



QBE Insurance (Australia) Limited

Accidental damage

Product disclosure statement and
Home & contents insurance policy



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About this booklet

There are two parts to this booklet. The first part is Important Information about this Policy including information about how we'll protect your privacy and how to make a complaint or access our dispute resolution service.

The second part is your Policy Wording which sets out the detailed terms, conditions and exclusions of the Policy.

Because we don't know your own personal circumstances, you should treat any advice in this booklet as purely general in nature. It doesn't consider your objectives, financial situation or needs. You should carefully consider the information provided with regard to your personal circumstances to decide if it's right for you.

This booklet is also a Product Disclosure Statement (PDS). Other documents you receive may comprise the PDS. You'll know when this happens because it'll say so in the document.

We may need to update information in this PDS. If we need to do this, we'll either send you a new PDS or a supplementary PDS. You can also get a copy of these simply by calling us.

For more information or to make a claim

Please take the time to read through this booklet and if you have any questions, need more information or to confirm a transaction, please contact Elkington Bishop Molineaux Insurance Brokers Pty Ltd (EBM) ABN 31 009 179 640. The contact details for your EBM are set out in the financial services guide they give you.

About QBE Australia

QBE Insurance (Australia) Limited ABN 78 003 191 035 AFSL 239545 is a member of the QBE Insurance Group Limited ABN 28 008 485 014 (ASX: QBE). QBE Insurance Group is Australia's largest international general insurance and reinsurance group, and one of the largest insurers and reinsurers in the world.

About EBM

Elkington Bishop Molineaux Insurance Brokers Pty Ltd (EBM) ABN 31 009 179 640 holds Australian Financial Services Licence No 246986 under the Corporations Act 2001 to provide general and life insurance broking services

EBM is a member of the National Insurance Brokers Association of Australia (NIBA) and subscribes to the Insurance Brokers' Code of Practice.

EBM does not issue or underwrite this Policy.

Important information about EBM's advice

Any advice EBM gives about this Policy does not take into account any of your particular objectives, financial situation or needs. For this reason, before you act on EBM's advice, you should consider the appropriateness of the advice taking into account your own objectives, financial situation and needs. Before you make any decisions about whether to acquire this Policy we recommend you read this PDS.

Important Information

In this first part of the booklet we explain important information about this Policy including how we'll protect your privacy and how to make a complaint or access our dispute resolution service.

Your sum insured may not be adequate

The Policy provides replacement or reinstatement conditions for home and contents which means that claims are settled without contribution for age, depreciation or wear and tear. It is important that the sums insured you select cover the cost of replacing your home and contents on a new for old basis. The sums insured that you select must make allowance for structural improvements (such as sheds, pergolas, and fencing), GST and any additional benefits that are included in the sum insured such as Extra costs of reinstatement. It is recommended that you use the free, sum insured calculator, available on our website to determine your building sum insured.

It is important that you read the sub-limits in the Terms and Conditions for items such as works of art, items of jewellery and collections. If you have any of these items that will cost more than the sub-limit to replace, then you will need to nominate them to ensure that they are covered for more than the sub-limit.

For example, there is a sub-limit on jewellery of \$10,000 per item, and in total, 25% of the unspecified contents sum insured. If it would cost more than this to replace your jewellery as new, then you must specify your jewellery item(s) to ensure that you are covered for your jewellery's full value.

Policy not suitable for landlords or holiday homes

This Policy is issued on the basis that that you live in the home and it is not used to let to tenants or as a holiday home. There are limitations on the cover provided by this Policy if you do not tell us that you let the home to tenants or you use the home as a holiday home.

If you let the home to tenants or use the home as a holiday home, you must tell us beforehand. Should this occur, we will cancel this Policy and replace it and offer you an alternative cover.

If you let the home to tenants or use it as a holiday home and you do not tell us, we will not insure you for malicious damage, accidental damage, or any of the following specified events:

- (a) implosion,
- (b) subterranean fire,
- (c) volcanic eruption,
- (d) Impact,
- (e) sonic boom,
- (f) falling objects.

The cost of this Policy

Premium is what you pay us for this Policy and it's made up of the amount we've calculated for the risk and any taxes and government charges.

When calculating your premium we take a number of factors into account, including:

- where the home or contents are located,
- the sum insured and
- your previous insurance and claims history.

Some rating factors do not affect all components of the premium calculation. For example, age discounts, retiree discounts, no claim bonus and loyalty discounts do not apply to the parts of the premium paid for liability cover or flood cover.

Cooling off information

If you change your mind within 21 days of buying your Policy, you can cancel it and receive a full refund. Naturally, this doesn't apply if you've made or are entitled to make a claim. Even after the cooling off period ends, you still have the right to cancel your Policy. However, we may deduct some costs from any refund, as set out in the Policy Wording under 'Cancelling your Policy'.

The General Insurance Code of Practice

QBE Australia is a signatory to the General Insurance Code of Practice.

The Code aims to:

- Commit us to high standards of service
- Promote better, more informed relations between us and you
- Maintain and promote trust and confidence in the general insurance industry
- Provide fair and effective mechanisms for the resolution of complaints and disputes between us and you
- Promote continuous improvement of the general insurance industry through education and training.

Privacy

We'll collect personal information when you deal with us, our agents, other companies in the QBE group or suppliers acting on our behalf. We use your personal information so we can do business with you, which includes issuing and administering our products and services and processing claims. Sometimes we might send your personal information overseas. The locations we send it to can vary but include the Philippines, India, Ireland, the UK, the US, China and countries within the European Union.

Our Privacy Policy describes in detail where and from whom we collect personal information, as well as where we store it and the full list of ways we could use it. To get a free copy of it please visit qbe.com.au/privacy or contact QBE Customer Care.

It's up to you to decide whether to give us your personal information, but without it we might not be able to do business with you, including not paying your claim.

Resolving complaints & disputes

At QBE we're committed to providing you with quality products and delivering the highest level of service.

We also do everything we can to safeguard your privacy and the confidentiality of your personal information.

Something not right?

We know sometimes there might be something you're not totally happy about, whether it be about our staff, representatives, products, services or how we've handled your personal information.

Step 1 - Talk to us

If there's something you'd like to talk to us about, or if you'd like to make a complaint, speak to one of our staff. When you make your complaint please provide as much information as possible. They're ready to help resolve your issue.

You can also contact our Customer Care Unit directly to make your complaint. Our aim is to resolve all complaints within 15 business days.

Step 2 - Escalate your complaint

If we haven't responded to your complaint within 15 days, or if you're not happy with how we've tried to resolve it, you can ask for your complaint to be escalated for an Internal Dispute Resolution (IDR) review by a Dispute Resolution Specialist.

The Dispute Resolution Specialist will provide QBE's final decision within 15 business days of your complaint being escalated, unless they've requested and you've agreed to give us more time.

Step 3 - Still not resolved?

If you're not happy with the final decision, or if we've taken more than 45 days to respond to you from the date you first made your complaint, you can contact the Australian Financial Complaints Authority (AFCA). AFCA is an ASIC approved external dispute resolution body.

AFCA resolves insurance disputes between consumers and insurers, at no cost to you. QBE is bound by AFCA decisions - but you're not. You can contact AFCA directly and they'll advise you if your dispute falls within their Rules.

Disputes not covered by the AFCA Rules

If your dispute doesn't fall within the AFCA Rules, and you're not satisfied with our decision then you may wish to seek independent legal advice.

Privacy complaints

If you're not satisfied with our final decision and it relates to your privacy or how we've handled your personal information, you can contact the Office of the Australian Information Commissioner (OAIC).

Contacting QBE's CCU, AFCA or the OAIC

How to contact QBE Customer Care

Phone	1300 650 503 (Monday to Friday from 9am to 5pm, Sydney time, except on public holidays). Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Email	<ul style="list-style-type: none"> • complaints@qbe.com, to make a complaint. • privacy@qbe.com, to contact us about privacy or your personal information. • customercare@qbe.com, to give feedback or pay a compliment.
Post	Customer Care, GPO Box 219, Parramatta NSW 2124

How to contact AFCA

Phone	1800 931 678 (free call)
Email	info@afca.org.au
Online	www.afca.org.au
Post	Australian Financial Complaints Authority, GPO Box 3, Melbourne VIC 3001

How to contact the OAIC

Phone	1300 363 992 Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Email	enquiries@oaic.gov.au
Online	www.oaic.gov.au

Financial Claims Scheme

Your Policy is a protected policy under the Financial Claims Scheme (FCS), which protects certain insureds and claimants in the event of an insurer becoming insolvent. In the unlikely event of QBE becoming insolvent you may be entitled to access the FCS, provided you meet the eligibility criteria.

More information may be obtained from the Australian Prudential Regulation Authority (APRA).

How to contact APRA

Phone	1300 558 849. Calls from mobiles, public telephones or hotel rooms may attract additional charges.
Online	www.fcs.gov.au

Policy Wording

This Policy is underwritten by QBE Insurance (Australia) Limited ABN 78 003 191 035 AFSL 239545.

Our agreement

Your Policy is an agreement between you and us, made up of:

- This Policy Wording
- Your Policy Schedule, which sets out the cover you've chosen and any terms specific to you.

The cover under this Policy is provided during the period of insurance, once you've paid us your premium. There are also:

- Conditions and exclusions which apply to specific covers or sections;
- General exclusions, which apply to any claim you make under this Policy;
- General conditions, which set out your responsibilities under this Policy;
- Claims conditions, which set out our rights and your responsibilities when you make a claim; and
- Other terms, which set out how this Policy operates.

Excesses

You must pay any excesses which apply to your claim. The excesses which you have to pay are set out in this Policy Wording or on your Policy Schedule.

How much we'll pay

The most we'll pay for a claim is the sum insured which applies to the cover or section you're claiming under, less any excess.

Paying your premium

Your premium and the date it's due are shown on your Policy Schedule.

If you don't pay your premium by the due date or if your payment is dishonoured, this Policy won't operate and there'll be no cover.

Adjustment of premium on renewal

If we agree to renew your Policy and you claim for an incident that happened during a previous period of insurance, you must tell us about it. You agree to pay us any additional premium increase we'd have required you to pay if you'd told us about the claim before your Policy was renewed.

This condition doesn't affect any other rights we have at law or under this Policy.

Words with special meanings

Some key words and terms used in this Policy have a special meaning. If words and terms are only used in one (1) section of the Policy, we will describe their special meaning in that section.

Wherever the following words or terms are used in the Policy, they mean what is set out below:

Word or expression	Meaning
Excess	the first amount of any claim, which is your responsibility to contribute. We deduct the Excess shown in the Policy Schedule or PDS from the amount of your claim. When a sub-limit is applicable, the Excess will be applied to the claim prior to applying the sub-limit.
Flood	the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following: <ul style="list-style-type: none"> (a) a lake (whether or not it has been altered or modified); (b) a river (whether or not it has been altered or modified); (c) a creek (whether or not it has been altered or modified); (d) another natural watercourse (whether or not it has been altered or modified); (e) a reservoir; (f) a canal; (g) a dam.

