

Supplementary Product Disclosure Statement

30 November 2009

This Supplementary Product Disclosure Statement (SPDS) supplements each of the Product Disclosure Statements (PDS) listed in the schedule over the page. This SPDS is to be read together with the PDS for the relevant product and any other SPDS that has been issued with that PDS. QBE Insurance (Australia) Limited (ABN 78 003 191 035, AFSL 239545) and ING General Insurance Pty Limited (ABN 56 072 892 365, AFSL 288160) (ING General Insurance) are the joint issuers of this SPDS and take full responsibility for this SPDS.

The purpose of this SPDS is to update the PDS with information about the change of ownership of ING Australia Limited (ING Australia) and explain how to obtain up to date information in the future.

About ING Australia

ING General Insurance is a wholly owned subsidiary of ING Australia. From May 2002 until late 2009, ING Australia operated as a joint venture between Australia and New Zealand Banking Group Limited (ANZ) and the global ING Group (ING). ANZ recently purchased all of ING Group's shareholding in ING Australia, and now owns 100% of the company. ING Australia now operates as ANZ's Australian specialist wealth management and protection business. ING Australia has a licence to use the ING brand whilst it transitions to a new brand – expected to be by the end of 2010.

How to obtain up to date information

Information in the relevant PDS is subject to change from time to time and may be updated by us. If the change is not materially adverse, we will notify you of such changes via regular investor communications and the ING website at www.ing.com.au. We will issue a SPDS or new PDS if there is a materially adverse change or omission. You can request a paper copy of any updated information at any time. This information will be provided free of charge by contacting Customer Service on 133 665.

ING General Insurance

ING General Insurance, one of the joint issuers of each product, is a subsidiary of ANZ. ANZ is an authorised deposit taking institution (ADI) under the Banking Act 1959. ING General Insurance is not an ADI and its obligations to you do not constitute a deposit or liability of ANZ or any other member of the ANZ Group. Neither ANZ nor any member of ANZ Group stands behind or guarantees ING General Insurance.

Product Name	Date of PDS
ANZ Home Insurance	1 October 2008
ANZ Landlord Insurance	1 October 2008
ANZ Car Insurance	1 October 2008
ANZ Travel Insurance	1 October 2008

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ANZ Landlord Insurance

Product Disclosure Statement and Policy Document

Preparation date: 1 October 2008

Co-Insurers:

ING General Insurance Pty Limited

ABN 56 072 892 365

AFSL 288160

and QBE Insurance (Australia) Limited

ABN 78 003 191 035

AFSL 239545



This is an important document. If you cannot read and understand English, please use an interpreter to explain it to you before entering into this contract of insurance.

Questo è un documento importante. Se non avete una buona conoscenza dell'Inglese, per favore fatevelo spiegare da un interprete prima di concludere un contratto di assicurazione.

Αυτό είναι πολύ σπουδαίο έγγραφο. Αν έχετε δυσκολία με τα Αγγλικά, παρακαλείστε να μεταχειρισθείτε διερμηνέα να σας το εξηγήσει προτού συνάψετε μια ασφαλιστική συμφωνία.

這是一份重要文件。如你不諳英語，在投保前，請先用傳譯員為你解釋保險合約。

ان هذه الوثيقة هامة. إذا كنت لا تجيد الإنكليزية، يُرجى استعمال مترجم كي يشرحها لك قبل أن تدخل طرفاً في عقد تأمين.

Dies ist ein wichtiges Dokument. Falls Sie die englische Sprache nicht beherrschen, lassen Sie es sich von einem Dolmetscher erklären, bevor Sie einen Versicherungsvertrag eingehen.

Đây là một văn kiện quan trọng. Nếu quý vị không thông thạo tiếng Anh, xin vui lòng nhờ thông dịch viên giải thích để quý vị hiểu rõ trước khi ký tên vào hợp đồng bảo hiểm.

Este es un documento importante. Si Ud. No tiene conocimientos sólidos de inglés, pida a un intérprete que le explique el documento antes de contratar el seguro.

នេះគឺជាឯកសារមួយដែលមានសារៈសំខាន់ ។ ប្រសិនបើអ្នកពុំសូវចេះភាសាអង់គេសច្បាស់លាស់ទេ សូមស្នើសុំអ្នកបកប្រែភាសាឲ្យពន្យល់ប្រាប់អ្នកមុនពេលអ្នកយល់ព្រមចុះកិច្ចព្រមព្រៀងធានារ៉ាប់រងណាមួយ ។

ANZ Landlord Insurance PDS

The purpose of this PDS

This combined Product Disclosure Statement and Policy (PDS) document has been designed to help you understand ANZ Landlord Insurance so you can get the most out of your Policy.

This combined PDS and Policy document contains detailed information on ANZ Landlord Insurance, including when you are covered, when you are not covered, and maximum cover limits. We have also included a glossary on pages 55–58 to describe words with a special meaning. To the extent that the content of this PDS could be construed as general advice, it does not take into account your personal objectives, financial situation or needs (“personal circumstances”). You should consider the appropriateness of the information, having regard to your personal circumstances.

When you take out ANZ Landlord Insurance, we agree to provide the cover described in your current Schedule and this combined PDS and Policy document, as well as any Supplementary PDS we may issue. Together, they make up the terms and conditions of your Landlord Insurance contract with us. We recommend that you read them carefully and store them together in a safe place.

Each insurer takes full responsibility for this combined PDS and Policy document.

