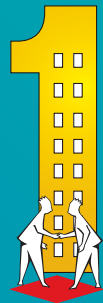




COMMUNITY ASSOCIATION INSURANCE PLAN

Community living insurance made easy



Policy benefits and proposal
form for lot owners and
commercial buildings

Community living insurance made easy with CHU

CHU's Community Association Insurance Plan provides Bodies Corporate and lot owners with a unique degree of protection over their assets and potential liabilities.

There are numerous insurance benefits under the CHU Community Association Insurance Plan including:

- ▶ **Extra cover benefits**
CHU provide the only tailored Community Association product available in the current market which includes an extensive range of additional and special benefits.
- ▶ **Affordable, competitively priced cover with lower premiums**
It makes good sense to combine all lots under the same policy so you can enjoy lower premiums.
- ▶ **No gaps cover**
You will be covered on an 'accidental loss or damage' basis in contrast to the more common alternative of a 'defined events' policy.
- ▶ **Convenience**
Claims and premium payments are arranged simply through one contact, one insurance provider.

- ▶ **Rapid claims settlement**
By insuring with CHU you will have access to our fast-tracked claims settling process which is easy for you, fast and professional.
- ▶ **Claims conflict elimination**
One insurance plan, one provider, will eliminate the potential claims conflict that arises between insurers when common property and lot owners' residences are insured individually.
- ▶ **Security and peace of mind**
Having all the insurances together in one policy reduces the risk of one owner failing or forgetting to insure, potentially putting other owners at a financial risk particularly where common walls are involved.

For further information please contact your nearest CHU office overleaf.

What risks are involved when a lot owner's home isn't protected under the community association insurance plan?

- ▶ **No insurance**
The risk of lot owners or residents not being insured and suffering a serious loss is a real concern. Lack of insurance could result in owners not having funds to repair or rebuild their home - a significant worry for everyone in the community.
- ▶ **Multiple insurers means more exclusions and complexities**
Where widespread damage to the lots/residences and community areas occurs and there are multiple insurers, each individual insurer will appoint a different loss adjuster. This has potential for confusion and conflict as the various policies will have different covers, limits, exclusions and conditions.
- ▶ **Failure to renew**
Having all lots included in one policy eliminates the risk of individual owners forgetting to renew their policy. This is particularly important when residences have common walls and a loss occurs requiring the rebuilding of that common wall.

About CHU

CHU is Australia's leading strata insurance specialist dealing in nothing else but insurance for strata and community title. In fact...

- ✓ CHU created the **very first** strata insurance plan in Australia in 1978
- ✓ CHU looks after more than **100,000** strata schemes nationally
- ✓ All CHU policies are backed by the **strength of QBE Insurance** (Australia) Limited
- ✓ Outstanding claims service; fast, efficient and second to none
- ✓ CHU has **full knowledge and expertise of the legislative requirements** and market needs for this type of insurance

CHU's strata products and services protect the assets of the Bodies Corporate and community beyond the minimum legislative requirements and in the process, makes life **simpler, easier and more efficient** for all involved with insurance matters.

To apply for this cover, please fill out the attached supplementary proposal form and return to your nearest CHU office overleaf.

Proposal

community association insurance plan

supplementary proposal: lot owners homes and commercial buildings

Policy 10 and Policy 11

Lot Owner(s) _____

Situation of property to be insured

Address _____ Postcode _____

Your Lot No _____ Name/ number of your Community scheme or plan _____

Your Postal address _____ Postcode _____

Mortgagee/s (if any) _____

Period of insurance from ____ / ____ / ____ to Expiry date of Community Association Policy _____

Section cover

Sum insured

- A Home Commercial Building (Please insert a ✓ to indicate occupancy) \$ _____
Rent / Temporary Accommodation* 15% of above sum insured
- B **Liability to others** \$ _____
- C **Machinery breakdown** \$ _____
- D **Catastrophe insurance** \$ _____
Rent / Temporary Accommodation – extended cover* 15% of above sum insured

* If you require percentages higher than those shown, please contact us.

Questionnaire – these questions must be answered by the Lot Owner(s)

Year Home/Commercial Building built? _____

Who occupies the Home/ Commercial Building? Lot Owner Tenant

Walls Brick/Conc Hardiplank Timber Other _____ Roof Tiles Iron Other _____

If a Commercial Building, describe the occupancy _____

During the past 5 years have you had any insurance declined, an excess or special conditions imposed, made an insurance claim for loss or damage, or suffered loss or damage which would have been covered by this policy? Yes No

If Yes, provide details such as date, name of Insurer, reason for declinature etc., cause and monetary amount of loss.

IMPORTANT INFORMATION

insurers

Policies issued by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261 on behalf of the insurers:- QBE Insurance (Australia) Limited ABN 78 003 191 035 82 Pitt Street Sydney NSW 2000 (AFS Licence No: 239545) QBE Workers Compensation (NSW) Limited - Agent for the NSW WorkCover Scheme ABN 83 564 379 108 004

your duty of disclosure

The law requires you to tell us everything you know (or could reasonably be expected to know in the circumstances) which is relevant to our decision to insure you and the terms on which we insure you. You must also honestly answer any questions we ask of you.

This duty applies before you enter into a contract with us, that is, before we accept your application and also before each time you alter or renew your policy. Each person named as the Insured has the same duty. Also be sure to notify us of any changes that affect your policy.

penalty for non-disclosure

If you do not tell us everything that is relevant, we may:

- ◆ reduce or refuse to pay a claim;
- ◆ cancel your policy; or
- ◆ if you act fraudulently, avoid the policy from its beginning.

you don't need to tell us anything which:

- ◆ reduces the risk;
- ◆ is common knowledge;
- ◆ we already know, or ought to know in the ordinary course of our business; or
- ◆ we indicate we do not want to know.

If you are not sure that something is relevant, it is best to disclose it anyway.

excesses – explanatory notes

Whenever an Excess Number and amount is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that numbered Event.

The Event to which the number refers is:

1. Damage by water or liquid, including exploratory costs incurred in locating the source of damage, caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
2. Damage by water or liquid, other than that caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
3. Breakage of or damage to glass or mirrors.
4. Storm and/or tempest.
5. Any Event of any kind.
6. Damage to electric motors.
7. Malicious acts, vandalism, graffiti.
8. Impact caused by road Vehicles or animals.
9. Burglary or theft or any attempt thereat.

Workers compensation wages declaration – (applicable in NSW, WA, TAS and ACT only)

No. of employees: _____ Total wages paid (not including those paid to contractors): \$ _____

Signed: _____

Date: _____

New South Wales / ACT

Level 5
1 Northcliff Street
Milsons Point 2061
Phone: 1300 361 263
Fax: 1300 361 269
Email: info_nsw@chu.com.au

Queensland

Level 6
445 Upper Edward Street
Spring Hill 4000
Phone: 07 3832 4880
Fax: 07 3832 0367
Email info_qld@chu.com.au

Victoria / Tasmania

Level 30
459 Collins Street
Melbourne 3000
Phone: 03 8695 4000
Fax: 03 9620 0606
Email: info_vic@chu.com.au

Western Australia

1050 Hay Street
West Perth 6005
Phone: 08 9322 1722
Fax: 08 9481 6017
Email: info_wa@chu.com.au

South Australia

12 Tucker Street
Adelaide 5000
Phone: 08 8232 2922
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Email: info_sa@chu.com.au

www.chu.com.au



**The Specialists in Strata and
Community Title Insurance**

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