Word or expression	Meaning
Model aircraft	<p>means a small sized, unmanned replica of an existing or imaginary aircraft which is flown solely for toy, hobby, leisure, sporting or recreational purposes.</p> <p>Model aircraft;</p> <ul style="list-style-type: none"> • does not include a balloon or kite, • does not include any aircraft used for a purpose other than the purpose for which it was originally designed (for example, it is not a model aircraft if it is used as a weapon), • does not include any aircraft that has a wingspan that exceeds 150 centimetres, • does not include any aircraft that has a total weight in excess of 2 kilograms, including anything in, on or attached to the aircraft (for example, a camera or gimbal), • does not include any aircraft that costs more than \$1,500 when new, including anything in, on or attached to the aircraft, • does not include any aircraft that is ever used in connection with or in relation to any commercial purpose or earning any income, • does not include any aircraft that is being used illegally, in breach of any CASA or other laws or regulations, or safety requirements (for example, if it is used in breach of any Council safety rules, or any model aircraft club safety rules then it is not covered by this Policy).
Negotiable instruments	treasury notes, savings certificates, stamps, money orders, gift certificates, stored value cards and any other negotiable instruments.
Occupied	the home is furnished such that it is comfortably habitable and you, your family or someone with your consent has resided in the home overnight.

Word or expression	Meaning
Period of insurance	The period shown in the current Policy Schedule.
Policy Schedule	the document we give you which sets out the details of your cover which are particular to you. It forms part of the Policy. It shows the cover and any options that you have selected. When your Policy is changed or renewed, we will give you a new Policy Schedule. The information on your Policy Schedule can modify the terms set out in this Policy.
Site	the address shown on your Policy Schedule where your home is located or your contents are kept.
We, our, us	QBE Insurance (Australia) Limited, ABN 78 003 191 035.
Your family	any member of your family who lives permanently with you, including your partner.
You, your	<p>the person(s), companies or firms named on the current Policy Schedule as the 'Insured'. Family members are also insured as long as they normally live with the insured. Family members include:</p> <ul style="list-style-type: none"> • the insured's partner; • children of the insured; • children of the insured's partner; • the insured's parents; and • the insured's partner's parents. <p>If the insured noted on the Policy is a company or a trust then "you" also includes the following people if they normally live at the site:</p> <ul style="list-style-type: none"> • that company's directors or owners or that trust's beneficiaries or trustees, and • their respective family members as listed above. <p>In this policy all these people are called 'you' or 'your'</p>

Section 1: What 'Home' and 'Contents' mean

Home

Your Policy Schedule indicates whether your home is insured and the sum insured.

What 'Home' means

Your 'Home' is the dwelling used entirely or primarily as a place of residence at the site shown on the Policy Schedule including any professional offices or surgeries in the Home.

'Home' includes the following:

- (a) outbuildings, fixtures and structural improvements including in-ground swimming pools, tennis courts, in-ground spas, saunas, fixed solar photovoltaic or hot water systems, jetties, wharves, moorings and pontoons all of which are used for domestic purposes;
- (b) fixed light fittings, fixed wall coverings, fixed ceiling coverings and fixed floor coverings;
- (c) services (whether underground or not) that are your property or which you are liable to repair or replace or pay the cost of their repair or replacement;
- (d) landscaping, paved pathways and paved driveways, retaining walls, fences and gates entirely or partly on the site.
- (e) individual community title units or lots that are legally authorised to be insured by you and that the body corporate, community association or similar body is not required by law to insure.

What 'Home' does not mean

'Home' does not include:

- (a) carpets (whether fixed or not), curtains or internal blinds;
 - (b) earth or gravel pathways or driveways or other unpaved surfaces;
 - (c) a hotel, motel, nursing home or boarding house,
 - (d) buildings of flats or caravan (whether fixed to the site or not), unless this is expressly endorsed on your Policy Schedule,
-

- (e) strata title or company title or any common community title property with respect to insuring the building, however we will insure contents contained within these units,
- (f) any building used for any business or trade, except a dwelling used principally as a place of residence that also contains an office or surgery,
- (g) a building in the course of construction,
- (h) a building in the course of being demolished, or that is vacant pending demolition,
- (i) a temporary building or structure,
- (j) trees, shrubs and any other plant life including grass or lawns, or soil, sand, gravel, bark or mulch.

Contents

Your Policy Schedule indicates whether your contents are insured and the sums insured.

The total contents sum insured consists of:

- a sum insured for unspecified contents, and
- a sum insured for specified contents.

Specified contents are items of particular value that you have individually listed as specified items and that are listed on the Policy Schedule under 'Contents, specified items'.

What 'Contents' means

'Contents' means, items (a) to (t) below, while they are at the site, and which belong to you or your family or for whose loss or damage you or your family are legally liable.

Contents are:

- (a) all household goods (including carpets whether fixed or not, curtains and internal blinds), clothing and, personal effects, cash, coins and negotiable instruments
 - (b) articles of special value which you have listed on the Policy Schedule under 'contents specified items',
 - (c) if you live in a strata title building, the internal paint work, wallpaper and any fixture or structural improvement within or attached to that residence which the Body Corporate is not required by law to insure,
-

- (d) if you are a tenant, landlord's fixtures and fittings for which you are legally liable and fixtures and fittings installed by you for your own use,
- (e) any of the following equipment if it does not require registration:
 - o golf buggies;
 - o motorcycles up to 250cc engine capacity;
 - o garden equipment; or
 - o motorised wheelchairs and mobility scooters;
 - o remote controlled model or toy motor vehicles;
- (f) Model aircraft, canoes, kayaks, surfboards, surfskis or sailboards, and any other watercraft up to:
 - o four (4) metres in length, and
 - o which does not require registration under state or territory legislation.

This means that if the watercraft is not a canoe, kayak, surfboard, surf-ski or sailboard and it is either longer than 4 metres, and does not require registration under state or territory legislation, it is not covered.

A watercraft motor:

- o not attached to a watercraft, and
- o at the site,

will be treated by us as a watercraft accessory. If the watercraft motor belongs to watercraft that requires registration, then it is not covered by this Policy.

- (g) Bicycles and other sporting equipment;
 - (h) Accessories and spare parts for the following: motor vehicles, motorcycles, bicycles, caravans, trailers, watercraft, golf buggies, ride-on mowers, mobility scooters, wheelchairs, surfboards, sailboards, surf skis, kayaks and canoes.
 - (i) Swimming pools, saunas and spas that are not permanently installed;
 - (j) Accessories for any swimming pools, saunas and spas that are not permanently installed;
 - (k) Jewellery and watches, items that contain gold or silver (this does not include items thinly covered with gold or silver) and collections of stamps, money or medals;
 - (l) Items thinly covered with gold or silver that are not jewellery or watches;
-

- (m) Paintings and prints, tapestries, Persian or similar rugs, antiques and any other works of art;
- (n) Projectors and screens;
- (o) Equipment for developing and enlarging photographs;
- (p) Processed film, slides and prints.
- (q) Tapes, cassettes, cartridges and discs, including software;
- (r) Data stored on any computer, computer disk or computer tape (including the cost of restoring the data);
- (s) Plants or trees growing in pots or tubs;
- (t) furniture and equipment of an office or surgery used by you or your family in your own business in the home and tools and equipment used for earning income by you or your family.

What 'Contents' does not mean

'Contents' does not include:

- (a) fish, birds or animals of any description;
 - (b) trees, shrubs and any other plant life including grass or lawns, or soil, bark or mulch other than plants and trees growing in pots or tubs;
 - (c) any caravan or trailer;
 - (d) motorised vehicles other than those listed in point (e) under the heading 'What contents means';
 - (e) watercraft other than those listed in point (f) under the heading 'What contents means';
 - (f) aircraft or their accessories (other than model aircraft noted in point (f) above);
 - (g) accessories or spare parts, keys or remote locking or alarm devices of motor vehicles (including motorcycles and motor scooters), caravans, trailers, aircraft or watercraft while they are in or on the motor vehicle, caravan, trailer, aircraft or watercraft;
 - (h) photographic and video equipment and musical instruments or musical equipment while they are being used for earning any income;
 - (i) Bicycles while they are in use for competitive racing or pace-making;
 - (j) Sporting equipment while it is being used;
-

- (k) any property:
 - illegally in your possession, or
 - stored in a dangerous and illegal way,
- (l) any equipment connected with growing or creating any illegal substance;
- (m) your home or any part of your home.

Section 2: Cover for your Home & Contents - Accidental damage

What you are insured against, and what you are not

Your home and/or your contents as set out in Your Policy schedule are covered if they are destroyed, lost or damaged during the period of insurance. They are covered only if you own them, or are liable for them.

If you only cover your home, the cover provided under the Policy for destruction, loss or damage does not apply to your contents.

If you only cover your contents, the cover provided under the Policy for destruction, loss or damage does not apply to your home.

Your home and your contents are covered while at your site. There is also some extended cover provided for your contents under Additional benefit 1 - 'Cover for Contents when away from the site', for when your contents are away from the site.

Specified events

'Specified events' means loss or damage directly caused by the following Events (a) to (r):

- (a) fire,
- (b) lightning,
- (c) thunderbolt,
- (d) explosion,
- (e) Implosion,
- (f) earthquake or tsunami.

'Tsunami' means a sea wave caused by a disturbance of the ocean floor or by seismic movement,

- (g) subterranean fire,
-

- (h) volcanic eruption,
- (i) impact ('impact' means a collision of two or more objects),
- (j) aircraft and/or other aerial devices and/or articles dropped from them,
- (k) sonic boom,
- (l) theft,
- (m) breakage of glass,
- (n) the acts of persons taking part in riots or civil commotion or of strikes or of locked-out workers or of persons taking part in labour disturbances which do not assume the proportions of or amount to an uprising,
- (o) falling objects,
- (p) water and/or other liquids and/or substances discharged and/or overflowing and/or leaking from any apparatus and/or appliance and/or pipes,
- (q) storm, tempest, rainwater, flood, wind, hail, tornado, cyclone or hurricane, freeze or weight of snow,
- (r) power surge.

You are not insured against loss or damage caused by tenants or tenant's visitors or a tenant's family.

Whether you have selected cover for your home, contents or both is shown on your Policy Schedule.

There are some limits and exclusions described under 'How much we will pay' and 'When you are not covered', which you must read.

There is some loss or damage we will only cover under specific conditions. This is accidental loss or accidental damage shown in the table below:

You are insured against	But not
<p>(a) Fusion of an electric motor:</p> <p>Fusion is the process of fusing or melting together of the windings of an electric motor following damage to their insulating material as a result of overheating caused by an electric current.</p> <p>We will pay the cost of rewinding the motor, or at our option, replacing it. For refrigerators and air conditioning units, we pay for the replacement of refrigerant gas and refrigerant driers, only if replacement of the refrigerant gas or drier is made necessary because of the fusion.</p>	<p>Motors more than fifteen (15) years from the date of purchase when new or more than fifteen (15) years from the date of rewinding.</p> <p>For fusion of an electric motor, for motors which are more than fifteen (15) years old from the date of purchase when new or rewinding, you will have to contribute towards the total cost of repair or replacement including labour charges as follows:</p> <p>- for each additional year over 15 years old - 20% per year. In no case will your contribution exceed 90% after applying the Excess.</p>
<p>(b) Spoilage of frozen or refrigerated food or medicine</p> <p>If your freezer or refrigerator breaks down, we will pay for the loss of any frozen or refrigerated food or medicine. We also pay for loss of any frozen or refrigerated food or medicine caused by accidental damage to the freezer or refrigerator or by the failure of the electricity supply, or by contamination of any refrigerant, lubricant or oil used in the refrigerator or freezer.</p>	

You are insured against	But not
<p>(c) Erosion, subsidence, landslide or earth movement but only if it is directly as a result of one (1) of the following 'Specified events'</p> <ul style="list-style-type: none"> ○ explosion ○ implosion ○ earthquake or tsunami ○ water and/or other liquid leaking from any apparatus and/or appliance and/or pipes; ○ storm, tempest, rainwater, flood, wind, hail, tornado, cyclone or hurricane. <p>and it occurs no more than seventy two (72) hours after the insured event.</p>	<p>Any other erosion, subsidence, landslide or earth movement.</p>

How we will pay

Home

At our option we:

- repair the home, or
- replace the home to a condition substantially the same as, but not better than when new, or
- pay the reasonable cost of its repair or replacement to a condition substantially the same as when new, or
- pay up to the sum insured shown on your Policy Schedule.