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Simple application process

If you are taking out a Policy with us for the first time, simply:

Talk to staff at any ANZ branch

Call **13 16 14** weekdays from 8am to 8pm (Sydney time)

If we agree to insure you, you will be provided with a Schedule setting out the details of your Policy.

For 24 hour claims service:

Call **13 16 14**

Why choose ANZ Landlord Insurance?

ANZ Landlord Insurance provides peace of mind and financial protection for your residential investment property, offering a unique range of benefits including:

- › **rental income protection** – we will automatically provide cover for a number of unfortunate instances including:
 - loss of rent due to damage by an insured event
 - loss of rent due to rent default
 - vandalism or malicious damage cover
 - loss of rent due to death of sole tenant
 - associated legal costs
- › **full replacement cover for your buildings** – this means instead of asking customers to estimate their buildings sum insured, we will automatically calculate the replacement value of their buildings at today's prices and we will rebuild the property no matter what the subsequent costs, if it is totally destroyed in an insurable event. In addition, we will automatically cover:
 - professional (architect and surveyor) and legal fees
 - demolition and removal of debris costs
 - alternate temporary accommodation
- › **cover against natural events** (excluding flood)
- › **accidental glass breakage and impact damage**
- › **electrical motor burn out and power surge**
- › **new for old replacement regardless of age**
- › **efficient claims process** – Our 24 hour, 7 days claims assistance service are always ready to help
- › **pay by the month at no extra cost**
- › **bonus reward points** by paying with your ANZ card (ANZ Frequent Flyer Visa, ANZ Rewards Visa and ANZ First/ANZ Gold).

In addition, we will also reward you once you have multiple Policies with us, and for remaining our customer over time. For more information refer to page 53. Discover these benefits and more within this combined PDS and Policy.

Choice of cover

With ANZ Landlord Insurance you can tailor your insurance and take out either a buildings Policy, a contents Policy, or a combined buildings and contents Policy.

Buildings cover

Buildings cover provides cover for loss or damage to buildings resulting from the events listed on pages 5-16. For example, your building will be covered for storm damage.

Contents cover

Contents cover provides cover for a range of events under specific conditions listed on pages 19-29. For example, your carpets will be covered for fire damage.

Your choice of buildings and/or contents cover, will be listed on your current Schedule.

Buildings cover

What buildings we protect

We will cover residential buildings, located at the insured property address listed on your Policy Schedule, their fixtures and fittings and any structural improvements at your rental property.

Buildings cover includes	Buildings cover does not include
Residential buildings, including any professional offices or surgeries in those buildings.	<ul style="list-style-type: none">> A hotel, motel, nursing home, boarding house, buildings of flats or strata titled units.> A building or structure in the course of construction, alteration or substantial repair, or being demolished.> Building materials.
Domestic outbuildings	A caravan, trailer or their accessories.
Fixed coverings to walls, floors and ceilings.	Fixed carpets, curtains or internal blinds (refer to pages 17-18 for contents covered).
Infrastructure for the supply of services, including electricity, gas, water, internet and telephone.	
Items built in, fixed to, or on the buildings, e.g. an in-built air conditioner.	
Blinds or awnings on the outside of the buildings.	
Trees, plants or shrubs growing outdoors in the ground (refer to page 16 for benefits and conditions).	<ul style="list-style-type: none">> Lawn> Plants or trees growing in pots and tubs.> Pathways or driveways made of earth or gravel.
Anything permanently built, constructed or installed on your rental property for domestic purposes, including in-ground swimming pools and spas.	

How much we will pay

When you take out buildings cover based on information you give us when taking out this Policy, we automatically calculate the replacement value of your buildings at today's price. This is called the sum insured and is listed on your Schedule.

We will provide cover for any damage to your buildings up to the sum insured. In the event of a total loss, the amount we will pay will be the total amount required to rebuild your rental property to the condition it was in just before the loss or damage occurred, but not better, and this will not be limited to the sum insured. The specific conditions of when your buildings will be covered are listed on pages 5-13. Any cover we provide is subject to exclusions outlined on pages 32-34.

It is important to note that this Policy does NOT provide cover for flood.

If you make a claim, you must pay any excesses that apply. You will only need to pay this amount once for each event.

When your buildings are protected

The specific conditions when your buildings will be covered are listed in the table below. Any cover we provide is subject to exclusions outlined on pages 32-34.

Cover	We will cover	We won't cover
Accidental glass breakage	Fixed glass in your buildings, including any window tinting or shatter proofing material attached to the glass.	
	Fixed shower bases, basins, sinks, spas, baths and toilets.	
Burglary, break-in, theft or attempted theft	Any loss or damage as a result of a burglary or break-in, or an attempted burglary or break-in. The burglary or break-in, or attempted burglary or break-in, must be reported to the Police.	Loss or damage as a result of a burglary or break-in or an attempted burglary or break-in by: <ul style="list-style-type: none"> › a tenant › somebody who resides at the property › someone else acting on your behalf.
	Loss or damage as a result of theft or attempted theft. The theft or attempted theft must be reported to the Police.	Loss or damage as a result of theft or attempted theft where you share your property with more than one other unrelated person who is not insured under this Policy.

