



Body Corporate Elite Package

Important Changes Notice

This important changes notice is designed to provide a guide on the updates to your new Body Corporate Elite Package Policy, and provides a comparison to the previous Body Corporate Elite product. We highly recommend that you review the entire policy wording. The new Body Corporate Elite Package Policy is effective for all new business and renewals attaching with an effective date of 1 June 2015 onwards.

| Cover and Page Number | New BCE Wording | The Change |
|--|--|---|
| DEFINITIONS (p10) | Definitions applying to Policy 1 and/or multiple policies are listed at the front. Policy specific definitions are contained within the relevant Policy. | Previously Policy 1 and Policies 2-7. |
| Apartment (p10) | Means a residence or commercial or retail unit. | Previously just residence. |
| Apartment Owners Improvements (p10) | New definition. | Not previously defined. |
| Apartment Owners Floating Floors (p10) | New definition – and excluded from cover as standard. | Clarify intent – previously relied on definitions within strata legislation which are not clear. |
| Flood (p11) | New definition. | New – previously defined as part of exclusion 3.13. |
| Green Standards (p11) | New definition. | Not previously defined. |
| Indemnity Value (p11) | New definition - Reinstatement condition is clearer. | Not previously defined. |
| Machinery and Plant (p12) | Does not include mobile or fixed air-conditioning units servicing a single apartment in Queensland. | Previously excluded via reference to legislation. |
| Machinery and Plant (p12) | Now includes Electronic Data Processing Equipment. | Additional cover |
| Notifiable Disease (p12) | Does not include any occurrence of any prescribed human infectious or human contagious diseases to which the Quarantine Act 1908 as amended applies. | Amended definition to include all similar legislation dealing with Quarantine matters. |
| Property Insured (p13) | Includes definitions of Buildings and General Contents, and is more descriptive than in previous wording. | Previous definitions of Buildings and General Contents only referenced relevant strata legislation. |
| Paint and Wallpaper in NSW & ACT (p13) | Covered within definition of Buildings. | Previously excluded – Now covered as standard. |



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|---|---|---|
| POLICY 1 PROPERTY | | |
| Cover (p15) | Reference to 'at the Company's option' removed. | Previous wording provided option for Indemnity cover on General Contents. |
| Extensions to Cover (Following Damage) | | |
| Professional Fees (p15) | Moved from Valuation section to Extensions to Cover section. | |
| Government Fees (p15) | Covers fees to be paid to any public or statutory authority to obtain their permission to rebuild, repair or replace Property Insured. | New cover |
| Funeral Expenses (p16) | \$5,000 per apartment resulting from Insured damage. | New cover |
| Property of Others (p16) | \$10,000 whilst that property is in the legal or physical control of the Named Insured and is not otherwise Insured. | New cover |
| Meeting Room Hire (p16) | \$5,000 for the cost of hiring meeting room facilities. | New cover |
| Travel Costs (p16) | Up to \$250 per Apartment and \$5,000 in the aggregate. | New cover |
| Strata Levies and Fees (p16) | The cost of strata levies and maintenance fees payable by the Apartment Owner to the Body Corporate. | New cover |
| Green Standards Enhancements (p16) | Up to \$1,000,000 during any one Policy Period for additional environmental improvements not previously installed, professional fees, certification and removal of debris. | New cover |
| Public Relations Expenses (p17) | \$50,000 for reasonable public relations expenses following a loss. | New cover |
| Extensions to Cover (Not Following Damage) | | |
| Unauthorised Tenants (p17) | \$5,000 in the aggregate in fees incurred by the Body Corporate to repossess Property Insured. | New cover |
| Special Property Basket (p17) | Limit now written into wording - \$100,000 per item and \$250,000 in the annual aggregate. | Previously limit only shown on schedule. |
| Trees, Shrubs, Plants or Lawns (p17) | Now includes the cost of professional removal of trees. | Additional cover |
| Trace and Access (p17) | Inclusion of the phrase 'imminent damage' and clarification that the cover is not intended to apply to gradual escape of substances over time or lack of maintenance of the building. | Clarification of cover - Previously applied if there was a risk of causing damage "during the Policy Period". |
| Damage by Emergency Services (p18) | Covers damage caused by the emergency services. | New cover |



