

LANDLORDS CONTENTS AND LIABILITY INSURANCE

PROTECT YOUR VALUABLE ASSET WITH INVESTMENT PROPERTY
INSURANCE AND GIVE YOURSELF PEACE OF MIND AND
2 MONTHS FREE COVER



Contact us today on:
1300 307 072

PROPERTY INSURANCE PLUS

PROTECTING YOUR INVESTMENT

As a landlord, what insurance do I need?

This depends on the type of property you are going to be renting out.

If your rental property is a house, you need Building Insurance AND Landlords Contents and Liability Insurance.

If your rental property is a unit within a complex and within an Owners Corporation (also known as a Body Corporate or Strata) you need Landlords Contents and Liability Insurance. The Owners Corporation already have insurance cover for the building.

If your rental property is a townhouse you need Landlords Contents and Liability Insurance AND maybe Building Insurance – you will need to check and see if there is an active Owners Corporation that insures the complex. Most 2 lot subdivisions will not have an active Owners Corporation and therefore you will need both Building and Landlord Insurance.

What is Landlord Contents & Liability Insurance?

Landlord Contents and Liability Insurance is to cover the contents of the property (carpets, blinds, underlays, light fittings and any other household items owned by you for the tenants use), public liability, malicious and accidental damage, pet damage and theft.

What is Building Insurance?

Building insurance is designed to protect the structure, fittings and fixtures of the building. If a tenant was cooking and accidentally set fire to your kitchen, you would be covered by your building policy. Building Insurance also covers standard perils such as storm, fire and impact damage.

PRO TIP

When taking out Building Insurance you MUST ensure that the policy you are choosing covers damage caused to your building by a tenant. Many landlords make the mistake of taking a cheap House and Contents policy only to find that tenant damage is not covered. In most cases, if a tenant causes damage to your property, there will be damage caused to both the contents (carpets) AND the building (holes in walls).

PIP Building Insurance is designed exclusively for rental properties and therefore tenant damage as outlined in your policy is covered to the insured sum of your building.

LANDLORDS CONTENTS AND LIABILITY INSURANCE

(this is NOT Building Insurance)

Weekly Rent Up To \$1,000

Loss of Rent:	Up To:	Excess:
Property Untenantable	52 Weeks	Nil
Death of Sole Tenant	18 Weeks	Nil
Prevention of Access	52 Weeks	Nil
Tax Audit - GST	\$5,000	Nil
Loss of Rent Due to Accidental Damage	52 Weeks	Nil
Loss of Rent Due to Malicious Damage	52 Weeks	Nil
Murder and Suicide	52 Weeks	Nil

Contents and Liability Cover:

Fixed and Unfixed Contents Insurance	\$70,000	\$250 per Event
Damage Caused by Pets to Contents	\$70,000	\$250 per Event
Accidental Loss or Damage to Contents	\$70,000	\$250 per Event
Malicious Damage to Contents	\$70,000	\$250 per Claim
Theft of Contents	\$70,000	\$250 per Claim
Locks and Keys	Up to \$1000	\$250 per Event
Legal Liability Cover	\$20,000,000	Nil

Premiums

State	Premium
VIC, TAS, SA, QLD & WA	\$220.00 / year
NSW	\$265.00 / year
ACT	\$230.00 / year



BUILDING INSURANCE

Cause of Loss:	Up To:
Accidental Loss or Damage	Sum Insured
Malicious Damage to Building	Sum Insured
Legal Liability	Up to \$20,000,000
Benefits:	
Theft by Tenants	10% of Sum Insured
Removal of Debris	10% of Sum Insured
Professional Fees	10% of Sum Insured
Authority Fees	10% of Sum Insured
Exploratory Costs	Up to \$5,000
Locks and Keys	Up to \$1,000
Landscaping, Trees, Plants and Shrubs	Up to \$2,000
Loss of Metered Water or Gas	Up to \$500
Rainwater Tank	Up to \$1,500
Solar Panels	Up to \$2,000
Mortgage Discharge Costs	Up to \$5,000
Fumigation Costs	Up to \$5,000
Legal Expenses	Up to \$7,500
Landlords Contents	10% of Sum Insured

Excess:	
Glass Breakage	\$100
Fusion of Electric Motors	\$100
All Other Claims	\$200
Named Cyclone (NT, QLD, WA only)	\$5,000

For a quotation on building insurance, we will need the postcode and the replacement cost/sum insured of the building. Call us on 1300 307 072 and our team will assist.