If your home is damaged beyond economic repair, we will pay no more than the reasonable cost of replacement when new even if you have insured for an amount greater than the reasonable cost of replacement when new. When we pay your claim for your home being damaged beyond economic repair, the Policy is exhausted and comes to an end.

You may choose to have the home replaced at another site, but we do not pay more than the sum insured.

If your home is damaged beyond economic repair and you do not commence rebuilding within six (6) months of the damage occurring, (or any other period which we agree with you in writing) you may have to pay any increase in cost caused by your delay.

If part of your home is damaged and we agree to pay your claim, we pay only for the part or parts of the home that actually sustained damage. We do not pay to replace any undamaged materials.

However, if:

- it is impossible to acquire new material to replace the damaged material that reasonably matches the undamaged portion to a similar extent as immediately prior to the damage occurring, and
- the amount of damaged material that cannot be matched to the undamaged material is more than 40% of the total material that would have to be replaced if all the matching damaged and undamaged material was replaced,

then we will replace both the damaged and undamaged material.

Example 1

There are 300 matching white, wall tiles in the bathroom. As a result of a burst pipe, eight (8) bathroom wall tiles are damaged. We would pay only the reasonable cost to repair or replace the 8 damaged tiles to a condition substantially the same as when new.

(In addition, we would pay for damage sustained in locating the leak-Additional benefit 27).

Example 2

There are 300 superseded, matching, wall tiles in the bathroom. As a result of a burst pipe, 140 wall tiles are damaged. It is impossible to locate tiles that reasonably match the remaining 160 tiles. Over 40% of the matching wall tiles have been damaged. Therefore, we would pay the reasonable cost to repair or replace all 300 tiles (140 damaged and 160 undamaged) to a condition substantially the same as when new. We would be entitled to keep the 160 undamaged wall tiles by way of salvage. We would not pay to replace any tiles located in a room other than where the loss or damage occurred.

Where materials that are required to settle a claim

that we agree to pay are not commercially available in Australia, at our option, we:

- replace the materials with the nearest equivalent or similar new materials available in Australia or overseas, or
- pay the cost to replace the materials with the nearest equivalent or similar new materials available in Australia or overseas.

Special benefit - Home sum insured safeguard

If we agree that the cost to repair or replace your home is greater than your home sum insured, then we will pay up to 30% more than your home sum insured to, at our option:

- > repair the home, or
- > replace the home to a condition substantially the same as, but not better than when new, or
- > pay the reasonable cost of its repair or replacement to a condition substantially the same as when new.

This Special benefit applies only if:

- (a) this Policy insures your home, and
 - (b) your home is so damaged by an event that is insured by this Policy that it is considered by us to be a total loss, and
 - (c) the cost to repair or replace your home is greater than your home sum insured because either,
 - (i) the increased cost of repairing damage to your home was caused directly by a Catastrophic event, or
 - (ii) you correctly used the QBE Home Building Sum Insured calculator on the QBE Website located at www.qbe.com.au/isc to calculate your home sum insured and the calculator estimated an inadequate sum insured for your home, provided;
 - > that you can demonstrate that you correctly used the QBE Home sum insured calculator to determine your home sum insured, and
 - > your home is substantially the same as when you used the QBE Home sum insured calculator (for example, you have not added to nor extended your home), and
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- › you have not reduced any sum insured that we have offered on any renewal invitation since you used the QBE Home sum insured calculator.

Catastrophic event means a suddenly occurring, major, natural disaster that is insured by this policy, where the resultant damage to property in the vicinity of your home and generally is so extensive and widespread that the resultant surge in demand for the materials and labour required to repair buildings causes a surge in the prices of building repairs.

This Special benefit only relates to the home. It does not apply to any other insured property, Policy section, additional benefit or other Policy feature.

Contents

(a) At our option we:

- › repair the damaged items, or
- › replace the items with items substantially the same as, but not better than when new, or
- › pay the reasonable cost of repair or reinstatement to a condition substantially the same as, but not better than when new, or
- › pay up to the sum insured shown on your Policy Schedule.

If your contents are damaged beyond economic repair, we will pay no more than the reasonable cost of replacement when new even if you have insured them for an amount greater than the reasonable cost of replacement when new. When we pay your claim for all your contents being damaged beyond economic repair, the Policy is exhausted and comes to an end. We will not pay more than the total contents sum insured for all contents lost or damaged.

- (b) If we agree to pay a claim where film, photos, home movies or home videos or any similar recorded material is destroyed, we pay for the replacement with new, blank film, videos or similar (e.g. If a compact disc upon which you had photos stored is destroyed, we would replace it with a new, blank compact disc). We do not pay to reconstruct any circumstances or conditions.
- (c) If we agree to pay a claim where software is lost, damaged or destroyed, we pay the cost to replace it with the nearest equivalent new software. We do not pay for any software that was acquired by you at no
-

cost.

- (d) Where an item required to settle a claim that we agree to pay is not commercially available in Australia, at our option, we:
- › replace the item with the nearest equivalent or similar new item available in Australia or overseas, or
 - › pay the cost to replace the item with the nearest equivalent or similar new item available in Australia or overseas.

(e) Floor and wall coverings, blinds and curtains

For wall coverings, and carpets and other floor coverings, curtains and internal blinds, we pay only for items in the room, hall or passage, where the damage occurred.

(f) Pairs and sets

A 'pair or set' means two (2) or more articles the collective value of which exceeds the sum of their individual values.

In the event of a total loss of any article or articles which are part of a pair or set, we agree to pay you - at your option, exercisable after the loss - the full amount of the value of such pair or set, and you agree to surrender the remaining article or articles of the pair or set to us.

If you elect not to surrender the remaining article(s) of the pair or set to us, then we pay no more than the actual value of the item. We do not give any allowance for any special value it may have as forming part of a pair or set, or for any reduction in value of the remaining part or parts.

We will only pay the cost of replacing the item even though the pair or set to which it belongs is less valuable because it is incomplete.

- (g) The maximum we pay on the following contents items is shown in the table below. You may obtain higher limits for (a), (b), (e) or (f) (except for cash) by having any of these items specified on your Policy Schedule. Additional conditions may be imposed, for example, it may be required to keep items in a safe when not being used. We will pay up to the amount specified for each item.

Contents where a maximum limit applies	Maximum limit
(a) Items of jewellery, gold or silver articles, watches	\$10,000 per item and in total 25% of the sum insured for unspecified contents
(b) Collections of stamps, money or medals	\$20,000 per collection and in total 25% of the sum insured for unspecified contents
(c) Data stored on any computer, computer disk or computer tape (including the cost of restoring the data)	\$2,000 in total
(d) Equipment and business stock, other than office or surgical equipment, used by you or your family for earning income	\$7,500 in total
(e) Accessories, or spare parts of motor vehicles (including motor cycles and motor scooters), caravans, trailers and watercraft, not in or on the motor vehicle, caravan, trailer or watercraft. We include motor vehicle keys, remote locking or alarm devices as accessories while they are not in or on the motor vehicle, but we do not pay for any recoding of devices or changing of vehicle locks	\$2,000 per item up to \$4,000 in total
(f) Cash, coins, negotiable instruments or bullion	\$2,000 in total

Note:

Where an item could be classified under more than one (1) of the above Maximum limits, (a) through to (f), the lower or lowest limit applies. For example, a piece of gold jewellery may be considered to be a work of art, however the jewellery sub-limit would be applied.

If we choose to pay to replace a specified item, we will pay no more than the amount that it would cost us to replace the item with an item substantially the same as, but not better than when new, even if you have specified the item for a higher amount, whether or not you have supplied a valuation. We have negotiated special arrangements with various suppliers to purchase items for less than retail cost. Premiums are therefore based upon us replacing items at less than retail cost.

Antiques

Where we pay a claim for an antique item, and the market value of the item exceeds the cost of its replacement with a new item because of its antiquity and rarity, we will treat the market value as though it is the cost to replace the lost or damaged antique with a new item.

For example:

An antique sterling silver claret jug created in 1880 is stolen and we agree to pay the claim. The antique jug has a current valuation for \$11,000. To replace the item with the closest, similar new item would cost \$2,100. At the time of the loss, our enquiries indicate that to replace that antique item at market value would be approximately \$11,000 but there is no equivalent item currently for sale in Australia or overseas. The market value of the item is higher than the new replacement cost due to the item's antiquity and rarity. In this instance, we would pay you \$11,000 for the jug rather than \$2,100. The sum we pay you would be subject to any applicable excess.

Section 3: Cover for your Legal Liability

What you are covered against

If this Policy covers your home, or, your contents in a strata titled residence

If this Policy covers your home or, if the home is a strata titled residence and your contents are insured under this Policy, we insure you and any member of your family against any claim for compensation or expenses which you or the member of your family become legally liable to pay for:

- (a) the death of, or personal injury to, any person,
- (b) the loss of, or damage to, property,

resulting from an occurrence during the period of insurance, arising out of the ownership of the home or occupancy of the home.

In this section we include land, trees, shrubs and other plant life on the site as part of your home.

If this Policy covers your contents

If this Policy covers your contents and, the home is your primary residence, we insure you and any member of your family against any claim for compensation or expenses which you or the member of your family become legally liable to pay for:

- (a) the death of, or personal injury to, any person,
- (b) the loss of, or damage to, property,

resulting from an occurrence during the period of insurance, anywhere in the world that is not related to the ownership of your home.

An 'occurrence' includes continuous or repeated exposure to substantially the same general conditions. We regard all death, personal injury or loss or damage to property arising from one (1) original source or cause as one (1) occurrence.

'Personal injury' means bodily injury, shock, mental anguish or mental injury, libel, slander or defamation of character, including death.

'Personal injury' does not include the publication or utterance of a libel or slander:

- made prior to the commencement of the period of insurance; or
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- made by or at the direction of you with knowledge of its falsity; or
- relating to advertising, broadcasting or telecasting activities by or on behalf of you.

‘Bodily injury’ means physical bodily harm including sickness or disease that results from it and required care, loss of services, loss of consortium, and/or resultant death..

‘Damage to property’ means physical injury to or destruction of tangible property, including the loss of its use. Tangible property includes the cost of recreating or replacing stocks, bonds, deeds, mortgages, bank deposits and similar instruments but does not include the value represented by such instruments.

Additional benefits - Liability

The ‘Motor vehicle liability’ and ‘Committee member of a social or sporting club’ additional benefits apply only when you occupy the home insured by this Policy as your primary residence or this Policy insures your contents in your primary residence.

Motor vehicle liability

What we insure you against:

- (a) We insure you and any member of your family against any claim for compensation or expenses which you or the member of your family become legally liable to pay for:
 - > the death of, or personal injury to, any person;
 - > the loss of, or damage to, property;
 arising from the ownership, custody, or use of:
 - > any vehicle which is a type that is not required to be registered by law;
 - > any motorised wheelchair;
 - > any domestic trailer not attached to any vehicle;
 resulting from an occurrence during the period of insurance
 - (b) We also insure you or any member of your family against claims for:
 - > death or personal injury caused by you or your family solely as a result of you or your family being passengers in a registered vehicle;
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- › death or personal injury caused by any registered vehicle if the occurrence causing the death or personal injury takes place at the site; during the period of insurance.