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| Title Deeds (p18) | Up to \$5,000 for costs in replacing title deeds to an Apartment. | New cover |
| Optional Extensions (p18) | New | |
| Apartment Owners Floating Floors (p18) | Optional benefit to include cover. | New optional extension – cover is excluded as standard and must be requested. |
| Flood (p18) | Optional benefit to include cover. | Ease of policy administration – flood cover is still excluded as standard and must be requested. |
| Reinstatement Condition (p19) | | Plain English |
| Section 2 Temporary Accommodation and Loss of Rent | | |
| Boarding Expenses for Pets (p21) | \$1,000 per Apartment. | \$50 per day for 14 days. |
| Temporary Accommodation (p21) | 'Your reasonable living expenses that are necessary to maintain Your usual standard of living'. | Previously 'based on the average monthly rent received for like apartments at the location' – new wording provides clarified intention to maintain an owner in their pre-loss position at a reasonable cost. |
| Emergency Accommodation (p21) | \$3,500 per apartment. | Previously \$250 per night for 14 days. |
| Claims Preparation Expenses (p22) | Full claims preparation costs now applies to any Policy 1 loss up to \$100,000. | Previously only accountants fees up to \$50,000. |
| Section 3 Declared Catastrophe Extension (p23) | Amended to Catastrophe Extension and Owners Improvements – Section is still optional. | Previously Catastrophe Extension only. |
| Part A – Declared Catastrophe Extension (p23) | Uplift now equal to % shown on the schedule (% of building TIV). | Previously 15% of Building TIV. |
| Part B - Apartment Owners Improvements (p23) | Protects against inadvertent underinsurance. If section 1 limit is exhausted, will pay up to \$300,000 per apartment, or section limit of insurance in total for all apartments. | New cover |
| Section 3 – Limit of Liability (p23) | Maximum aggregate limit for section 3 loss is the limit shown on the schedule (for both Catastrophe Extension and Owners Improvements). | Limit previously applied to Catastrophe Extension only. |
| EXCLUSIONS | | |
| Theft without Forcible and Violent Entry (p28) | Previously exclusion 1.6 – deleted. | Exclusion deleted |
| Flood Exclusion 3.13 (p29) | <ul style="list-style-type: none"> Flood now a defined term. 2nd bullet point now clarifies intent to exclude storm surge, but that cover is provided if resulting from tsunami. | |



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| CONDITIONS | | |
| Automatic Reinstatement following Loss (p30) | Cover under Policy 1 will not be reduced by the amount of any loss provided that the Named Insured pays any additional premium due. | New Condition |
| POLICY 2 LIABILITY | | |
| Antitrust, Restraint of Trade including Competition and Consumer Act (p35) | Reference to Trade Practices Act amended to Competition and Consumer Act. | Reflects change in legislation |
| POLICY 4 MACHINERY | | |
| Loss of Rent & Temporary Accommodation extension (p45) | Up to 24 months and 15% of section 1 Limit. | New cover |
| POLICY 5 MANAGEMENT COMMITTEE LIABILITY | | |
| Exclusion 2.3 (Insured vs Insured, p47) | Exclude claims brought by any Insured except: - a claim brought by a <i>current or former</i> owner member... | Previously just referred to 'a claim brought by an owner member...' |
| Defence and Settlement (p48) | Clarifies our intent to recover Defence Costs in the event that we make an advanced payment and it is subsequently determined that such costs are not insured under the Policy. | Previously silent |
| POLICY 6 VOLUNTARY WORKERS | | |
| Reference to Capital Benefit Amount (p50) | \$200,000 (\$100,000 for 65-75 year olds) | Previously \$100,000 (\$50,000 for 65-75 year olds) |
| Weekly Benefits (p54) | \$2,000 | Previously \$1,000 |
| POLICY 7 PROFESSIONAL EXPENSES (P55) | \$30,000 or amount shown in the schedule. | Previously \$25,000 |
| POLICY 8 – HEALTH & SAFETY APPEAL EXPENSES (p57) | Up to \$150,000 or amount in schedule for the insured to appeal against any imposition or determination made under workplace or health & safety legislation. | New cover |

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