When your buildings are protected (continued)

Cover	We will cover	We won't cover
Burning out (fusion) of an electric motor	Cost to repair or replace your electric motor that forms part of your building if it burns out or fuses.	Cost to repair or replace your electric motor if it is older than 15 years or larger than 3.7 kilowatts (5 h.p.).
Deliberate or intentional acts	Loss or damage as a result of a deliberate or intentional act.	Loss or damage as result of a deliberate or intentional act by you or someone else acting on your behalf.
Earthquake or tsunami	Loss or damage as a result of an earthquake or tsunami. You must pay an additional excess of \$250.	Loss or damage as a result of an earthquake or tsunami if the loss or damage occurs later than 72 hours after the earthquake or tsunami occurring.
Fire or explosion	<p>Loss or damage as a result of a fire or an explosion.</p> <p>Loss or damage caused by a bushfire or grassfire that occurs within 48 hours of the start date of your Policy only if you took out your insurance with us immediately after:</p> <ul style="list-style-type: none"> > another insurance Policy covering the same buildings expired, without a break in cover > the risk passed to you as purchaser of your buildings. 	

When your buildings are protected (continued)

Cover	We will cover	We won't cover
Impact damage	<p>Loss or damage as a result of an impact caused by:</p> <ul style="list-style-type: none"> › an aircraft, spacecraft or satellite, or anything dropped from them › a falling television or radio antenna mast or dish › vehicles or watercraft › an animal or bird that is not kept at your property › a falling tree or part of a tree. 	Loss or damage that is caused by any animal or bird eating, chewing, clawing or pecking.
	Cost of removing and disposing of the fallen tree or parts.	
Landslide or subsidence	<p>Loss or damage as a result of a landslide or subsidence if the loss or damage occurs within 72 hours of:</p> <ul style="list-style-type: none"> › an earthquake or explosion › storm, including rainwater or wind › liquid escaping from a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain. 	Any other erosion, subsidence, landslide or earth movement event.
Lightning or thunderbolt	Loss or damage as a result of a lightning strike or thunderbolt.	

When your buildings are protected (continued)

Cover	We will cover	We won't cover
<p>Loss or damage by a tenant or their visitors</p>	<p>Loss or damage caused by a tenant or their visitors, as a result of:</p> <ul style="list-style-type: none"> › accidental breakage of any: <ul style="list-style-type: none"> – fixed glass in your buildings, including any window tinting or shatter proofing material attached to the glass – fixed shower bases, basins, sinks, spas, baths and toilets › fire or explosion, as described on page 6 › impact by a vehicle › water or liquid that escapes from: <ul style="list-style-type: none"> – a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain – a bath, basin, sauna, spa, shower base or shower wall, sink, toilet or tiled floor that has drainage holes – a washing machine or dishwasher – an aquarium – a waterbed › a deliberate or intentional act, vandalism or a malicious act. 	<p>Damage from a tenant or their visitors or their visitors' pets, scratching, denting, chipping, rubbing, scuffing or chafing any surface.</p> <p>Loss or damage to buildings due to:</p> <ul style="list-style-type: none"> › tenant neglect, carelessness, poor housekeeping or unhygienic living habits › damage occurring during maintenance or repair operations carried out by the tenants or anyone acting on their behalf › damage caused by pets belonging to tenants or their visitors.
<p>Power surge</p>	<p>Power surge to domestic equipment directly caused by an identifiable and verifiable source outside your property including; a lightning strike, an object contacting power lines, the resumption of power following a blackout caused by a storm or unexpected interference with a power company transformer by an animal.</p>	<p>Domestic appliances or domestic equipment more than 15 years from the date of purchase when new.</p> <p>Any power surges caused at the site.</p>

When your buildings are protected (continued)

Cover	We will cover	We won't cover
Rent default and theft by a tenant	<p>Rent default for the weekly amount your rental property is leased for, up to \$5,000 (inclusive of GST), less any excess and bond money that applies, if your tenant:</p> <ul style="list-style-type: none"> › leaves your rental property before the end of the tenancy period of your rental agreement or periodic tenancy agreement, without giving you or your agent notice › is legally evicted from your rental property › stops paying rent owed to you or your agent. 	<p>Rent default if:</p> <ul style="list-style-type: none"> › you have not taken all reasonable steps legally available to you under the Residential Tenancies Act, or other relevant State or Territory Legislation, to remedy non-payment and evict the tenant › the tenant has not breached your rental agreement or periodic tenancy agreement › the rental agreement could have been legally terminated by you › the rent is in arrears at the commencement date of this insurance › you have made a claim under the contents section of this Policy for the same event.
	<p>Will only commence when all rent arrears have been paid, and the tenant has paid a minimum of four consecutive weeks of the agreed rent in accordance with the rental agreement.</p>	<p>If your tenant leaves the building with, or without notice, and you have failed to respond to a 'Notice to Remedy Breach' issued by the tenant to you.</p>
	<p>Up to two weeks rent after a tenant vacates the building without notice when a rental agreement defaults to a 'periodic tenancy agreement'.</p>	
	<p>Up to two weeks rent after the tenant vacates the building when you or your agent issues a notice to leave to a tenant.</p>	<p>When the term of your rental agreement ends.</p>

When your buildings are protected (continued)