Your Details (please print clearly)

Landlord(s)

Ownership details if different to Landlord(s):

Address Email

Suburb Postcode Phone

Country I have other properties currently insured with PIP Yes % No %

Your Property (to be insured)

Address

..... Suburb Postcode

Type Unit % Townhouse % House % Commencement Date of Cover:

Do you require **BUILDING** insurance No % Yes % Year Built (approx):

If you already have Building insurance, does your BUILDING insurance cover Tenant caused damage, both Accidental and Malicious? No % Yes %
(If NO, we will quote for you) If prior to 1950, has the property been rewired? No % Yes %

Sum Insured (eg \$300,000, if Building Cover req'd): Construction Brick % Weatherboard % Fibro % Earth-Mud Metal %

Managing Agent's Company? Does your property contain asbestos? No % Yes %

Which office / suburb? Roof Type Metal % Tile % Fibro % Other %

Who is your mortgagee?

Your Insurance History

Has any insurer ever declined to insure you or declined to renew your policy or asked that you agree to special terms or conditions? No % Yes %

Have you ever had a claim declined for fraud or dishonesty? No % Yes %

In the last 3 years have you been declared bankrupt? No % Yes %

In the last 5 years have you been convicted of any criminal offences? No % Yes %

In the last 3 years had three or more claims under a Landlord or Building policy or made a claim of more than \$5000? No % Yes %

Are you aware of any current circumstances which may give rise to a claim under this insurance? No % Yes %

Does the property have any existing damage? No % Yes % Briefly explain.....

Your Instructions and Authorisation

I require Landlords Contents & Liability Insurance only % Building Insurance only % Both

Send my policy invoice to my Property Manager for payment from my rental account % OR Send my policy invoice to me for payment %

To send us your application refer to the inside of this brochure for option / /
Landlord's Signature Date



Property Insurance Plus is a trading name of
PI Plus (AUST) Pty Ltd, ACN 133 941 698. Corporate Authorised
Representative ASIC No. 332 446 of Fitzpatrick & Company
Insurance Brokers Pty Ltd, AFS Licence No. 244386
Email: admin@pi-plus.com.au
Phone: 1300 307 072 (Mon-Fri 9am to 5pm EST)
Fax: 03 8544 1699
By Post: PO Box 2230 Mt Waverley VIC 3149

Your Exclusive Benefits

- Up to \$70,000 contents cover is included with our standard Landlord coverage.
- 14 months cover for just 12 months premium, giving you two months free insurance in your first year.
- A further discount when you have two or more properties insured through PIP.
- Competitive Building Insurance premiums - contact us on 1300 307 072 to receive a detailed quote & Product Disclosure Statement via email.
- This insurance is underwritten by Assetinsure Pty Ltd, ABN 65 066 463 803, AFS Licence Number 488403 of Level 21/45 Clarence Street, Sydney, NSW 2000.

Quick & Easy Setup

To set up your PIP Insurance please complete the application form on the reverse side of this brochure and either:

- return it to your managing agent
- fax it to 03 8544 1699
- post it to PO Box 2230 Mt Waverley VIC 3149
- scan and email it to admin@pi-plus.com.au

Please contact us if you require a quote for Building Insurance or for Building and Landlords Insurance before completing the application form.

Please contact us for a copy of the Product Disclosure Statement before making a decision to buy. If you need advice or assistance please call PIP on 1300 307 072 (Mon-Fri 9am to 5pm EST).

Your Duty of Disclosure

In order to make an informed assessment of the risk and calculate the appropriate premium, your insurer needs information about the risk that you are asking it to insure. This information extends to anyone seeking to be covered by the policy. For this reason, before you enter into a contract of general insurance, you have a duty under the Insurance Contracts Act 1984 to answer specific questions honestly and fully but not where disclosure:

- Reduces the risk to be undertaken by the insurer.
- Is common knowledge
- Or your insurer knows or, in the ordinary course of their business, ought to know; or
- The insurer has waived your obligation to disclose.

If you do not comply with your duty of disclosure, your Insurer may be entitled to decrease its liability, in respect of a claim or may cancel your contract of insurance.

If the non-disclosure is fraudulent, the Insurer may be able to void (or cancel) the contract of insurance from its beginning. This would have the effect that you were never insured.