When we do not insure you or your family

We do not insure you or your family:

- (a) if you or your family are entitled to be wholly or partly insured by any compulsory statutory insurance or accident compensation scheme, or would have been, but for failure to register the vehicle or to apply for cover under the scheme or to comply with a term or condition of the scheme,
- (b) if you or your family are entitled to be wholly or partly protected by any other Policy of insurance which specifically covers the vehicle (except where this exclusion would contravene s.45 of the Insurance Contracts Act 1984 (Cth)).

Committee member of a social or sporting club

What we insure you against:

We insure you and any member of your family against any claim for compensation or expenses which you or the member of your family become legally liable in Australia to pay for an alleged or actual act or omission arising out of your position as a committee member of a sporting club or social club or community organisation. We will not cover you if you receive more than \$1,000 per year for holding this position.

The most that we will pay under this additional benefit in any one (1) period of insurance is \$10,000.

We do not insure you or your family against liabilities arising from:

- (a) any act or omission for which you or your family receive reimbursement from the sporting or social club, or
 - (b) any act or omission which is committed or alleged to have been committed prior to the period of insurance commencing or after it has ended.
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Liability cover for the site continues following a home total loss

If your home is a total loss as the result of an insured event and your home Policy comes to an end, we will continue to provide you with this liability cover in relation to the site that your home formerly occupied until the earliest of;

- any construction commencing at the site,
- the sale of the site or any part of it,
- another Policy that includes liability cover being taken out in relation to the site,
- the commencement of construction of a home to replace the insured home at another site, or
- six (6) months from the date of the damage that caused the total loss, or, the Policy expiry date, whichever occurs later.

Expenses incurred in attending court

In addition to the limit of your liability cover, we will reimburse you for reasonable expenses incurred in attending court in relation to a liability claim covered by this Policy at our request up to \$250 per day but excluding the first day, and up to a total of \$5,000 in any one period of insurance for proven income loss. We will only reimburse income loss for days on which you are not able to conduct any income-earning activity whatsoever.

If you are:

- self employed or a working director, then 'income' means the gross daily income from such personal exertion after allowing for the costs and expenses incurred in deriving that income;
- an employee, then 'Income' means the gross daily income from personal exertion, excluding overtime payments, bonuses, commissions or allowances.

In each case the amount of your income will be averaged over the twelve months immediately preceding our request or such shorter period during which you have been so engaged. You must provide any documentation, records, correspondence or other information that we request in support of any claim for lost income.

What you are not covered against

(applies to 'Legal liability' and 'Additional benefits - liability')

When we do not insure you or your family

We do not insure you or your family:

- (a) against any liability caused by or arising directly or indirectly, out of or in connection with the actual or alleged use or presence of asbestos,
- (b) against fines, penalties, or punitive, aggravated, multiple or exemplary damages.

We do not insure you or your family against liabilities arising from:

- (a) any agreement, unless liability would have attached to you or your family if that agreement did not exist, or, unless the agreement is a lease agreement for your residential tenancy that complies with the relevant Residential Tenancies Act or similar,
- (b) death of or personal injury to you or to any person who normally lives with you.

In this exclusion we consider that a person normally lives with you, if that person:

- › has lived with you in your home as their primary residence for sixty (60) days or more out of any ninety (90) consecutive day period (irrespective of the commencement date of the Policy) during which there is an occurrence, or
 - › has lived with you in your home and intends or intended to use your home as their primary residence for sixty (60) days or more out of any ninety (90) consecutive day period (irrespective of the commencement date of the Policy) during which there is an occurrence,
 - (c) death of or personal injury to anyone employed by you or by someone who lives with you if the death or injury arises out of their employment,
 - (d) damage to property belonging to you or any person who normally lives with you or to your or their employees,
 - (e) any workers' compensation legislation, industrial award or agreement, or statutory accident compensation scheme,
 - (f) the ownership, custody, or use of any lift (other than a lift that exclusively services your home,
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provided that your home is freestanding and solely occupied by you and your family), aerial device or aircraft (except toy or model aircraft or toy kites), aircraft landing area, boat exceeding four (4) metres in length (except canoes, surfboards, surf skis or sailboards) or motorised watercraft in excess of ten (10) horsepower,

- (g) the conduct of any activity carried on by you or your family for reward except for letting the home for domestic purposes or babysitting on a casual basis.

Babysitting cannot be considered to be on a casual basis where:

- › the babysitting is not of a casual nature,
- › any licence or other permission is required by any government body or public authority in order to legally conduct the babysitting,
- › the income derived from babysitting is the primary or only source of the household's income,
- › there is a registered business associated with the babysitting,

This exclusion does not apply to a domestic garage sale provided:

- › the garage sale is held at the site,
 - › the goods sold belong to you or your family or immediate family members that do not live with you,
 - › the goods sold are second hand domestic goods sold in domestic quantities,
 - › the sale does not form part of any business, trade or profession,
 - › the goods sold at the garage sale by you or your family have not been purchased for the sole purpose of re-sale, and
 - › you do not hold more than one (1) garage sale per period of insurance. (A garage sale over one (1) weekend would be considered as one (1) garage sale.),
- (h) vibration or the weakening of, removal of or interference with support to land, buildings or other property,
- (i) building work, construction or demolition of a building, including the home if the value of the work
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- exceeds \$100,000,
- (j) death or personal injury to any person arising out of pregnancy or the transmission of any communicable disease by you or your family unless the action was reasonable and to prevent or reduce loss, damage or injury to property or persons,
 - (k) the ownership of land, buildings or structures other than the home insured by this Policy. If you have insured your contents only, then you are not covered for any legal liability arising from the ownership of any land, buildings or structures,
 - (l) loss, damage or injury intentionally caused by you or a member of your family or a person acting with your consent or the consent of any member of your family unless the action was reasonable and to prevent or reduce loss, damage or injury to property or persons,
 - (m) the lawful seizure, confiscation, nationalisation or requisition of the property insured,
 - (n) destruction of or damage to property by any government or public or local authority,
 - (o) the ownership or use of any motor vehicle other than under the cover given by the 'Additional benefit - Motor vehicle liability',
 - (p) any act or omission that is knowingly illegal, dishonest, fraudulent, wilful, malicious or done with reckless disregard for their consequences by you, your family or a person acting with the consent of you or your family.

What we will pay

- (a) We pay up to \$30,000,000 for any one (1) occurrence.
 - (b) We do not pay more than this amount in total under all Policies we have issued to you which cover the same liability.
 - (c) In addition to this amount, we pay legal costs for which we have provided prior written approval.
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Section 4: Additional benefits

We give you the following additional benefits. For any additional benefits to be payable, you must suffer or incur the relevant loss, liability or damage during the period of insurance.

The additional benefits will be paid in addition to the sum insured as listed on your Policy Schedule

1. Cover for contents when away from the site

This additional benefit applies if this Policy insures your contents in your primary residence.

We insure your contents anywhere:

- in Australia or New Zealand while you have temporarily removed them from the site, and
- in the rest of the world while you have temporarily removed them from the site, for a period of up to 100 days, in any one (1) period of insurance.

We also cover any contents that you purchase anywhere in the World. If the purchased contents increase your total sum insured by more than \$5,000 then you must advise us of your increased sum insured when you return home and pay any additional premium we require. All sub-limits in this Policy apply.

But, under this additional benefit 1, we do not insure:

(a) the following items:

- contents in transit during a permanent removal from the site (other than as described in Additional benefit 10 - Contents being conveyed to your new residence),
- contents permanently removed from the home (other than as provided in Additional benefit 8 - Change of Site),
- goods that you use for earning your income.
- office and surgery equipment that you use for earning your income
- that have been removed permanently from your situation other than:
 - › sporting equipment that is stored within a club room;
 - › contents stored in a bank safe deposit box;

3. Removal of debris

If this Policy insures your home, and

- it is damaged as a result of an event insured under this Policy, and
- we agree to pay a claim

we pay the reasonable costs of demolition and removal of debris from the site to the nearest authorised facility.

If the damage for which we agree to pay a claim is caused by a fallen tree, which as a result becomes debris, we will remove the tree from the site. We will remove a standing tree or branch that formed part of the tree that caused the insured damage only if:

- we agree that the remaining tree or branch is unsafe,
- the remaining tree or branch only became unsafe as a direct result of the event covered under this Policy causing damage to the tree, and
- all necessary approvals have been obtained and removal of the tree or branch would not result in a breach of any laws, by-laws, regulations or contractual obligations.

We will remove a stump that formed part of the tree that caused the insured damage only if:

- all necessary approvals have been obtained and removal of the stump would not result in a breach of any laws, by-laws, regulations or contractual obligations, and
- not removing the stump would interfere with repairing or replacing the damaged part of the home required to settle your claim.

If this Policy insures your contents, and

- they are damaged as a result of an event insured under this Policy, and
- we agree to pay a claim

we pay the reasonable costs of removal of contents debris from the site to the nearest authorised facility.

4. Extra costs of reinstatement

If this Policy insures your home, and it is damaged as a result of an event insured under this Policy, and we agree to pay a claim, we pay the extra costs necessary to meet the requirements of any statutory authority in connection with rebuilding or repairing your home at the site.

If only part of your home is damaged, we pay only the extra costs you incur in repairing that part.

We do not pay any extra costs which resulted from any notice which a statutory authority served on you before your home suffered loss or damage.

The most we will pay is \$25,000. In addition, if you have not exhausted the sum insured, we will pay up to the remaining balance of the sum insured.

5. Illegal use of credit card or financial transaction card

If this Policy insures your contents in your primary residence and a credit, debit or stored value cards or mobile SIM card or financial transaction card is lost or stolen, or used fraudulently on the internet then we pay up to \$7,500 towards any legal liability you incur from its unauthorised use.

We do not pay if:

- the card does not belong to you or your family,
- you have not complied with the card issuer's requirements,
- the unauthorised user of the card is someone living at the site.

6. Visitors' contents

If this Policy insures your contents in your primary residence we also insure contents up to \$5,000 in total belonging to any visitors, guests, employees or exchange students temporarily living with you at the site.

If money or negotiable instruments belonging to visitors, guests, employees or exchange students are lost or damaged, the most we will pay is \$1,500.

We do not pay:

- for visitors', guests', employees' or exchange students' contents or money or negotiable instruments that are insured under another Policy taken out by someone other than you or your family

The maximum amount we pay for visitors', guests', employees' or exchange students' items while they are temporarily living with you is subject to the limits described under 'How we will pay'.

7. Replacement of locks and keys

We will pay the reasonable and necessary costs to replace or alter locks and/or keys, if:

- locks to your home are damaged, or
- keys to your home are lost, damaged or stolen from anywhere in Australia or you have reason to believe they have been duplicated.

8. Change of site

If this Policy insures your contents and you are moving into a new home within Australia, we insure your contents at both sites for a maximum of sixty (60) days. The maximum we pay at each site will be the proportion of the sum insured that the value of the contents at that site bears to the total value of the contents at both sites.

You must tell us of your new address within sixty (60) days of first moving to it. If you wish to insure your contents at your new address after that sixty (60) days we must agree to insure them at that address.

You must pay us any additional premium we ask for and comply with any conditions we impose.

9. Contracting purchaser

If this Policy insures your home, and you have entered a contract to sell the home, this Policy insures the purchaser from:

- when they become liable for any damage to the home until the contract is settled or terminated, or
- until the purchaser insures the home,

whichever happens first.

