

Honan Residential Landlords Property Insurance Policy

Summary of Changes

15 March 2019

A summary of the changes to the Honan Residential Landlords Property Insurance Policy is listed below. This is not an exhaustive list of the changes made and does not form part of the Honan Residential Landlords Property Insurance Policy. For full details of the Honan Landlords Policy coverage, exclusions, terms and conditions it is important that You carefully read the Honan Residential Landlords Property Insurance Policy Product Disclosure Statement and Honan Residential Landlords Property Insurance Policy Wording dated 18 February 2019 together with Your current and/or revised Schedule of Insurance; and any Policy Wording endorsements or Supplementary Product Disclosure Statements that may be issued by Us from time to time.

Throughout the Honan Residential Landlords Property Insurance Policy there have been numerous amendments to clarify the wording. Defined terms have been capitalised throughout the Honan Policy for consistency. Also some terminology has been changed to better reflect current Australian terminology. In addition to these general amendments, specific changes noted below have been made.

Section 1 – Building Cover

- A new Additional Benefit has been added for Damage by Tenant’s Pet up to \$2,500;
- A new Additional Benefit has been added for Scorching of bench top up to \$1,000;
- A new Additional Benefit has been added for Tax audit Expenses up to \$2,000;
- The policy excess has been increased to \$300 for each and every claim from \$200
- Flood cover is added, subject to underwriting the Situation (the insured property) to be insured. If flood cover does not apply to Your Situation, (the insured property) this will be specifically noted on Your Schedule of Insurance.

Section 2 - Contents Cover

- The sum insured for Contents has been increased to \$65,000;
- A new Additional Benefit has been added for Damage by Tenant’s Pet up to \$2,500;
- A new Additional Benefit has been added for Scorching of bench top up to \$1,000;
- A new Additional Benefit has been added for Tax audit Expenses up to \$2,000;
- The policy excess has been increased to \$300 for each and every claim from \$200

- Flood cover is added, subject to underwriting the Situation (the insured property) to be insured. If flood cover does not apply to Your Situation (the insured property), this will be specifically noted on Your Schedule of Insurance.
- The Coverage for Deliberate Damage to Buildings when Buildings are not insured has been removed;

Section 3 – Rent loss due to damage to Buildings or Contents

- A new Additional Benefit has been added for Rent Reduction up to 6 weeks;
- A new Additional Benefit has been added for Re-letting Expenses up to \$500;
- The maximum time for cover under Rent loss due to damage to Building or Contents is increased to 52 weeks from 12 months subject to a maximum of \$1,500 per week;

Section 4 – Other rent loss

- A new Additional Benefit has been added for Removal of debris and storage of Tenant's contents following rent default claims. We will pay a maximum of \$6,000 during the Period of Insurance.
- The maximum time for cover under Default in payment of rent by the Tenant is increased from 18 weeks to 20 weeks.
- The maximum time for cover under Departure of the Tenant from the Situation (the insured property) without notice is increased from 18 weeks to 20 weeks.
- The maximum time for cover under Tenant Hardship is increased from 8 weeks to 10 weeks. The definition of cover is extended to include the Tenant being released from Lease obligations due to hardship as defined or awarded by a court of tribunal, or by legislation.
- A new Additional Benefit has been added for property being unfit for habitation for at least 7 days as the result of Deliberate Damage or theft from a to a maximum of \$1,000 to \$1,500 per week
- The maximum time for cover under Closure or Evacuation is increased from 18 weeks to 20 weeks

GENERAL EXCLUSIONS

- The general exclusion for flood has been amended and narrowed to only specifically exclude flood cover to the following: retaining walls, garden borders and free standing wall, tennis court, wharf, jetty, pontoon or sea wall, swimming pools, spas, gates/ fences or wall fences that were in a state of disrepair before the Flood damage occurred. (However, please note that, depending on your location, a specific Endorsement to your policy may have excluded ALL flood cover.)
- The exclusions for Animals, birds or pets has been amended to allow cover for Tenants Pets that are owned by Your tenant and permanently kept at the Situation (the insured property);
- An additional exclusion is added excluding Tenant's Pets kept for business or commercial purposes.
- The exclusion for Water seepage or percolation through a wall, floor or roof is amended to provide for flood. If flood cover does not apply to Your Situation (the insured property), this will be noted on Your Schedule of Insurance.
- The exclusion for Scratching, denting, cracking, discolouring, scorching or melting of any travertine or similar material (where fixed or unfixed), tile, bench tops and spas is amended to provide for the new Additional Benefit for Scorching of bench top.

GENERAL CONDITIONS

- A new general Policy condition has been added that a Flood waiting period applies for the first 30 days from the commencement of this Policy or from when any amended cover is subsequently provided. However, we will cover you for claims for loss or damage arising from Flood within that period if immediately prior to commencing this Policy, another policy covering the same risk expired, without a break in cover. If flood cover does not apply to Your Situation (the insured property), Your Schedule of Insurance will be specifically noted.
- The general Policy condition conforming to trade sanction laws and sanctions exclusion has been amended to reflect Chubb updated requirements.
- The general Policy condition Excess is updated to note the increase in Excess from \$200 to \$300 for every claim for loss or damage to Buildings and/or Contents
- The general Policy condition Excess is updated to note the Excess of \$5,000 for each claim for loss caused by a named cyclone
- The general Policy condition Excess is updated to note the Excess of \$300 for each claim for loss caused by an earthquake that occurs within 72 hours of the earthquake.

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