Cover	We will cover	We won't cover
<p>Rent default and theft by a tenant (continued)</p>	<p>Theft by a tenant or their visitors only of:</p> <ul style="list-style-type: none"> › any part of your buildings, up to the buildings sum insured, as listed on your Schedule, after deducting any excess that applies, if you have insured your buildings. 	<p>Theft by a tenant if your property does not have a valid tenancy agreement in force at the time of the theft.</p>
	<p>If we have agreed to pay a rent default or theft by a tenant claim we will also cover legal costs as a result of rent default or theft by a tenant, up to \$5,000 (inclusive of GST) you incur to:</p> <ul style="list-style-type: none"> › legally evict a tenant › recover amounts owed to you by a tenant, unless the legal costs are solely to recover excesses that apply to a claim under this Policy › recover amounts for items stolen from your rental property by a tenant or their visitors. <p>We will only pay your legal costs if we agree to pay them and before they are incurred.</p>	
<p>Riots or civil commotion</p>	<p>Loss or damage as a result of riots, civil commotion, or industrial or political disturbances.</p>	

When your buildings are protected (continued)

Cover	We will cover	We won't cover
Storm, rainwater or wind	Loss or damage as a result of storm (including named cyclone), rainwater or wind.	<p>Water entering your buildings:</p> <ul style="list-style-type: none"> › through an opening made for any building, renovation or repair work › because of a structural defect, faulty design or faulty workmanship when your buildings were constructed.
	<p>Loss or damage caused by a named cyclone within 48 hours of the start date of your Policy if you took out your insurance with us immediately after:</p> <ul style="list-style-type: none"> › another insurance Policy covering the same buildings expired, without a break in cover › the risk passed to you as purchaser of your buildings. 	Flood, action by the sea or high water (except tsunami).
	Free-standing fences, including those made of corrugated fibrous material that do not have a supporting frame, but only if they have been installed and constructed according to the manufacturer's specifications.	Swimming pool covers, including solar covers and plastic liners.

When your buildings are protected (continued)

Cover	We will cover	We won't cover
<p>Water or liquid damage (excluding flood)</p>	<p>Loss or damage caused by water or liquid escaping from:</p> <ul style="list-style-type: none"> › a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain › a bath, basin, sauna, spa, shower base or shower wall, sink, toilet or tiled floor that has drainage holes › a washing machine or dishwasher › an aquarium › a waterbed. 	<p>If the damage was caused by liquid that escaped from a bath, basin, sauna, spa, shower base or shower wall we will not repair or replace the bath, basin, sauna, spa, shower base or shower wall.</p>
	<p>Loss or damage caused by water or liquid other than as specified above.</p>	<p>Your buildings for loss or damage caused by:</p> <ul style="list-style-type: none"> › flood › action by the sea or high water (except tsunami) › landslide or subsidence unless we agree to cover the event as described under 'Landslide or subsidence' › water entering your buildings either: <ul style="list-style-type: none"> – through an opening made for any building, renovation or repair work, or – because of a structural defect, faulty design or faulty workmanship when your buildings were constructed.
	<p>Cost of finding where the water or liquid escaped from, including the cost of repairing any damage that occurs while looking for the cause.</p>	<p>Cost of repairing the item that caused the escape of water or liquid.</p>

When your buildings are protected (continued)

Cover	We will cover	We won't cover
Vandalism or a malicious act	Loss or damage as a result of vandalism or a malicious act.	Loss or damage as a result of vandalism or a malicious act by you or someone acting on your behalf. Loss or damage as a result of vandalism or a malicious act by your tenant or their visitors except where provided by the insured event of 'Loss or damage by a tenant or their visitors' as described above.

Additional buildings benefits

ANZ Landlord Insurance includes a range of additional buildings benefits. The amount we will pay is in addition to the sum insured. Any cover we provide is subject to exclusions. If you make a claim for an additional benefit, you will not need to pay an excess.

The amounts we will pay and the limits that apply are listed in the table below.

Additional benefits	We will cover	We won't cover
Debris removal and demolishing	Reasonable costs to demolish and remove any debris resulting from loss or damage to your buildings from an event that we have agreed to cover.	Any costs if the debris occurs as a result of an event we have not agreed to cover.

Additional buildings benefits (continued)

Additional Cover	We will cover	We won't cover
<p>Loss of rent</p>	<p>Any loss of rent equal to the weekly amount as stated on your Rental Agreement or Periodic Tenancy Agreement for up to 12 months and a maximum of \$52,000 if your buildings or sections of your buildings suffer loss or damage and are uninhabitable as a result.</p> <p>If we pay for loss of rent under your buildings cover we will not pay for the same event under your contents cover.</p>	
	<p>When:</p> <ul style="list-style-type: none"> › loss or damage to your buildings occurs as a result of an event as listed in this Policy › access to your rental property is prevented due to loss or damage to other property located near your rental property. 	<p>If your rental property is habitable and you can safely gain access to your rental property.</p>
	<p>Any loss of rent for up to two weeks and \$1,000 (inclusive of GST) after:</p> <ul style="list-style-type: none"> › death of a sole tenant that occurs before the end of the tenancy period of your rental agreement or during a periodic tenancy agreement. Cover will start from the death of the sole tenant › your rental agreement or periodic tenancy agreement is legally terminated by a Residential Tenancies Tribunal or another relevant authority. Cover will start from when the Termination order issued by the Residential Tenancies Tribunal or other relevant authority takes effect. 	<p>If the sole tenant has given you or your agent notice in accordance with the rental agreement or periodic tenancy agreement prior to their death.</p> <p>If your rental property is re-tenanted within the two week period.</p>

Additional buildings benefits (continued)

Cover	We will cover	We won't cover
Mortgagee discharge costs	Reasonable legal costs associated with the discharge of any mortgage you have left owing if you make a claim for the total loss of your buildings as a result of an event we have agreed to cover.	Any associated legal costs if the total loss occurs as a result of an event we have not agreed to cover.
Rebuilding fees	Reasonable costs of employing an architect or surveyor, and also paying any legal fees that arise from the rebuilding, if your buildings suffer total loss or damage as a result of an event we have agreed to cover, and need to be rebuilt as a result.	Any rebuilding costs if the total loss occurs as a result of an event we have not agreed to cover.
Replacing keys and repairs to, and recoding of locks and barrels	Reasonable costs to replace your keys and repair and recode your locks and barrels if a key to an external door or window lock of your building is stolen. The theft must be reported to the Police. We will also pay if the key is lost.	Theft or loss occurs as a result of an event we have not agreed to cover.