When this cover is provided, we will also provide cover for the carpets, curtains and internal blinds and other contents items included in the sale contract.

This cover will stop immediately if:

- the sale contract is terminated;
- your home insurance comes to an end.

10. Contents being conveyed to your new residence

This additional benefit applies if this Policy insures your contents in your primary residence.

We insure your contents damaged while they are in a vehicle being used to convey your contents. The damage must occur directly as a result of:

- theft from the conveying vehicle involving the use of violent force,
- fire on the conveying vehicle,
- collision and/or overturning of the conveying vehicle,
- flooding of the conveying vehicle,

while your contents are in transit by land to:

- your new, principal place of residence, or
- a storage facility at which your contents or some of your contents will be temporarily located pending conveyance to your new principal place of residence,

within Australia.

We do not insure your contents:

- for removal to any residence other than one intended to be occupied by you as your principal residence,
- for damage to china, glass, earthenware or any other item of a brittle nature,
- for damage caused by scratching, denting, bruising or chipping,
- outside Australia.

11. Trees, shrubs and plants

If any trees, plants, shrubs or lawns are damaged by accidental damage that is insured by this Policy, other than storm or flood, we will pay to replace the trees, plants, shrubs or lawns. We will not pay for damage caused by a weather-related event.

12. Veterinary expenses for domestic cats and dogs

If you occupy the home insured by this Policy as your primary residence or this Policy insures your contents in your primary residence, we pay the reasonable veterinary expenses incurred by you if your domestic cat or dog, normally kept at the site, is accidentally injured or killed as a result of a road accident, fire, lightning or earthquake, burglary or attempted burglary.

We will not pay:

- more than \$1,250 in total in any one (1) period of
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insurance,

- costs or expenses resulting from the physical loss or theft of an animal,
- routine elective or preventative veterinary treatment such as vaccinations, spaying or heart-worm testing,
- for treatment of any pre-existing condition,
- for treatment of injury or illness arising from or connected with a business, occupation or commercial activity, including but not limited to guard dog services, commercial breeding, or
- if the injured cat or dog was not registered and/or micro-chipped as required by any law or regulation made by any government or public authority.

13. Taxation audit

If you occupy the home insured by this Policy as your primary residence or this Policy insures your contents in your primary residence, we will pay or reimburse you for accountant's fees which you reasonably incur as a result of your personal taxation affairs being audited by the Australian Taxation Office.

The maximum we pay is \$5,000 for any one (1) audit.

- We do not pay or reimburse you for:
 - any fines, penalties or shortfall in the amount of tax payable,
 - any audit conducted in relation to criminal activity,
 - any audit not commenced during the period of insurance
 - any fees incurred outside any statutory time limit,
 - any fees incurred as a result of any fraudulent act or fraudulent admission or any statement made by you or on your behalf to a taxation officer which:
 - is false or misleading in a material particular; and
 - can be attributed to deliberate evasion or recklessness leading to a tax shortfall penalty or imposition of additional tax exceeding 25%;
 - any fees in relation to any Self Managed Superannuation Fund (SMSF) audits.
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14. Legal defence costs

If you occupy the home insured by this Policy as your primary residence or this Policy insures your contents in your primary residence, we will pay or reimburse you for your legal fees, costs, and expenses which you reasonably incur in legal proceedings brought by you or initiated against you by a third party (and defended by you) but only where the proceedings are commenced in Australia during the period of insurance.

The maximum we pay is \$5,000 for any one (1) claim or series of claims arising from the same cause or event.

We do not pay or reimburse for proceedings or claims:

- for or relating to fines, penalties, punitive damages,
- by family members including spouse, ex-spouse, partner, or ex-partner,
- for or relating to divorce, separation, child visiting, maintenance, property disputes,
- for or relating to dishonesty, intentional violence, or misconduct,
- for or relating to defamation or slander,
- relating to facts or occurrences, occurring prior to the commencement of the Policy which you knew or ought to have known at the time of commencement of this Policy, would, or might, give rise to a claim,
- initiated, threatened or commenced prior to the commencement of this Policy,
- under or relating to any workers compensation legislation, industrial award or agreement, or statutory accident compensation scheme or compulsory third party insurance,
- which could have been made under Section 3 'Your legal liability' if you had chosen to insure your home (if you own it) or your contents.

15. Waiver of excess if your property is a total loss

You are not required to pay an excess if we agree to pay a claim as a result of damage that renders your home, contents or both beyond economic repair.

16. Monitored alarm attendance after theft

If this Policy insures your contents, we will pay up to \$2,500 for the reasonable costs actually incurred by you for the

security firm that monitors your burglar alarm to attend your home in response to your monitored burglar alarm system. We will only pay these costs when there is:

- a burglary,
- an attempted burglary
- malicious damage or acts of vandalism at the site.

We do not pay:

- for any false alarms, or
- where there is no evidence of a theft or an attempted theft, or
- more than \$2,500 in any period of insurance.

17. Replacement of documentation

We will pay to reinstate, reproduce or restore your documents if they are damaged while contained at the situation or in a bank vault. This includes the information contained on the documents.

18. New replacement residence - temporary cover

If this Policy insures your home, we will provide cover for the carpets, curtains and internal blinds and other contents items included in the contract for the purchase of an additional residential building when you purchase it, for a maximum of forty two (42) days from the date you sign a contract of purchase. The amount of cover provided is limited to the sum insured on your home shown on your Policy Schedule. We only provide this cover when the residential building is replacing the home on your Policy Schedule as your primary residence.

If this Policy insures your home, we will provide cover for the carpets, curtains and internal blinds and other contents items included in the contract for the sale of the home when you are selling it, for a maximum of forty two (42) days from the date you sign a contract of sale. The amount of cover provided is limited to the sum insured on your home shown on your Policy Schedule.

19. Building materials

If this Policy insures your home, which is your primary residence, we will pay up to \$2,000 in any one (1) period of insurance if your unfixed building materials are lost or damaged at the site due to an event covered by this Policy. Cover only applies to building materials intended to be used

for repairs, alterations or additions to your home at the site. (We do not insure soil, sand, gravel, bark or mulch or any similar materials.) We do not cover any gas or electrical appliances unless they are in a locked and fully enclosed building where those items are not visible from the outside of the building.

20. Identity fraud

If this Policy insures your contents in your primary residence and your identity is stolen by someone knowingly using your personal details without lawful authority for fraudulent use and/or financial gain, we will pay up to \$5,000 per period of insurance for your costs and expenses incurred to restore your identity from its unauthorised use. Our liability under this additional benefit 20. is limited to:

- Legal expenses for defence against a business or its collection agency from which goods or services have been purchased fraudulently.
- Legal expenses for removal of any wrongfully recorded civil or criminal prosecutions or to challenge consequent incorrect information available on your consumer credit report.
- Loss of wages up to \$2,000 per week up to \$5,000 in total; that would have been earned but were not, solely because it was necessary for you to rectify records in relation to your true name or identity.
- Loan application fees incurred as a result of re-applying for loans because you have been allotted incorrect credit information due to fraud.
- Costs for notarising affidavits, telephone calls and certified mail expenses to law enforcement and/or financial institutions.
- Reasonable legal fees and court costs, if incurred with our approval.

We will not pay any claim where the identity theft;

is caused by:

- you or your collusion,
- your family or their collusion,
- an ex-partner,
- someone who normally lives with you

or arises out of:

- you or your family committing an illegal or dishonest
-

act,

- you breaching any security requirements or conditions imposed by any financial institution, such as in relation to your password or personal identification number or personal access number,
- business interruption in relation to any business.

Claims are only payable under this additional benefit 20 if;

- you are an Australian resident,
- the identity fraud occurs within Australia, and
- all losses and expenses are incurred within Australia.

We do not re-pay any loans or other amounts fraudulently procured in your name. We do not pay any fines or for any infringements or penalties imposed. We do not pay any costs that are or could be reimbursed from another party, for example, a financial institution.

21. Temporary accommodation

If your home is so damaged by an event for which we agree to pay a claim that it cannot be lived in, we pay up to:

- \$20,000, or
- 20% of the sum insured for your home, or
- 20% of the sum insured for your contents

whichever is the highest, for the additional cost of:

- reasonable temporary accommodation,
- emergency removal and storage of your contents,
- emergency accommodation of your pets

where the home is your principal place of residence.

Forced evacuation by Government Authority

If this Policy insures the home, and your home cannot be lived in because a Government Authority prohibits you from using it because of one of the following incidents:

- (a) damage to a home, strata title property, road or street;
 - (b) a burst water main;
 - (c) a bomb threat or bomb damage;
 - (d) a street riot;
 - (e) a lift malfunction at the insured address (and you
-

- have a medical certificate stating you must use a lift);
- (f) emergency services refuse you access to your home or unit or evacuate you for safety reasons,

then if you own and live in your home or unit, we will pay your reasonable temporary accommodation costs for up to 60 days from when the incident occurred.

If this Policy insures your contents, and if you cannot access your home or unit because of one of the following incidents:

- (a) damage to a home, strata title property, road or street;
- (b) a burst water main;
- (c) a bomb threat or bomb damage;
- (d) a street riot;
- (e) a lift malfunction at the insured address (and you have a medical certificate stating you must use a lift);
- (f) emergency services refuse you access to your home or unit or evacuate you for safety reasons,

then:

- if you own and live in your home or unit, we will pay the reasonable temporary accommodation costs for you and your pets that you normally keep at your insured address; or
- if you are a tenant, we will pay any reasonable extra rent costs for your temporary accommodation for you and your pets that you normally keep at your insured address

for up to 60 days from when the incident occurred.

If you are a tenant, 'additional costs' means costs over and above the amount for which you were renting the home when it was fit to live in.

This additional benefit 21. attaching to the home cannot be aggregated with the additional benefit attached to the contents.

22. Automatic reinstatement of sum insured

This benefit applies to the sums insured for home and unspecified contents as shown on your Policy Schedule.

Following payment of a claim other than a claim for total loss the sums insured will be reinstated, unless:

- you request otherwise,
- we tell you otherwise.

23. Inflation adjustment

This benefit only applies to your home and contents sums insured as shown on the Policy Schedule.

During each period of insurance we increase the home and contents sums insured by half of 1% of the relevant sum insured shown on your current Policy Schedule per month until the next renewal date.

Compensation for death

If you or a member of your family normally living with you:

- dies, or
- suffers paraplegia, quadriplegia or permanent total disablement,

as a direct result of a physical injury caused by an accident at the site, we will pay \$15,000 to either:

- the Estate of the deceased person, or
- the person who suffered paraplegia, quadriplegia or permanent total disablement.

The most we will pay for all claims in any one (1) period of insurance is \$15,000 in total.

24. Modifications to the home

If you occupy the home insured by this Policy as your primary residence, or this Policy insures your contents in your primary residence, and as a direct result of an event occurring at the site for which we agree to pay a claim:

- you, or
- a member of your family normally living with you

permanently become a paraplegic or quadriplegic, we pay up to \$25,000 for the cost incurred by you in modifying your home or in relocating you to a suitable home.

By the terms 'paraplegic' and 'quadriplegic', we mean paraplegia and quadriplegia that continues for a period of twelve months and for which there is a prognosis made by a qualified and registered medical practitioner that it will continue for an indefinite period.

25. Legal costs

If this Policy insures your home, we pay the reasonable legal costs incurred in discharging your mortgage following settlement of a claim for total loss.

