \$1,000 excess would apply (2 X \$500).

We will deduct the excess shown in the Policy or in your Policy Schedule from the amount of your claim.

Where a maximum limit is applicable, the excess will be applied to the claim prior to applying the maximum limit.

For example, if you have insured your contents and selected a \$500 excess, and you claim for an unspecified painting worth \$30,000 that was stolen from your home, we would:

1. apply the excess (\$500) to your claim amount (\$30,000) reducing your claim amount to \$29,500;
2. apply the works of art maximum limit of \$20,000 to your claim because your painting was not specified;
And
3. pay you the lesser of the maximum limit (\$20,000) or the claim amount minus the excess (\$29,500).

So in this example, we would pay you \$20,000.

Earthquake or tsunami damage

You must pay the first \$250 or the excess amount shown in your Policy Schedule, whichever is greater, in relation to claims for damage caused by earthquake or tsunami. All damage caused by earthquake or tsunami, occurring within 7 days of the first damage occurring, will be regarded as damage resulting from one incident. If any earthquake or tsunami damage occurs after that, each subsequent 7 day period in which damage occurs will be regarded as a separate incident. An excess applies for each incident.

When you will not have to pay an excess

You will not have to pay an excess if we agree to pay a claim as a result of damage that renders your home, contents or both a total loss.

Other terms

These other terms apply to how your Policy operates.

Cancelling your Policy

You can cancel your Policy at any time by telling us.

We can cancel your Policy as permitted by law, for example if you do not pay us your premium or if you told us something that you knew to be incorrect or untrue during your application for cover. We can also cancel your Policy if your circumstances change and no longer fall within our underwriting rules. See 'Tell us when these things change'.

If you've paid your premium in advance and your Policy is cancelled, we'll refund you the proportion of the premium for the remaining period of insurance, minus any non-refundable government fees, duties or charges. But see 'Cooling off period' where you may be entitled to a full refund.

If you make a fraudulent claim on your Policy, we can cancel it and we won't provide any refund.

Sending you documents

We may send letters, policy and other related documents to you. If we email them to you, we'll consider the email to be received by you 24 hours after we send it.

Please make sure we have your current email and mailing address on record, and let us know as soon as these change.

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Insurance