

Landlord Insurance

Supplementary Product Disclosure Statement (SPDS)

Preparation Date: 08/03/2013

Important changes to your Allianz Landlord Insurance Product Disclosure Statement and Policy Document

This document is an SPDS that updates and amends the Allianz Landlord Insurance Product Disclosure Statement and Policy Document ("PDS"). It is issued by the insurer Allianz Australia Insurance Limited ABN 15 000 122 850 AFS Licence No. 234708 of 2 Market Street Sydney NSW 2000. This SPDS must be read together with the PDS and any other SPDS that you are given which updates or amends the PDS.

This SPDS is made up of two Parts (which operate in different situations):

- Part 1 replaces the definition of flood in the PDS with the new Government prescribed definition in the circumstances specified in Part 1 below; and
- Part 2 only applies if your home/situation/risk address to be insured is one we offer the flood cover option for. We will advise you if the option is offered before or during your application for this insurance or in any renewal invitation.

Part 1 – Change to what we mean by "flood"

From 19 June 2014 all insurers must apply a new Government prescribed definition of flood to all householders insurance policies, which includes this product. The prescribed definition change, which is set out below, will apply to the PDS from the earliest of the following dates:

- the date we renew/issue you with cover after providing this SPDS to you, or
- 19 June 2014.

However, if you have an existing policy when you receive this SPDS, the change applies to it from 19 June 2014, but only in relation to events which occur from that date. For example, if a flood event occurs on 21 June 2014 the prescribed definition applies. If the event occurs on or before 18 June 2014 the current flood definition in your policy will continue to apply, not the prescribed definition.

Prescribed definition change – In the "Words with special meanings" section, the definition of flood (and any accompanying note) is deleted and replaced with:

"flood" means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a lake (whether or not it has been altered or modified);
- a river (whether or not it has been altered or modified);
- a creek (whether or not it has been altered or modified);
- another natural watercourse (whether or not it has been altered or modified);
- a reservoir;
- a canal; or
- a dam.

Part 2 – Flood cover

This Part 2 only applies if your home/situation/risk address to be insured is one for which we offer flood cover as an option.

We will advise you if the flood cover option is offered in relation to your home/situation/risk address:

- prior to or during the application for this insurance; or
- in any invitation to renew cover. If the optional flood cover is offered, we will automatically include it in the renewal terms offered (see the renewal schedule), unless you have previously opted out.

When we issue your policy, your schedule (including any renewal schedule) will specify if flood cover is included in relation to that home/situation/risk address.

Where Part 2 applies, the PDS is amended as follows:

The following changes only apply in relation to the relevant home/situation/risk address if your current schedule states flood cover is included in relation to that home/situation/risk address. For any home/situation/risk address where flood cover is not included these changes do not apply.

“Insured events we will pay” section changes

The “**Insured events we will pay**” section is amended by including a new insured event “**Flood**” as follows:

Flood

(Applicable whether you have buildings and/or contents cover)

We will pay for loss or damage caused by flood or flood water combined with run-off and/or rainwater.

We will not pay for:

- a. loss or damage caused by storm, rainwater or run-off (except where the run-off and/or rainwater is combined with flood water)
Note: You may be covered for storm, rainwater or run-off under the insured event “Storm, rainwater or run-off”;
- b. loss or damage caused by action of the sea, high water, tidal wave or storm surge;
- c. loss or damage caused by:
 - soil movement including erosion, landslide, mudslide or subsidence, unless it is directly caused by and occurs within 72 hours of the flood;
 - shrinkage or expansion of earth or land; or
 - hydrostatic pressure;
- d. loss or damage to gates or fences if they are not well maintained and are not in good order and repair;
- e. loss or damage to retaining walls;
- f. loss or damage to swimming pool and spa covers, their liners or their solar domes;
- g. loss or damage to pontoons, jetties or bridges; or
- h. the cost of cleaning mud or debris out of tanks, swimming pools or spas.

“Optional additional covers” section changes

The “**Strata Title Mortgage Protection**” section is amended to include cover for the insured event “**Flood**”.

Please note that discounts relevant to the policy premium may not be applied to the flood component of the premium. You can contact us if you have any questions regarding your premium, the applicable discounts or the cover outlined in this SPDS.