

Landlords Insurance for Strata



Are you fully covered?

What is CHU Landlords Insurance and do I need it?

CHU Landlords insurance is insurance cover for strata property owners who are renting out a unit/apartment to tenants. It is important as it provides cover for accidental loss or damage to contents in your unit from events such as fire, flood or storms. It covers items such as carpets, light fittings, curtains, blinds and washing machines as well as loss of rent if the unit is unfit to be occupied. Additionally, it covers you and your investment property for malicious damage to contents/buildings caused by tenants and/or their guests. It also covers you if your tenant fails to pay rent.

Why choose CHU's Landlords Insurance for strata?



Your Excess Waived

If you & your Body Corporate both make an admitted claim for the same event and they have a CHU Residential Strata Policy.*



Speedy repairs

If your property incurs damage in conjunction with building damage it will be repaired quicker with initial building repairs.



Online 24/7

CHU Landlords Insurance can be purchased quickly and easily, online 24/7.



Easy Claims with Fix It

The CHU Universe app and Fix It allows you to submit a claim in a few taps of your finger.

DOWNLOAD IT FROM THE APP STORE TODAY



*The value of your landlords claim must exceed the amount of your excess.

Do I need Landlords Insurance when my building has Strata Insurance?

Yes, Residential Strata Insurance only provides general insurance cover for the building, common/shared property and common/shared contents. The cover provided by the Strata Building policy ends when you cross the threshold of your individual property. Landlords Insurance protects you for tenant related loss/damage inside your property. The diagram shows what would be covered by the Strata Building Policy and your Landlords Policy.



Example Scenario

Following a heavy rain storm, incoming water damages your lounge room ceiling, walls and carpet and television estimated at \$2,000 in damage. As the Landlords insurer CHU will cover replacement or repair of your water damaged carpet and television. If the Body Corporate/ Owners Corporation for your building also submits a valid claim on a CHU Residential Strata Insurance Plan for the same Insured Event, we will waive your \$500 contents excess on your claim and pay your \$2,000 claim.

To get a quote for CHU Landlords Insurance head to
bodycorporatebrokers.com.au



Summary of the key covers for CHU Landlords Insurance Policy for strata

Section	Cover	Special Benefits
1. Contents	Contents are covered on a replacement (new for old) basis against: <ul style="list-style-type: none">• Accidental loss or damage Minimum Excess: \$500	Special benefit: <ul style="list-style-type: none">• Contents in the open air at the situation: \$3,000• Debris removal: 10% of the sum insured• Burning out of electric motors: \$2,000
2. Building Damage	Walls, windows, doors, floors, ceilings and fixtures of the lot/unit are covered against: <ul style="list-style-type: none">• Theft and damage caused by vandalism or malicious acts Minimum Excess: \$500	
3. Loss of Rentable value	Loss of rentable value if the lot/unit is rendered unfit to be occupied. Period of cover: 52 weeks	
4. Loss of rent (departure of tenant)	Loss of rent if the tenant absconds. Period of cover: 6 weeks	
5. Loss of rent (default by tenant)	Loss of Rent if the tenant: <ul style="list-style-type: none">• Defaults in payment of rent which requires a court or tribunal order for termination or eviction;• Defaults in the payment of rent following the issue of the termination notice by the landlord or property manager;• Does not depart following the issue of a court or tribunal order;• Dies while occupying under a sole person tenancy agreement;• Is released from payment on the grounds of hardship. Period of cover: 15 weeks	Special benefit: <ul style="list-style-type: none">• Cost of changing door/window locks if ordered by the court: \$250
6. Legal expenses	Legal expenses in connection with a claim.	Special benefit: <ul style="list-style-type: none">• Cost of Your Property Managers time: \$500• Cost of defending against a breach of tenancy agreement action: \$500
7. Liability to others	Should you become legally responsible to pay compensation for personal injury or property damage. Sum Insured: \$30,000,000	
8. Government audit costs	Professional costs incurred in connection with: <ul style="list-style-type: none">• An investigation by the Australian Tax Office or other statutory body: \$5,000	Special benefit: <ul style="list-style-type: none">• A record keeping audit: \$1,000

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Disclaimer: The information contained in this document is a summary of cover benefits only and does not form the entire policy. Please read the Product Disclosure Statement (PDS) and Schedule for full details of the terms, conditions and exclusions relating to your policy. Any general advice that may be contained in this document does not take into account your objectives, financial situation or needs. Before making a decision to purchase the product we recommend you consider whether it is appropriate for your circumstances and read the PDS. A copy of the PDS can be obtained by contacting CHU or visiting www.chu.com.au.