

COMMERCIAL LANDLORD INSURANCE POLICY OVERVIEW



Peace of mind for the strata community

KEY FEATURES

- Architects, Surveyors and Legal Fees
- Reinstatement of Sum Insured
- Discharge of Mortgage(s)
- Fire Extinguishment Costs
- Flood cover – considered on request
- Temporary Protection and Security Guard
- Temporary Removal Cover
- Exploratory Costs
- Removal of Debris

SECTION 1 — PROPERTY COVER

As an owner of a commercial strata unit you are responsible for any loss or damage to the following items within your unit:

- Paint on walls/wallpaper
- Carpet/carpet tiles
- Internal unit blinds/curtains
- Removable light fittings
- Dishwashers not permanently fixed
- Microwave ovens
- Refrigerators
- Washing machines
- Clothes dryers
- Mirrors
- Window air conditioners

SECTION 2 — LOSS OF RENT

Your tenant will cease paying rent or vacate the premises following property damage which renders the unit untenable. This cover indemnifies you for this loss whilst repairs take place and up until the time the premises are re-occupied or re-let.

SECTION 3 — THEFT

Covers you for theft of your fixtures and fittings or any furnishings that you may provide within the unit (e.g. partitions, desks, shelving etc).

SECTION 4 — GLASS

Covers you for accidental breakage to plate glass.

SECTION 5 — LIABILITY

Covers you for your legal liability in respect to an occurrence that causes personal injury to third parties or property damage to property belonging to third parties which arises out of the ownership of your unit.

As an owner of a unit you are responsible for injury or damage that occurs within your unit. Generally the Body Corporate is responsible for common areas only.

SECTION 6 — MACHINERY BREAKDOWN

Cover for machinery breakdown of items that you as an owner of a lot are responsible for i.e. items that do not form part of the Body Corporate property.

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