Additional buildings benefits (continued)

Cover	We will cover	We won't cover
<p>Sale of your rental property</p>	<p>If you have entered into a contract to sell your property, we will extend your buildings cover to the purchaser until:</p> <ul style="list-style-type: none"> › the contract settlement date › the purchaser insures the rental property › the purchaser becomes liable for damage to the rental property whichever happens first. <p>Your buildings will be covered for Full Building Replacement in the event of a total loss.</p>	<p>This cover will stop immediately if:</p> <ul style="list-style-type: none"> › the sale contract is terminated › your buildings insurance comes to an end.
<p>Trees, plants and shrubs replacement</p>	<p>Cost to replace any trees, plants or shrubs that are stolen, burnt, maliciously damaged, or damaged by a vehicle.</p> <p>Up to \$1,500.</p>	<p>Loss or damage to lawn.</p>

Contents cover

What contents we protect and how much will be paid

We will cover the following household goods that:

- › are not fixed or fitted to buildings
- › you own or are legally responsible for.

When you take out contents cover, you must nominate the replacement value of your contents at today's prices. This is called the sum insured and is listed on your Schedule. Each content item, set, collection or system of items is covered up to the sum insured.

Contents include	Contents cover does not include
Items thinly covered with gold or silver that are not jewellery or watches.	Jewellery and watches.
Carpets, curtains or internal blinds.	
Fixtures and fittings that you have installed if you are the owner of a strata title unit.	Fixtures and fittings that you have installed if you are the owner of a strata title unit that the body corporate or similar body has insured.
Internal ceiling, floors, walls, doors and windows if you are the owner of a strata title unit, if the body corporate or similar body has not insured them.	Internal ceiling, floors, walls, doors and windows if you the owner of a strata title unit, if the body corporate or similar body has insured them.
Household goods	<ul style="list-style-type: none">› Clothing and personal effects.› Unset precious/semi-precious stones.
Furniture and furnishings that are not built-in.	Fixtures, fittings, furniture and furnishings or other personal items owned by the tenant.
Portable domestic appliances that are not built in.	Collections of stamps, money, medals or other collectibles.
Swimming pools, saunas and spas that are not built-in and their accessories.	Animals, including birds and fish.

What contents we protect and how much will be paid (continued)

Contents include	Contents cover does not include
	Battery-powered items including: <ul style="list-style-type: none"> > audio visual equipment > camera equipment, including accessories and unprocessed film > electronic diaries > GPS (Global Positioning System device) > mobile, Satellite or portable phones > portable computers > portable media players.
Plants and trees growing outdoors in pots or tubs.	Plants and trees growing outdoors in the ground.
Lawn mowers including ride-on mowers.	Pedal cycles, motorcycles, mini-bikes, caravans, trailers, aircraft, watercraft, motor vehicles and their accessories.
	Sporting equipment
	Consumables owned by the tenant.
	Money and negotiable documents.

When your contents are protected

The specific conditions when your contents will be covered are listed in the table below. Any cover we provide is subject to exclusions outlined on pages 32-34.

Cover	We will cover	We won't cover
Burglary, break-in, theft or attempted theft	Loss or damage as a result of a burglary or break-in, or an attempted burglary or break-in. The burglary or break-in, or attempted burglary or break-in, must be reported to the Police.	Loss or damage as a result of a burglary or break-in or attempted burglary or break-in by: <ul style="list-style-type: none"> › a tenant › somebody who resides at the property › someone else acting on your behalf.
	Loss or damage as a result of theft or attempted theft. The theft or attempted theft must be reported to the Police.	Loss or damage as a result of theft or attempted theft where you share your property with more than one other unrelated person who is not insured under this Policy.
Burning out (fusion) of an electric motor	Cost to repair or replace your electric motor if it burns out or fuses.	Cost to repair or replace your electric motor if it is older than 15 years old or larger than 3.7 kilowatts (5 h.p.).
Deliberate or Intentional acts	Loss or damage as a result of a deliberate or intentional act.	Loss or damage as result of a deliberate or intentional act by you or someone else acting on your behalf.
Earthquake or tsunami	Loss or damage as a result of an earthquake or tsunami. You must pay an additional excess of \$250.	Loss or damage as a result of an earthquake if the loss or damage occurs later than 72 hours after the earthquake or tsunami occurring.

