

Notice of Changes



Dear Policy Holder,

It gives us great pleasure to announce that SGUA has entered a partnership with Property Insurance Plus (PIP) effective 1 July 2022. Property Insurance Plus has been offering specialised landlord insurance for over 15 years, delivering investment property protection in the Property Management Sector.

Property Insurance Plus will be our dedicated brand for all our Real Estate Agents and Direct market clients.

What this means for you?

- Your attached documentation will show Property Insurance Plus branding, with contact details to both our Perth and Melbourne office.
- A new Policy Wording will come into effect from the renewal date of your policy, with a range of additional benefits not previously offered.
- If your Building and Landlord covers expire on the same date, cover will now be issued on the one Policy. If your Building and Landlord Policies have differing expiring dates, cover will be issued on individual Policies. Should you wish to combine the Policies, please contact our Office.

How do I find out about the changes to the PDS?

You will find below our 'Overview of Cover' which will show your new benefits, limits and applicable excesses. We ask that you familiarise yourself with the new Policy Wording to ensure that this product is right for you and encourage you to contact our team should you have any questions.

Our new Product Disclosure Statement and Policy Wording is available for review in this Landlord Policy Document package.

A handwritten signature in black ink, appearing to read 'Rowan Watson'.

Rowan Watson
Chief Executive Officer

Landlord Property Protection Plus Overview

About this insurance

Our Landlord Property Protection Plus policy is designed to cover your investment property for a range of events helping to protect your investment against financial loss and providing you with greater peace of mind.

Cover available

Here is a summary of the significant features and benefits of our Landlord Property Protection Plus Policy. Further details about the terms that apply to a Policy, including our cover options, conditions, exclusions and limits that apply are set out in our Product Disclosure Statement (PDS) and any supplementary Product Disclosure Statement (PDS) available at www.pi-plus.com.au

This summary is current as at 1 August 2023 for New Business and 19 August 2023 for Renewals.

Type of Cover	Maximum Limit
Building (Section 1 of the Policy)	
Building cover provides cover for Accidental loss or Damage to your Building up to the Sum Insured. The benefits provided under Building cover include the following:	
Accidental loss or Damage to your Building	The Sum Insured for your Building except for fences and gates located at your Risk Address. The most we will pay for Damage to any fences or gates located at your Risk Address is \$20,000 per Claim
Theft, attempted theft or burglary	Up to 10% of the Sum Insured for your Building
Removal of Debris	Up to 10% of the Sum Insured for your Building in addition to the Sum Insured for your Building
Professional and Authority fees	Up to \$30,000 in addition to your Sum Insured
Exploratory costs	Up to \$5,000
Locks and keys	Up to \$1,000
Landscaping, trees, plants and shrubs	Up to \$2,000

The Proplab Group Pty Ltd trading as Property Insurance Plus (ABN 59 009 357 582 AFSL 236663) acts under a binding authority from the product issuer Certain Underwriters at Lloyd's. Any advice provided is general advice only and does not take into account any person's particular financial needs or objectives.

Please read the relevant Product Disclosure Statement, Key Facts Sheet and Target Market Determination available from us to consider whether our product is right for you. Benefits are subject to terms and conditions, including the limits and exclusions of your policy.

Cover Available

Type of Cover	Maximum Limit
Temporary repairs	Reasonable costs to prevent further loss or damage within the Sum insured
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
Tax audit fees	Up to \$5,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Fumigation costs	Up to \$5,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Legal expenses	Up to \$7,500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Electric Motor Burnout	Motor replacement up to 15 years of age
Production of controlled drugs – clean up and repair of Damage caused by controlled drug activity	Up to \$60,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)

Type of Cover	Maximum Limit
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Contents (Section 2 of the Policy)

Contents cover provides cover for Accidental loss or Damage to your Contents up to the Sum Insured. The benefits provided under Contents cover include the following:

Accidental loss or Damage to your Contents	Up to the Sum Insured for your Contents
Theft, attempted theft or burglary	Up to the Sum Insured for your Contents
Removal of Debris	Up to 10% of the Sum Insured (in addition to the Sum Insured for the Contents)

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Cover Available

Type of Cover	Maximum Limit
Temporary repairs	Reasonable costs to prevent further loss or damage within the Sum insured
Tax audit fees	Up to \$5,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Fumigation costs	Up to \$5,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Electric Motor Burnout	Motor replacement up to 15 years of age
Legal expenses – to minimise your loss of rent	Up to \$7,500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Production of controlled drugs – clean up and repair of Damage caused by controlled drug activity	Up to \$60,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)