26. Location costs - escaping liquid

If this Policy insures your home and we pay for damage caused by liquid escaping from any fixed basin, shower base, or other fixed apparatus, fixed tanks, or fixed pipes used to hold or carry liquid, we will also pay the reasonable costs of locating the cause of the damage, and of reinstating the property damaged or disturbed in the course of work.

We do not pay for repair or replacement of the apparatus, tank or pipe itself unless you can prove that the apparatus, tank or pipe leaked for the first time during the current period of insurance when the claim was notified to us, and, we will not pay more than \$1,500 for the repair or replacement of the apparatus tank or pipe.

27. Environmental upgrade benefit

Applicable only when this Policy insures your home

If we agree that your home is a total loss as the result of an insured event, and we have agreed to rebuild your home, we will pay up to a maximum of \$5,000 of the cost to you, after the deduction of any rebate to which you are entitled under any government or council scheme to install any of the following;

- Rain water tank.
- Solar power system (solar hot water heating system or photo-voltaic electricity system).
- Hot water heat exchange system.
- Grey water recycling system.

A rain water tank includes the tank and necessary pump, wiring, foundations, stand, pipes and installation costs.

A solar power system includes any photo-voltaic or solar panels and necessary water tank, pump, wiring, supporting framework, inverter, electricity meter, ducting, pipes and installation costs.

A hot water heat exchange system includes the heat exchange system and necessary wiring, stand, pipes and installation costs.

A grey water recycling system includes the recycling system, wiring, pipes and installation costs.

Applicable only when this Policy insures your contents

If we agree to pay a claim for one (1) of the following items;

- refrigerator,
- freezer,
- washing machines,
- clothes dryers, or
- dishwashers,

and it is beyond economic repair, and it had an energy star rating of less than three (3) stars, then we will replace the item with an equivalent item that has an energy rating of at least three (3) stars.

28. Contents in commercial storage

We will cover your contents for loss or damage while they are in a commercial storage facility in Australia up to the total contents sum insured as listed on your Policy Schedule. However, we will not cover jewellery, money or negotiable instruments. You must tell us that your contents are in a commercial storage facility before they are put into storage and we must have agreed to cover them. If we agree to cover your contents in a commercial storage facility, it will be listed on your Policy Schedule.

29. Replacement contents in the event of a total loss

You are fully insured again for your contents for the amount shown in your Policy Schedule following a claim unless your claim is for a total loss.

If your claim is for a total loss and we pay you the sum insured then the cover for your contents will end. However, we will provide \$5,000 temporary cover for your replaced contents for three months from the date of damage that caused the total loss.

Mitigation

We will pay reasonable expenses to protect your buildings or contents from further damage following insured damage we have agreed to cover.

30. Fire Brigade

We will pay up to \$500 for the reasonable costs you have to pay the fire brigade or a similar authorised organisation to attend and protect your buildings or contents against an actual fire or other emergency.

31. Counselling

If you or a member of your family requires counselling as a direct result of fire or theft at the situation, we will pay you up to \$1,000 for each claim for counselling. The most we will pay is \$1,000. We do not insure you or your family for any payment that that would contravene any legislation, including but not limited to, the Private Health insurance Act (2007).

Section 5: Options you can choose for additional premium

The following options may be obtained on application, and for an additional premium:

1. Valuables
2. Domestic workers' compensation

1. Valuables

If you have selected and paid for this valuables option, we insure you and your family:

- anywhere in Australia or New Zealand, and
- for up to 100 days in any one (1) period of insurance, anywhere in the world

against loss, theft or damage to specified valuables items including:

- (i) Jewellery and watches.
- (ii) Items that contain gold or silver (but not items thinly covered with gold or silver).
- (iii) Collections of stamps, money or medals.

This Policy automatically covers these items (i), (ii) and (iii) while they are temporarily removed from the site under additional benefit 1, up to \$10,000 per item, and, in total 25% of the contents sum insured (subject to the sub-limits in the table under 'How we will pay - Contents'). However, if you wish to insure items while they are temporarily removed from the site for amounts greater than this, then you need to select and pay for this specified valuables option.

You can also select valuables cover for other portable items that have sub-limits in the table in the section 'How we will pay'.

Please note: Contents other than (i), (ii) or (iii) above and those that do not have a sub-limit do not need to be insured under this specified valuables option. There is no unspecified valuables option under this Policy, as it is made unnecessary because of the cover provided under Additional benefit 1.

Your Policy Schedule indicates whether you have chosen this valuables option. If you select specified valuables, then you must specify each item you wish to insure as a specified valuable and provide valuations and/or receipts, unless we tell you that a valuation is not required.

There are some limitations below and under 'When you are not covered', which you must read.

What we do not insure

The following items are not covered under this valuables option:

- cash, negotiables or financial transaction cards
- unset precious or semi-precious stones
- items being cleaned using any chemicals other than domestic household chemicals.

How much we will pay for loss or damage

(a) At our option we:

- repair the damaged item,
- replace the lost or damaged item with an item substantially the same as, but not better than when new,
- pay the reasonable cost of repair or reinstatement to a condition substantially the same as, but not better than when new, or
- pay up to the sum insured shown on your Policy Schedule against the item.

If we choose to pay to replace a specified valuables item, we will pay no more than the amount that it would cost us to replace the item with an item substantially the same as, but not better than when new, even if you have specified the valuable for a higher amount, whether or not you have supplied a valuation. We have negotiated special arrangements with various suppliers to purchase items for less than retail cost. Premiums are therefore based upon us replacing items at less than retail cost.

When we pay your claim for all your valuables on the Policy being damaged beyond economic repair (or not being recovered), the valuables section of the Policy is exhausted and comes to an end.

(b) Where an item required to settle a claim that we agree to pay is not commercially available in Australia, at our option, we:

- replace the item with the nearest equivalent or similar new item available in Australia or overseas, or
 - pay the cost to replace the item with the nearest equivalent or similar new item available in Australia or overseas.
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(c) Pairs and sets

In the event of a total loss of any article or articles which are part of a pair or set, we agree to pay you - at your option, exercisable after the loss - the full amount of the value of such pair or set, and you agree to surrender the remaining article or articles of the pair or set to us.

If you elect not to surrender the remaining article(s) of the pair or set to us, then we pay no more than the actual value of the item. We do not give any allowance for any special value it may have as forming part of a pair or set, or for any reduction in value of the remaining part or parts.

We will only pay the cost of replacing the item even though the pair or set to which it belongs is less valuable because it is incomplete.

2. Domestic workers' compensation

(Applicable only in States or Territories where domestic workers' compensation can be offered in conjunction with a Home and Contents Policy.)

Your Policy Schedule indicates whether you have chosen this option.

If you employ a domestic worker, on a casual basis or otherwise, you may be required by law to provide that person with workers' compensation insurance.

If you fail to do so, and your employee is injured in the course of their employment by you, you may be liable to compensate them.

Where shown on the Policy Schedule, this Policy includes statutory domestic workers' compensation cover according to the legislation in your State or Territory, up to the amount required by your State or Territory's legislation.

Section 6: What you must pay if you make a claim - Excess

'Excess' means the first amount you must contribute to any claim you make under this Policy.

We deduct the excess shown in the Policy document or on the current Policy Schedule from the amount of your claim.

Where a sub-limit is applicable, the excess will be applied to the claim prior to applying the sub-limit. For example, if a ring worth \$11,000 was stolen from the home and it has not been specified, the \$10,000 per item jewellery sub-limit would apply. If a \$500 excess was applicable, this would be applied to the \$11,000 claim, rather than the \$10,000 sub-limit. Therefore, \$10,000 would be payable.

If the ring had been specified for \$11,000, we would pay \$10,500 - the \$11,000 claim less the \$500 excess. If the stolen ring was worth only \$1,500, we would pay \$1000 - \$1,500 less the \$500 excess.

For earthquake and tsunami claims the excess is \$250, or the excess amount shown on your Policy Schedule, whichever is greater. All loss, destruction or damage occurring within a period of seventy two (72) hours of the earthquake is regarded as the one (1) event.

When you will not have to pay an excess

You will not have to pay an excess if we agree to pay a claim as a result of damage that renders your home, contents or both beyond economic repair.

Section 7: When you are not covered (General exclusions)

These general exclusions apply to all sections of this Policy.

This Policy excludes loss, damage, destruction, death, injury, illness, liability, cost or expense of any nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any of the following, regardless of any other cause or event contributing concurrently or in any other sequence to the loss:

1. war, invasion, acts of foreign enemies, hostilities or war-like operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power, or
 2. any act(s) of Terrorism that is directly or indirectly caused by, contributed to by, or in any way involves or is connected with biological, chemical, radioactive, or nuclear pollution or contamination or explosion. For the purpose of this exclusion, an act of terrorism includes any act, or preparation in respect of action, or threat of action designed to influence the Government of the day or de facto of any nation or any political division thereof, or in pursuit of political, religious, ideological or similar purposes to intimidate the public or a section of the public of any nation by any person or group(s) of persons whether acting alone or on behalf of or in connection with any organisation(s) or Government(s) of the day or de facto, and which:
 - involves violence against one (1) or more persons; or
 - involves damage to property; or
 - endangers life other than that of the person committing the action; or
 - creates a risk to health or safety of the public or a section of the public; or
 - is designed to interfere with or to disrupt an electronic system.
 3. radioactivity or the use, existence or escape of any nuclear fuel, nuclear material, or nuclear waste or action of nuclear fission or fusion.
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This Policy also excludes any loss, destruction, damage, death, injury, illness, liability, cost or expense of any nature directly or indirectly caused by, contributed to by, resulting from or arising out of or in connection with any action taken in controlling, preventing, suppressing, retaliating against, or responding to or in any way relating to 1, 2 or 3 above.

Sanctions limitation and exclusion clause

You're not insured under any section of this Policy where a claim payment breaches any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of Australia, the European Union, United Kingdom or United States of America, or any local autonomous sanctions.

Additional exclusions applying to this Policy

These Additional exclusions apply to cover for your home, contents, legal liability, additional benefits and valuables or malicious damage by tenants, tenant's visitors or family (if you have chosen these options).

This Policy does not cover:

- (a) loss or damage intentionally caused by you or a member of your family or a person acting with your consent or the consent of any member of your family;
- (b) loss or damage resulting from or caused by:
 - the lawful seizure, confiscation, nationalisation or requisition of the property insured,
 - destruction of or damage to property by any government or public or local authority,
 - the deliberate application of heat (for example, this would include where an element under or forming part of a ceramic cook-top causes damage to the cook-top),
 - inherent defects, structural defects, faulty workmanship, faulty design.

However, we will pay for resultant loss or damage that is caused directly by an insured event if you did not know about (or could not reasonably have known about) the defect, faulty design or faulty workmanship at the time of the loss. Under no circumstances will we repair the inherent defect, structural defect, faulty workmanship or faulty design that caused the loss, nor any loss that is

caused by the inherent defect, structural defect, faulty workmanship or faulty design that is not caused directly by an insured event. (For example, if there is evidence that a defect previously caused damage, we will not pay any claim for further damage by an insured event arising from this defect.

For example; A previous owner had electrical wiring installed that was faulty and there was no way that you could have known about this. The faulty wiring causes fire damage. We would cover the damage caused by the fire. We would not pay to replace the faulty wiring. If you knew, or could have reasonably known that wiring was faulty at the time of the fire, then we would not pay for loss or damage caused by the fire.

Another example; A claim is made for water damage from a leaking roof. Upon investigation, it is discovered that there is evidence that the roof had leaked numerous times before due to faulty workmanship. If you could have reasonably known of the defect, no claim would be payable to repair the defect or the water damage.