When your contents are protected (continued)

Cover	We will cover	We won't cover
Fire or explosion	Loss or damage as a result of a fire or an explosion.	
	<p>Loss or damage caused by a bushfire or grassfire that occurs within 48 hours of the start date of your Policy only if you took out your insurance with us immediately after:</p> <ul style="list-style-type: none"> › another insurance Policy covering the same contents expired, without a break in cover › the risk passed to you as purchaser of your buildings. 	
Impact damage	<p>Loss or damage as a result of an impact caused by:</p> <ul style="list-style-type: none"> › an aircraft, spacecraft or satellite, or anything dropped from them › a falling television or radio antenna mast or dish › vehicles or watercraft › an animal or bird that is not kept at your property › a falling tree or part of a tree. 	Loss or damage that is caused by any animal or bird eating, chewing, clawing or pecking.
	Cost of removing and disposing of the fallen tree or parts.	

When your contents are protected (continued)

Cover	We will cover	We won't cover
<p>Landslide or subsidence</p>	<p>Loss or damage as a result of a landslide or subsidence if the loss or damage occurs within 72 hours of:</p> <ul style="list-style-type: none"> › an earthquake or explosion › storm, including rainwater or wind › liquid escaping from a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain. 	<p>Any other erosion, subsidence, landslide or earth movement event.</p>
<p>Lightning or thunderbolt</p>	<p>Loss or damage as a result of a lightning strike or thunderbolt.</p>	
<p>Loss or damage by a tenant or their visitors</p>	<p>Loss or damage caused by a tenant or their visitors, as a result of:</p> <ul style="list-style-type: none"> › accidental breakage of any: <ul style="list-style-type: none"> – fixed glass in your buildings, including any window tinting or shatter proofing material attached to the glass – fixed shower bases, basins, sinks, spas, baths and toilets › fire or explosion, as described on page 20 › impact by a vehicle › water or liquid that escapes from: <ul style="list-style-type: none"> – a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain – a bath, basin, sauna, spa, shower base or shower wall, sink, toilet or tiled floor that has drainage holes – a washing machine or dishwasher – an aquarium – a waterbed › a deliberate or intentional act, vandalism or a malicious act. 	<p>Damage from a tenant or their visitors or their visitors' pets, scratching, denting, chipping, rubbing, scuffing or chafing any surface.</p> <p>Loss or damage to contents due to:</p> <ul style="list-style-type: none"> › tenant neglect, carelessness, poor housekeeping or unhygienic living habits › damage occurring during maintenance or repair operations carried out by the tenants or anyone acting on their behalf › damage caused by pets belonging to tenants or their visitors.

When your contents are protected (continued)

Cover	We will cover	We won't cover
Power surge	Power surge to domestic equipment directly caused by an identifiable and verifiable source outside your property including; a lightning strike, an object contacting power lines, the resumption of power following a blackout caused by a storm or unexpected interference with a power company transformer by an animal.	Domestic appliances or domestic equipment more than 15 years from the date of purchase when new. Any power surges caused at the site.
Rent default and theft by a tenant	<p>Rent default for the weekly amount your rental property is leased for, up to \$5,000 (inclusive of GST), less any excess and bond money that applies, if your tenant:</p> <ul style="list-style-type: none"> › leaves your rental property before the end of the tenancy period of your rental agreement or periodic tenancy agreement, without giving you or your agent notice › is legally evicted from your rental property › stops paying rent owed to you or your agent. 	<p>Rent default if:</p> <ul style="list-style-type: none"> › you have not taken all reasonable steps legally available to you under the Residential Tenancies Act, or other relevant State or Territory Legislation, to remedy non-payment and evict the tenant › the tenant has not breached your rental agreement or periodic tenancy agreement › the rental agreement could have been legally terminated by you › the rent is in arrears at the commencement date of this insurance › you have made a claim under the building section of this Policy for the same event.
	Will only commence when all rent arrears have been paid, and the tenant has paid a minimum of four consecutive weeks of the agreed rent in accordance with the rental agreement.	If your tenant leaves the building with, or without notice, and you have failed to remedy a 'Notice to Remedy Breach' issued by the tenant to you.

When your contents are protected (continued)

Cover	We will cover	We won't cover
Rent default and theft by a tenant (continued)	Up to two weeks rent after a tenant vacates the building without notice when a rental agreement defaults to a 'periodic tenancy agreement'.	
	Up to two weeks rent after the tenant vacates the building when you or your agent issues a notice to leave to a tenant.	When the term of your rental agreement ends.
	Theft by a tenant or their visitors only of: <ul style="list-style-type: none"> › your contents, up to the contents sum insured, as listed on your Schedule, after deducting any excess that applies, if you have insured your contents. 	Theft by a tenant if your property does not have a valid tenancy agreement in force at the time of the theft.
	If we have agreed to pay a rent default or theft by a tenant claim we will also cover legal costs as a result of rent default or theft by a tenant, up to \$5,000 (inclusive of GST) you incur to: <ul style="list-style-type: none"> › legally evict a tenant › recover amounts owed to you by a tenant, unless the legal costs are solely to recover excesses that apply to a claim under this Policy › recover amounts for items stolen from your rental property by a tenant or their visitors. We will only pay your legal costs if we agree to pay them and before they are incurred.	

When your contents are protected (continued)

Cover	We will cover	We won't cover
Riots or civil commotion	Loss or damage as a result of riots, civil commotion, or industrial or political disturbances.	
Storm, rainwater or wind	Loss or damage as a result of storm (including named cyclone), rainwater or wind.	<p>Water entering your buildings:</p> <ul style="list-style-type: none"> › through an opening made for any building, renovation or repair work › because of a structural defect, faulty design or faulty workmanship when your buildings were constructed. <p>Flood action by the sea or high water (except tsunami).</p>
	<p>Loss or damage caused by a named cyclone within 48 hours of the start date of your Policy if you took out your insurance with us immediately after:</p> <ul style="list-style-type: none"> › another insurance Policy covering the same contents expired, without a break in cover › the risk passed to you as purchaser of your buildings. 	Swimming pool covers, including solar covers and plastic liners.
		Trees, plants and shrubs except for the cost of removal of storm damaged trees, plants and shrubs.

