



landlords residential  
property insurance  
information



This is general advice only and does not take into account your individual objectives, financial situation or needs ('your personal circumstances'). Before using this advice to decide whether to purchase this insurance policy, you should consider the appropriateness of it having regard to your personal circumstances, plus obtain and consider the current Product Disclosure Statement for the insurance policy.

## A specialised policy

Insuring properties which you own but don't live in can be a complicated business. To make it simpler, CGU has a policy specifically designed to protect your investment.

Landlords Residential Property Insurance covers flats, units, apartments and houses which are leased or rented to tenants.

## Unusually wide cover

Many insurance policies give you a list of the incidents you are covered for, however, we offer accidental loss or damage cover to protect your rental property against a broader range of incidents.



## Your greatest fear

No matter how careful you are there is always the chance you will have problem tenants. To provide you with the protection that you need, Landlords Residential Property Insurance covers you for deliberate or intentional acts by tenants, or vandalism or malicious acts by tenants.

## No half measures

Suppose the worst happens and your property is totally destroyed by fire. If you choose the optional replacement benefit, you will be covered for the complete cost of rebuilding the property to new condition up to the sum insured as listed on your schedule.

Even the cost of removing debris and the cost of architects, surveyors and legal fees are included for up to 10 per cent of the buildings sum insured.

## Liability cover

This area could become a financial nightmare unless you are adequately covered. With this option, we will cover your legal liability as a result of an incident that causes loss or damage to someone else's property, or death or bodily injury to other people.

## We'll pay your rent

The policy provides optional cover for the loss of rent following accidental loss or damage to your buildings.

If your property is so badly damaged that it is uninhabitable, CGU will pay you the lost rent until the buildings can be lived in, for up to 12 months.

The most we will pay is up to the sum insured, as listed on your schedule.



## Optional rent default and theft by a tenant

If your tenant defaults on rent or leaves the building before the end of the rental period, or is legally evicted, the policy can provide cover for lost rent until the property is re-let. The most we will pay is \$5,000 less any excess or bond money that applies.

In addition, cover is available for theft by tenants, and legal costs you incur in taking action against your tenants for rent default or theft by a tenant.

## Workers' compensation

In those states where legislation permits, you are also able to cover the amount you are liable to pay if a person you employ is injured while working for you. This cover applies to employees doing work in connection with you as owner operator or manager of the rental property.

## Loss of building or land value

After a claim, government legislation or local authority bylaws may only permit a structure of reduced floor area to be built. In this event, if your sum insured is adequate, we will pay not only the actual cost of rebuilding, but also the difference between the actual cost of building and the estimated cost for building a structure of the original floor area.

In addition, CGU will pay you the loss of land value caused by government legislation or local authority bylaws that reduces the floor area of your buildings.

## Extra costs

Sometimes, following an insured loss, you may discover that you are required to comply with government or local authority by-laws which have come into force since your building was built. This can involve unexpected expense. If you choose the optional replacement benefit, the costs of complying with such legislation are covered.

You should ensure your sum insured is adequate to provide for extra costs and loss of building or land value.

## Code of Practice

CGU proudly supports the General Insurance Code of Practice. The purpose of the Code is to raise the standards of practice and service in the general insurance industry. Our support of the Code symbolises our commitment to giving you better service. Brochures outlining its operation are available from any of our offices.

## CGU's Triple Guarantee

We will:

- ◆ Provide you with the highest standards of service.
- ◆ Meet all claims covered by your policy fairly and promptly.
- ◆ Refund you with your full premium if you change your mind and cancel your policy within 21 days.

## Need more information?

For professional advice or further information about CGU's Landlords Residential Property Insurance, please contact your intermediary or your nearest CGU office.

## contact details

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Landlords Residential Property Insurance is issued by CGU Insurance Limited ABN 27 004 478 371. An IAG Company. You can get a Product Disclosure Statement (PDS) for the product from any office of CGU. You should consider the PDS in deciding whether to buy or hold the product.



*Insurer*

**CGU Insurance Limited**

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An IAG Company

Your insurance adviser is

*This brochure is a general description of cover only.  
Full details are set out in the policy wording.*