Legal Liability (Section 3 of the Policy)

Legal liability to pay for personal injury or Property Damage in connection with your ownership of your Building and/or Contents	Up to \$20 million. (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
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Loss of Rent (Section 4 of the Policy)

Loss of rent as a result of Damage that is insured by and accepted under your Policy and your Risk Address becomes Uninhabitable for a period of 7 consecutive days or more	Up to 52 weeks rent, up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance
Prevention of Access	Up to 52 weeks rent, up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance

Damage or theft by Tenants (Section 5 of the Policy)

Deliberate Damage by Tenants	Up to the Sum Insured for your Building Up to \$70,000 for your Contents
Damage by Pets	Up to \$5,000 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)

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Cover Available

Type of Cover	Maximum Limit
Theft by Tenants	Up to the Sum Insured for your Building Up to \$70,000 for your Contents
Legal Expenses	Up to \$7,500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Garbage Removal	Up to \$500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)

Tenant Default (Section 6 of the Policy)

Tenant default – Departure without notice and/or payment	Up to 20 weeks rent up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance
Tenant default – court, tribunal or relevant authority ordered termination	Up to 20 weeks rent up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance. Up to \$1,000 for the cost of rekeying locks following a court, tribunal or relevant authority ordered termination
Tenant default – Death, murder or suicide (or attempted murder or suicide)	Up to 26 weeks rent up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance
Tenant default – Financial Hardship	Up to 12 weeks rent up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance
Tenant default – Domestic Violence	Up to 20 weeks rent up to a maximum of \$1,250 per week or as otherwise listed on your Certificate of Insurance
Legal expenses	Up to \$7,500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Garbage removal	Up to \$500 (This is the total limit of your Policy regardless of whether you have Building cover, Contents cover, or both Building and Contents cover)
Re-Letting Fees	Up to \$500

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Underinsurance

It is your responsibility to ensure that the nominated Sums Insured are adequate. You should continue to reassess these sums insured during the currency of the Policy and prior to renewal each year.

Unoccupancy

If you do not inform us of the your property being unoccupied for a period of more than 90 days or we have not agreed to the unoccupancy period in writing, your cover will be limited to: Earthquake, Named Cyclone, tsunami and volcanic eruption, Flood, Storm, Impact Damage, Riot and Electric Motor Burnout, for Section 1: Buildings and/ or Section 2: Contents.

Making a claim

If you wish to make a Claim under your Policy you can contact PIP by calling 1300 307 072 or online at www.pi-plus.com.au.

Further information about the steps involved in making a Claim and how we handle Claims is set out in the Claims Handling and Procedure section of our PDS or you can call us.

Excesses

If you make a Claim, you must pay the Excess set out in the Certificate of Insurance for every Claim you make which applies to that cover.

Standard excesses

When you make a Claim, you will be required to pay or bear the standard Excess selected for your cover. These amounts will be clearly documented in your Certificate of Insurance.

A standard Excess applies to each and every Claim that is accepted, unless stated otherwise.

Additional Fixed Excesses

The following Excesses apply in addition to your standard Excess as shown on your Certificate of Insurance. When you make a Claim under the following cover, the following additional Excess will apply per Claim.

Claim Type	Excess that Applies
Accidental Damage by a Third Party other than your Tenant	\$250 per Claim
Accidental Damage by Tenant including Damage by Pets	\$250 per Claim
Theft by Tenant	\$250 per Claim
Earthquake, Named Cyclone, tsunami or volcanic eruption: In the event of an Earthquake, Named Cyclone, tsunami or volcanic eruption.	\$5,000 per Claim
Flood: In the event of a Flood	\$500 per Claim

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Claim Type	Excess that Applies
Electric Motor Burnout	\$300 per Claim
Unoccupancy for up to 90 days: Where an event giving rise to a Claim for Deliberate Damage or Theft occurs during the first 90 days the Risk Address is unoccupied	\$500 per Claim
Unoccupancy over 90 days: Where an event giving rise to a Claim occurs whilst the Risk Address is unoccupied for more than 90 days but less than 180 days	\$1,000 per Claim
Unoccupancy over 180 days: Where an event giving rise to a Claim occurs whilst the Risk Address is unoccupied for more than 180 days	\$2,500 per Claim
Tenant Damage where the Risk Address is self-managed	An amount equal to one weeks' Rent
Tenant Default where the Risk Address is self-managed	An amount equal to one weeks' Rent

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