

Dear Client

re: Insurance Requirements

As the current Insurance Broker for the Body Corporate and in conjunction with your Body Corporate Manager we would like to inform all owners as to the requirements under the Body Corporate & Community Management Act with regard to Body Corporate and personal insurance:

1 The Building

The Body Corporate are required to insure the building(s) if your lot has a wall which adjoins another lot. By definition Building includes all property owned by the Body Corporate and includes internal Building items such as kitchen benches, bench tops, cooktops, stoves, cisterns, sinks, shower screens, internal walls, glass windows, glass sliding doors and mirrors which were in the unit at the time of registration, all of which are damaged as a result of an insured event.

Any improvements or alterations to these items from the date of registration should be notified in writing to the Body Corporate as required under the Body Corporate & Community Management Act to ensure total protection of the improvements and the extra premium necessary to cover the improvements must be paid by the owner of the unit.

2 Contents

As an owner of a lot there are items which have been pre-determined by the Insurance Council of Australia to not be the responsibility of the Body Corporate and therefore should be insured under a policy which all owners should effect including carpets, curtains, light-fittings and general chattel items located within your lot. Failure to effect an insurance policy to cover these items will deem the individual owner to be 'self-insured'.

Under no circumstances will the Body Corporate Insurers provide protection for damage to carpets within your lot as they are specifically excluded under the Body Corporate & Community Management Act 1997.

Amendments to the Body Corporate and Community Management Act on the 1st December 2003, also requires owners to insure any Air Conditioning System which services only one Lot whether fixed or not fixed.

3 Public Liability Insurance

The Body Corporate have protection for any bodily injury or property damage to Third Parties where they are found to be legally liable.

As an owner you should ensure that your contents policy is extended to include your personal/public liability as a result of an incident which occurs from your ownership of the property as the Body Corporate policy offers no protection in this regard.

Should your unit be let furnished or unfurnished you should ensure that you have a contents policy to protect the aforementioned risks as your contents or the internal liability is not the responsibility of the Body Corporate.

4 Workers Compensation

The amendments to the Workcover Act on the 1st July 1997, redefined the Workers Compensation Act and accordingly we strongly suggest that you ensure that any workers you engage for work within your lot have adequate Workers Compensation and Public Liability insurance.

5 Excess

The Body Corporate & Community Management Act requires the owner to pay an insurance excess should the claimable event effect only one lot.

Should you require any further professional advice with regard to the current Body Corporate insurance policy or if you would like an obligation free quote for your own personal contents policy please call the office of Body Corporate Brokers on 1800 817 360 or email us on contactus@bodycorporatebrokers.com.au

Body Corporate Brokers

(A trading division of Corporate Underwriting Agencies Pty Ltd ABN 95 002 809 298 AFS Licence No 244529)

Level 4 16 Queensland Avenue Broadbeach PO Box 1718 or DX 41665 Broadbeach QLD 4218 phone: (07) 5538 2755 fax: (07) 5538 1810
email: contactus@bodycorporatebrokers.com.au www.bodycorporatebrokers.com.au

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