When your contents are protected (continued)

Cover	We will cover	We won't cover
Vandalism or a malicious act	Loss or damage as a result of vandalism or a malicious act.	<p>Loss or damage as a result of vandalism or a malicious act by you or someone acting on your behalf.</p> <p>Loss or damage as a result of vandalism or a malicious act by your tenant or their visitors except where provided by the insured event of "Loss or damage by a tenant or their visitors" as described above.</p>
Water or liquid damage	<p>Loss or damage caused by water or liquid escaping from:</p> <ul style="list-style-type: none"> › a fixed pipe or an object attached to a pipe, fixed gutter, fixed tank or a drain › a bath, basin, sauna, spa, shower base or shower wall, sink, toilet or tiled floor that has drainage holes › a washing machine or dishwasher › an aquarium › a waterbed. 	If the damage was caused by liquid that escaped from a bath, basin, sauna, spa, shower base or shower wall we will not repair or replace the bath, basin, sauna, spa, shower base or shower wall.

When your contents are protected (continued)

Cover	We will cover	We won't cover
Water or liquid damage (continued)	Loss or damage caused by water or liquid other than as specified above.	Your contents for loss or damage caused by: <ul style="list-style-type: none"> › flood › action by the sea or high water (except tsunami) › landslide or subsidence unless we agree to cover the event as described under 'Landslide or subsidence' › water entering your buildings: <ul style="list-style-type: none"> – through an opening made for any building, renovation or repair work – because of a structural defect, faulty design or faulty workmanship when your buildings were constructed.
	Cost of finding where the water or liquid escaped from, including the cost of repairing any damage that occurs while looking for the cause.	Cost of repairing the item that caused the escape of water or liquid.

Additional contents benefits

ANZ Landlord Insurance includes a range of additional contents benefits. The amount we will pay is in addition to the sum insured. Any cover we provide is subject to exclusions. If you make a claim for an additional benefit, you will not need to pay an excess.

The amounts we will pay and the limits that apply are listed in the table below.

Additional benefits	We will cover	We won't cover
<p>Debris removal and demolishing</p>	<p>Reasonable costs to demolish and remove any debris resulting from loss or damage to your contents from an event that we have agreed to cover.</p> <p>Up to 10% of the contents sum insured, paid in addition to the sum insured.</p>	
<p>Increase in sum insured</p>	<p>If we agree to pay you for a loss to your contents for the total sum insured, we will increase your contents sum insured by the amount the Consumer Price Index (CPI) (all groups) has increased since you took out your Policy, up to the time of loss.</p> <p>Where claims are made for less than the sum insured, you will be fully insured again for your contents for the amounts shown on your Schedule.</p> <p>Where a claim is for a total loss and we pay you the sum insured, then your Policy comes to an end, subject to any continuing liability cover and no refund of your premium is due.</p>	

Additional contents benefits (continued)

Additional benefits	We will cover	We won't cover
<p>Loss of rent</p>	<p>Any loss of rent equal to the weekly amount as stated on your Rental Agreement or Periodic Tenancy Agreement for up to 12 months and a maximum of \$52,000 if your buildings or sections of your buildings suffer loss or damage and are uninhabitable as a result.</p> <p>If we pay for loss of rent under your buildings cover we will not pay for the same event under your contents cover.</p>	
	<p>When:</p> <ul style="list-style-type: none"> › loss or damage to your contents occurs as a result of an event as listed in this PDS › access to your rental property is prevented due to loss or damage to other property located near your rental property. 	<p>If your rental property is habitable and you can safely gain access to your rental property.</p>
	<p>Any loss of rent for up to two weeks and \$1,000 (inclusive of GST) after:</p> <ul style="list-style-type: none"> › death of a sole tenant that occurs before the end of the tenancy period of your rental agreement or during a periodic tenancy agreement. Cover will start from the death of the sole tenant › your rental agreement or periodic tenancy agreement is legally terminated by a Residential Tenancies Tribunal or another relevant authority. Cover will start from when the Termination order issued by the Residential Tenancies Tribunal or other relevant authority takes effect. 	<p>If the sole tenant has given you or your agent notice in accordance with the rental agreement or periodic tenancy agreement prior to their death.</p> <p>If your rental property is re-tenanted within the two week period.</p>

Additional contents benefits (continued)

Additional benefits	We will cover	We won't cover
Replacing keys and repairs to, and recoding of locks and barrels	Reasonable costs to replace your keys and repair and/or recode your locks and barrels if a key to an external door or window lock of your building is stolen. The theft must be reported to the Police. We will also pay if the key is lost.	Theft or loss occurs as a result of an event we have not agreed to cover.

Liability cover

We will cover your legal liability as a result of any event listed below that causes loss or damage to someone else's property, or death or bodily injury to other people, occurring at the insured property address listed on your Policy Schedule during your period of insurance.

Please note, any cover we provide is subject to exclusions (refer to page 32–34).

General

We will pay up to \$20 million, including any legal costs that must be paid to defend the claim and any costs awarded against you.