- any gradual process,
 - wear, tear, rust, corrosion, depreciation or gradual deterioration,
 - fungus, mildew, mould, algae, atmospheric or climatic conditions (other than as described under insured event, (b) storm),
 - settling, shrinkage or expansion in buildings, foundations, walls or pavements,
 - the removal or weakening of supports or foundations for the purpose of alterations, additions, renovations or repair,
 - mechanical, electrical or electronic breakdown with the exception of fusion to electric motors as described under insured event (k) or as the result of a lightning strike under insured event (c) or as the result of power surge to domestic appliances under Insured event (m) (under 'Section 2: Cover for your Home and Contents - Insured events'),
 - loss of or damage to electronic data caused by electronic or mechanical derangement or malfunction or by a virus, or processing error,
 - any consequential loss other than that specifically provided by this Policy,
-

- any process of cleaning involving the use of chemicals,
- rodents, vermin, or insects (at any stage of their life cycle).

For example: If a mouse was to chew through an electrical wire, which led to a fire, the damage caused directly by the fire would be covered by this Policy under insured event (a), however any damage caused by the mouse's chewing would not be covered by this Policy.

- erosion, subsidence, landslide or earth movement other than as provided in insured event (c)
- the action of the sea, high water, tidal wave.

(c) loss or damage to:

- sporting equipment while in use or play
- bicycles while they are being used for any competition or contest including racing, pace-making, time trial or hill climb
- items for sale on consignment

(d) any loss, damage, destruction, death, injury, illness, liability, cost or expense of any nature directly or indirectly caused by, resulting from, arising out of or in connection with any contagious or communicable animal disease.

Section 8: General conditions

There are conditions set out in this General conditions section, in the Claims section and under each particular cover and section. If any of these conditions aren't met, we may refuse a claim, reduce the amount we pay or in some circumstances we may cancel your Policy. When making a claim, you must have met and then continue to comply with the conditions of your Policy. Any person covered by your Policy, or claiming under it, must also comply with these conditions.

If you, or someone covered under your Policy, don't meet these conditions or make a fraudulent claim we may:

- Refuse to pay your claim or reduce what we pay for your claim
- Cancel your Policy.

Adjustment of premium on renewal

If a claim occurs in the previous period of insurance and you do not notify us until after the premium for the current period of insurance was calculated, then you must pay any additional premium that would have been calculated had you told us about the claim on the day that the claim occurred. This condition does not affect any other rights that we have, including the rights that we have under 'Your Duty of Disclosure'.

Assistance and co-operation

- At all times when you deal with us you must:
- Provide us with all reasonable assistance we may need
- Be truthful and frank
- Not behave in a way that's abusive, dangerous, hostile, improper or threatening
- Co-operate fully with us, even after we've paid a claim.

Burglary protection

If any required burglary protection is noted on your Policy Schedule, we have agreed to insure your home and contents only if those burglary protection devices are installed.

If any of these devices is removed, altered, or left inoperative while you are absent from the site for more than 24 hours, without our prior consent, we may have the right to:

- decline, or
-

- reduce

a claim to which this action contributes.

Care and maintenance

You must take reasonable care to prevent damage, injury or loss. We won't pay for damage, injury, loss or your liability to which your failure to take reasonable care is a contributing factor. At all times, you must:

- Prevent damage to property insured, as well as to others and their property
- Minimise the cost of any claim under your Policy
- Comply with all laws.

Changes to your circumstances

You must tell us as soon as possible if circumstances occur, or if changes or alterations are intended or made which increase the risk of loss, damage or injury.

Examples include:

- you are having renovations undertaken,
- the home is left vacant or unoccupied for a period exceeding one hundred (100) days,
- the home falls into a state of disrepair,
- your home is opened up to the public for an exhibition or similar event (including if it is not for reward), or
- you are participating in a public exhibition (including if it is not for reward).

Other interests

You must not transfer any interests in your Policy without our written consent.

Any person whose interests you've told us about and we've noted on your Policy Schedule is bound by the terms of your Policy.

Other party's interests

You must tell us of the interest of all parties (eg financiers, lessors or owners) who'll be covered by your Policy. We'll protect their interests only if you've told us about them and we've noted them on your Policy Schedule.

Strata title mortgagee's interest

This cover applies only if you have arranged this Policy to insure only the interest of a mortgagee in a strata title unit.

This cover only applies when you own part of a building that has been subdivided into strata, community or similar title units and you have a mortgage on that part of the building.

We will pay the mortgagee the lowest of:

- (a) the sum insured shown on the Policy Schedule,
- (b) the amount to repair the damage to a condition similar to but no better than when new,
- (c) if the body corporate (or similar) partially covers the loss, then the difference between what the body corporate insurance pays and the cost of the damage, or
- (d) the amount sufficient to discharge the mortgage held by you over the unit at the date of damage.

We pay only that part of the claim that applies to the interest of the mortgagee.

We only pay a claim if:

- (a) a claim would be payable under insured events (a) to (j) of this Policy (and not subject to any exclusion or other limitation in the Policy),
- (b) the Policy of the body corporate or similar does not apply or only partially covers the loss, and
- (c) the mortgagee requires you to discharge your mortgage.

If you have arranged this Policy to insure only the interest of a mortgagee in a strata title unit:

- (a) no additional benefits are payable under this Policy,
- (b) no legal liability cover is provided, and
- (c) no optional covers are provided.

Unoccupancy

If your home will be unoccupied for more than one hundred (100) consecutive days, you must tell us and obtain our written agreement before it becomes unoccupied. We may adjust the premium and conditions including the excess that apply to your Policy.

If your home is unoccupied for a period of more than 100 days and you do not tell us, the cover for home and contents is limited as described below.

The excess applicable to your policy will be increased in addition to your home and contents excess, depending on how long your home has been unoccupied at the time of a claim. Your excess will be increased by the Unoccupancy excess as follows:

If the home is unoccupied:

- for a period from 100 consecutive days up to 180 consecutive days the Unoccupancy excess will be \$2,000.
- for a period from 180 consecutive days up to 365 consecutive days the Unoccupancy excess will be \$3,000.
- for any period exceeding 365 consecutive days the excess will be the greater of \$5,000 or 1% of the total home and/or contents sum insured.
- For example, if your home is insured for \$500,000 and your contents are insured for \$100,000, then the total of your home and contents sums insured is \$600,000. If your home is unoccupied for a period of more than 365 days, and a claim occurs, then your additional Unoccupancy excess will be the greater of \$5,000, or, 1% of \$600,000 = \$6,000. Therefore \$6,000 Unoccupancy excess will be applicable in addition to your home and contents excess. If your home and contents excess is \$500, then the total payable excess would be \$6,000 + \$500 = \$6,500 - if a claim occurs when the home has been unoccupied for more than 365 days, and you have not told us before you left the home unoccupied.

However, these increased excesses do not apply to claims directly caused by the following insured events;

lightning, thunderbolt, riot and civil commotion, damage directly caused by impact by a vehicle, aircraft, waterborne craft, space debris, rocket, satellite, or a branch, tsunami and earthquake for the period in excess of one hundred (100) consecutive days during which the home has been left unoccupied.

However, where a claim is payable, we apply the increased excesses to any subsequent resultant damage such as rainwater entering any opening made by impact or looting subsequent to a riot.

The period of one hundred (100) consecutive days is calculated from the date when the home was last occupied regardless of the commencement or renewal date of the Policy.

Section 9: Claims

This section describes what you must do, as well as conditions that apply when you make a claim and at the time loss or damage occurs which is likely to give rise to a claim.

What you must do

If an event happens which may give rise to a claim you must:

- take all reasonable precautions to prevent further loss, damage or liability,
- notify the police immediately if any of your property is lost, stolen, or maliciously or intentionally damaged,
- tell us or your financial services provider as soon as possible. You will be provided with a claim form and advice on the procedure to follow,
- supply us with all information we require to settle or defend the claim,

In an emergency outside normal business hours you may ring our emergency service on 1800 023387 for assistance.

If in doubt at any time, ring us or your financial services provider for advice.

What you must not do

You must not:

- authorise repairs to or arrange replacement of any of the property insured in connection with any claim without our consent, other than emergency repairs necessary to prevent further loss. If we agree to pay your claim, we will pay for these repairs, but you must retain all receipts,
- admit liability if an accident occurs which is likely to result in someone claiming against you.

What we do

We may take over and conduct the defence or settlement of any claim or issue legal proceedings for damages. If we do this we will do it in your name. We have full discretion in the conduct of any legal proceedings and in the settlement of any claim. You must co-operate by giving us any statements,

documents or assistance we require. This may include giving evidence in any legal proceedings.

What can affect a claim

We will reduce the amount of a claim by the excess shown in the Policy Wording or on the Policy Schedule.

We may refuse to pay a claim if you are in breach of your duty of disclosure or any of the conditions of this Policy, including any endorsements noted on or attached to the Policy Schedule.

We pay only once for loss or damage from the same event covered by this Policy even if it is covered under more than one (1) section of the Policy.

We may be entitled to refuse to pay or to reduce the amount of a claim if:

- it is in any way fraudulent, or
- any fraudulent means or devices are used by you or anyone acting on your behalf to obtain any benefits under this Policy.

Contribution & other insurance

You must notify us of any other insurance which will or may, whether in whole or in part, cover any loss insured under your Policy.

If at the time of any loss, damage or liability there's any other insurance (whether effected by you or by any other person) which covers the same loss, damage or liability you must provide us with any reasonable assistance we require to make a claim for contribution from any other insurer(s).

GST

If you're a business you must tell us if you're registered, or are required to be registered, for GST. When you do this, we need you to give us:

- Your ABN
- The percentage of any input tax credit you will claim, or will be entitled to claim, on your premium.

When we pay a claim, your GST status will determine the amount we pay you. Your claim settlement amount will be adjusted to allow for any ITC entitlement.

Unless we say otherwise, all amounts in your Policy are

inclusive of GST. There may be other taxation implications affecting you, depending upon your own circumstances. We recommend you seek professional advice.

Lifetime guarantee on home repairs

We guarantee that if we have:

- selected and directly authorised or arranged for a repairer to replace, repair or rebuild your home, and
- paid, or have a legal liability to pay, the supplier, repairer or builder directly for this work, and
- a defect arises in the lifetime of your home as a result of poor quality workmanship or use of incorrect or poor quality materials,

we will rectify the problem by arranging, directly authorising and paying for further replacement, repair or rebuilding.

We will also handle any complaint about the quality or timeliness of the work or conduct of the repairer as part of our complaints handling process.

This guarantee does not apply to:

- home replacement, repairs or rebuilding that you arrange, authorise or make yourself (even if we give you the name of a possible supplier, repairer or builder who is involved with the repair), or
- home replacement, repairs or rebuilding that you arrange, authorise or make yourself (even if we give you or a supplier, repairer or builder a cheque for all or part of the repair cost), or
- loss, damage or failure of any electrical or mechanical appliances or machines that form part of your home, or
- wear and tear consistent with normal gradual deterioration of your home (e.g. paint peeling off as part of its normal life cycle, wood rotting or mould from moisture in the air or ground, roofs weathering or a hot water system leaking as a result of normal gradual deterioration).

Preventing our right of recovery

If you've agreed not to seek compensation from any person liable to compensate you for loss, damage or liability covered by your Policy, we won't cover you for that loss, damage or liability.

Providing proof

You must be able to prove to us you've suffered a loss covered by your Policy before we'll pay you for it. We may ask you for this proof if you make a claim under your Policy. So your claim can be assessed quickly, make sure you keep the following:

- receipts or other confirmation of purchase;
- valuations; and
- photographs of items in the home.

Salvage

We're entitled to obtain and retain any items or materials salvaged or recovered after you make, and we agree, to pay a claim by replacing or paying to replace any items or materials. We may sell the items or materials and keep the proceeds. We may choose to sell the items or materials to you, provided you agree to pay market price.

Subrogation, recovery action & uninsured loss

We may at any time, at our expense and in your name, use all legal means available to you of securing reimbursement for loss or damage arising under your Policy. In the event we do so, you agree to give all reasonable assistance for that purpose.

If you've suffered loss that wasn't covered by your Policy as a result of the incident, we may offer to attempt to recover this. You may also specifically ask us to recover this for you. You'll need to give us documents supporting your loss. Before we include any uninsured loss in the recovery action we'll also ask you to agree to the basis on which we'll handle your recovery action. You may need to contribute to legal costs in some circumstances.

Section 10: Other terms

These other terms apply to how your Policy operates.

Cancelling your Policy

You can cancel your Policy at any time by telling us. If there are other people named as insured on your Policy, we only need a request to cancel it from one of you.

We may cancel your Policy in any of the circumstances permitted by law (eg failure to pay the premium by the due date) by informing you in writing.

We'll give you notice in person or send it to your address (including an electronic address) last known to us.

If you've paid your premium in advance, we'll refund you the proportion of the premium for the remaining period of insurance, less any administration fees.

Changing your Policy

Changes to this Policy only become effective when we agree to them and send you a new Policy Schedule detailing the change.

Joint and co-insureds

If more than one person is insured under your Policy, we'll treat a statement, act, omission, claim, request or direction by that person as having been made by all insured.

We only need a request from one person insured to cancel or change your Policy.

Notices

Any notice we give you will be in writing, and will be effective once it's delivered to you personally or to your last known address (including when it's an electronic one).

It's important for you to tell us of any change of address as soon as possible.

QM8266-0719

KEY FACTS ABOUT THIS HOME BUILDING POLICY

Accidental Damage Home Insurance Policy

Prepared on: 1 March 2019

THIS IS NOT AN INSURANCE CONTRACT



STEP 1 Understanding the Facts Sheet

This Key Facts Sheet sets out **some** of the events covered and not covered by this policy and other information you should consider. This sheet does not provide a complete statement of the cover offered, exclusions, conditions and limits that apply under the policy. You should carefully read the **Product Disclosure Statement (PDS)** and all policy documentation for more details.

STEP 2 Check the maximum level of cover and the events covered

Under this policy the insurer will provide the costs (up to the Sum Insured that you set) to rebuild your home when there is a total loss of your home as a result of a significant insurance event such as bushfire. Any amounts you claim include GST less any input tax credit you would have been entitled to under *A New Tax System (Goods and Services Tax) Act 1999*. In some instances, a sum insured safety net plus the Sum insured may apply. Please see the section of your PDS 'Special benefit - Buildings sum insured safeguard' for details.

Event/cover	Yes/No Optional	Some examples of specific conditions, exclusions or limits that apply to events/covers (see PDS and other policy documentation for details of others)*
Fire and Explosion	Yes	Excludes damage caused by a heating element
Flood	Yes	Excludes flood or storm damage where water enters your buildings because of a structural defect, faulty design or faulty workmanship, or, where water enters your buildings through an opening made for any building renovation or repair work
Storm	Yes	Please see exclusion as for flood, above
Accidental breakage	Yes	Excludes loss or damage caused by rust, corrosion, gradual deterioration, depreciation, wear or tear
Earthquake	Yes	Covers damage as a result of an earthquake or tsunami
Lightning	Yes	Covers damage directly caused by lightning
Theft and Burglary	Yes	Excludes loss or damage intentionally caused by you or a tenant
Actions of the sea	No	Excludes Action of the sea, high water and tidal wave
Malicious Damage	Yes	Excludes malicious damage by you or a tenant
Impacts	Yes	Excludes loss or damage intentionally caused by you
Escape of liquid	Yes	Excludes loss or damage caused by rust, corrosion, gradual deterioration, depreciation, wear or tear. We will not pay the costs to repair or replace the bath, basin, sauna, spa, shower base or shower wall from which the liquid escaped.
Removal of debris	Yes	Covers reasonable costs of removal of debris
Alternative accommodation	Yes	Covers additional costs of reasonable temporary accommodation up to 20% of the buildings sum insured

* This Key Facts Sheet is a guide only. The examples provided are only some of the conditions, exclusions and limits in this policy. You must read the PDS and policy documentation for all information about this policy.



STEP 3 Other things to consider

Limits

This policy has restrictions that limit your cover for certain events and items, for example, building materials intended to be used for repairs, alterations or additions to your home at the site are covered for a maximum \$2,000. To find out these limits you need to read the PDS and other relevant policy documentation.

Excesses

If you make a claim, the excess is the amount you may have to pay for each incident. A number of different excesses may apply in respect to this policy, for example, for damage that occurs as the result of an earthquake or tsunami, you will need to pay a minimum excess of \$250, or the excess shown on your policy schedule, if the excess on the policy schedule is a higher amount. You may be able to increase these excesses to lower your premium. For more detail, please read the PDS and other policy documentation.

Legal liability

This policy covers your legal liability when you are found to be legally responsible for damage or personal injury to a third party or their property. It is limited to \$30 million. You should read the PDS carefully to determine the extent of this cover.

Cooling off period

If you decide you don't want this policy within 21 days of it being issued and you haven't made a claim, you can cancel it and receive a refund.

Maximum level of cover offered by insurers

Insurers offer different maximum levels of cover in the event of the loss or destruction of your home including where:

- you set the maximum level of cover and your payout is limited to that amount* (*Sum insured*).
- You set the maximum level of cover and the insurer may provide you with some agreed extra cover above that amount (*Sum insured plus safety net*).
- The insurer will cover all the reasonable costs to rebuild your home (*Total replacement*).

* the insurer may provide some cover above this amount.

You should consider which type of cover is best for you.

Failure to adequately insure your home may result in underinsurance.

Warning: this Key Facts Sheet sets out some of the conditions, exclusions and limits in respect to this policy. You should read the PDS and all policy documentation for all the conditions, exclusions and limitations of this policy that limit or exclude cover.

STEP 4 Seek more information

If you want more information on this policy contact us on the number provided by your financial services provider.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

The policy this KFS relates to is:

- Provided/Distributed by: Your financial services provider
- Underwritten by: QBE Insurance (Australia) Limited, ABN 78 003 191 035, AFS Licence no. 239545

KEY FACTS ABOUT THIS HOME CONTENTS POLICY

Accidental Damage Home Insurance Policy

Prepared on: 1 March 2019



THIS IS NOT AN INSURANCE CONTRACT

STEP 1 Understanding the Facts Sheet

This Key Facts Sheet sets out **some** of the events covered and not covered by this policy and other information you should consider. This sheet does not provide a complete statement of the cover offered, exclusions, conditions and limits that apply under the policy. You should carefully read the **Product Disclosure Statement (PDS)** and all policy documentation for more details.

STEP 2 Check the maximum level of cover and the events covered

Under this policy the insurer will provide the costs (up to the Sum Insured that you set) to replace your contents when there is a total loss of your contents items as a result of a significant insurance event such as bushfire. Any amounts you claim include GST less any input tax credit you *would have been entitled to under A New Tax System (Goods and Services Tax) Act 1999*.

Event/cover	Yes/No Optional	Some examples of specific conditions, exclusions or limits that apply to events/covers (see PDS and other policy documentation for details of others)*
Fire and Explosion	Yes	Excludes damage caused by a heating element
Flood	Yes	Excludes flood or storm damage where water enters your buildings because of a structural defect, faulty design or faulty, or, where water enters your buildings through an opening made for any building renovation or repair work
Storm	Yes	Please see exclusion as for flood, above
Accidental breakage	Yes	Excludes loss or damage caused by rust, corrosion, gradual deterioration, depreciation, wear or tear
Earthquake	Yes	Covers damage as a result of an earthquake or tsunami
Lightning	Yes	Covers damage directly caused by lightning
Theft and Burglary	Yes	Excludes loss or damage intentionally caused by you or a tenant
Actions of the sea	No	Excludes Action of the sea, high water and tidal wave
Malicious Damage	Yes	Excludes malicious damage by you or a tenant
Impacts	Yes	Excludes loss or damage intentionally caused by you
Escape of liquid	Yes	Excludes loss or damage caused by rust, corrosion, gradual deterioration, depreciation, wear or tear

Cover for valuables, collections and items away from the insured address

High value items and collections	Yes	Limits apply to some items as outlined in the section, 'Contents where a maximum limit applies'. See the PDS for details.
Items away from insured address	Yes	Covers most contents when they are temporarily overseas for up to 100 consecutive days, or, anywhere in Australia or New Zealand. See the PDS for sub-limits and exclusions, for example, it excludes; goods used for earning income, and, any motor vehicle spare parts or accessories in the open air or in a vehicle. Specified Valuables cover for accidental damage to portable items such as jewellery away from the address can be selected as an Option for additional premium, if the value exceeds the sub-limits for high value items listed under 'Contents where a maximum limit applies'.

* This Key Facts Sheet is a guide only. The examples provided are only some of the conditions, exclusions and limits in this policy. You must read the PDS and policy documentation for all information about this policy.



STEP 3 Other things to consider

Limits

This policy has restrictions that limit your cover for certain events and items, for example, limits apply to some items as outlined under 'Contents where a maximum limit applies'. For example, for jewellery and watches, \$10,000 per item and in total 25% of the sum insured for Contents. You may obtain higher limits for these items by having them specified on your policy schedule. To find out these limits you need to read the PDS and other relevant policy documentation.

Excesses

If you make a claim, the excess is the amount you may have to pay for each incident. A number of different excesses may apply in respect to this policy, for example, for damage that occurs as the result of an earthquake or tsunami, you will need to pay a minimum excess of \$250, or the excess shown on your policy schedule, if the excess on the policy schedule is a higher amount. You may be able to increase these excesses to lower your premium. For more detail, please read the PDS and other policy documentation.

Legal liability

This policy covers your legal liability when you are found to be legally responsible for damage or personal injury to a third party or their property. It is limited to \$30 million. You should read the PDS carefully to determine the extent of this cover.

Cooling off period

If you decide you don't want this policy within 21 days of it being issued and you haven't made a claim, you can cancel it and receive a refund.

Maximum level of cover offered by insurers

Insurers offer different maximum levels of cover in the event of the loss or destruction of your home including where:

- you set the maximum level of cover and your payout is limited to that amount* (*Sum insured*).
- You set the maximum level of cover and the insurer may provide you with some agreed extra cover above that amount (*Sum insured plus safety net*).

* the insurer may provide some cover above this amount.

When working out how much cover you need for your contents, ensure that you value your possessions correctly. To do this you could start by listing all your contents and working out how much it would cost to replace them.

A failure to adequately insure your contents for their replacement value may result in underinsurance.

Warning: this Key Facts Sheet sets out some of the conditions, exclusions and limits in respect to this policy. You should read the PDS and all policy documentation for all the conditions, exclusions and limitations of this policy that limit or exclude cover.

STEP 4 Seek more information

If you want more information on this policy contact us on the number provided by your financial services provider.

For more information on choosing insurance and to better understand insurance visit the Australian Government website: www.moneysmart.gov.au

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