We will cover	We won't cover
The amount you have to pay as owner of the buildings if you have insured your buildings.	<ul style="list-style-type: none">› Any ownership of land, building or structures other than the land and buildings insured by this Policy.› If you have only insured your contents we will not cover you for any amount you have to pay as owner of your buildings.
The amount you have to pay as owner of your contents, or occupier of your part of the building if you have insured your contents and you own part of the building that has been subdivided.	
The amount you have to pay because of any defect in your contents if you have insured your contents.	
The amount you have to pay for damage to property while it is in the car park if you provide a car park for your tenant or their visitors to use.	

When your buildings are a total loss

For buildings Policies, we will continue to insure you for up to six months from date of total loss. Please note, this cover is not available for contents Policies.

We will cover	We won't cover
If your buildings are a total loss, we will continue liability cover for any amount you have to pay as owner of the buildings for up to six months from the date your buildings were destroyed.	This cover will stop immediately if: <ul style="list-style-type: none"><li data-bbox="588 523 977 550">› construction commences at the property<li data-bbox="588 563 759 590">› you sell the land<li data-bbox="588 603 1024 662">› you take out a new buildings insurance Policy for the property.

Exclusions to your cover

Any cover we provide is subject to the following exclusions:

- › buildings and contents cover and additional benefits
- › liability
- › general (these apply to all covers).

Buildings and contents and additional benefits cover

We will not cover any loss or damage as a result of, or caused by:

- › settling, shrinkage or any movement of earth
- › settling, shrinkage or expansion in buildings, foundations, walls or pavements
- › erosion, rust, corrosion, gradual deterioration, depreciation, wear or tear
- › vermin, birds or insects
- › roots from trees, plants, shrubs or grass
- › any process of cleaning involving the use of chemicals other than domestic household chemicals
- › a defect in an item, structural defects, or faulty workmanship or design
- › breakage of mirrors, glassware, crystal, crockery or china while they are being used, cleaned or carried by hand
- › mechanical or electrical breakdown other than an electric motor burning out, unless the breakdown results in damage to your buildings or contents.

Liability cover

We will not cover any:

- › personal injury to you, or any member of your family who normally lives with you, or anyone else who normally lives with you
- › personal injury to any person you employ where that injury arises from their employment with you
- › loss or damage to property that belongs to you, or is under your control, or any member of your family who normally lives with you, or anyone else that normally lives with you
- › loss or damage to property that belongs to any person you employ where that loss or damage arises from their employment with you
- › penalties, fines or awards of aggravated, exemplary or punitive damages made against you.

We will not cover any liability as a result of, or arising from:

- › any alterations, repairs, renovations or additions to your buildings that cost more than \$75,000 (inclusive of GST)
- › any alterations, servicing, repairing or any additions to lifts, escalators or hoists, including anything that is part of a lift, escalator or hoist
- › any disease that is transmitted by you, or any member of your family who normally lives with you
- › any business, profession, trade or occupation carried out by you, unless the liability is as a result of, or arising from, you managing the buildings and their surrounds
- › any agreement or contract you enter into, however if you would have been liable without the agreement or contract, we will pay for that liability
- › the use, removal of, or exposure to any asbestos product or products containing asbestos
- › the use of a motor vehicle, motorcycle, mini-bike, caravan, trailer, aircraft or watercraft, however we will cover liability that arises from ride-on mowers
- › servicing, repairing or maintaining any vehicle
- › the erection or demolition of buildings
- › vibration or interference with the support of the land, buildings or other property
- › the discharge, release or escape of any pollutants
- › the removal, neutralising or cleaning up of pollutants
- › any act of libel or slander.

General exclusions

We will not cover any loss or damage, or liability as a result of, or arising from:

- › any event that does not occur within your period of insurance
- › war or warlike activity, however war does not need to be declared
- › hostilities, rebellion, insurrection or revolution
- › contamination or pollution by chemical and/or biological, radioactive and/or nuclear agents, which results from an act of terrorism
- › lawful destruction or confiscation of your property
- › anything nuclear or radioactive
- › mildew, mould, atmospheric or climatic conditions
- › damage to a heating element, however we will pay for any loss or damage as a result of damage to a heating element
- › deliberate or intentional acts by you, or anyone acting for you, to cause loss, damage or injury
- › **flood or storm surge**
- › erosion, the action of the sea, tidal wave or high water, unless the loss or damage is the result of a tsunami.

Your premium

How we calculate your premium

Your premium, including any taxes and charges, will be featured on your Schedule. We will base your premium on:

- › the type and frequency of claims that you have made
- › your insurance history
- › your sum(s) insured
- › the excess
- › the type, location, construction and age of your buildings or contents.

Premiums are also subject to Commonwealth and State taxes and/or charges, including GST and stamp duty, which will be listed on your Schedule.

You may qualify for rebates on your premium. To find out how refer to page 53.

How to pay your premium

We offer a range of convenient payments options. You can pay your premium in:

- › one lump sum by credit card or direct debit, or
- › monthly instalments by credit card or direct debit, at no extra cost.

Problems with paying your premium

If you cannot pay your premium, please contact ANZ Insurance Centre immediately on 13 16 14, weekdays from 8am to 8pm (Sydney time).

We may cancel your Policy if:

- › you do not pay your premium
- › you pay your premium by instalments and you are more than one month behind.

If you pay by instalments, we may refuse to pay a claim if at least one instalment of the premium is overdue for one month or more.

Your Policy

How to renew your Policy

Before your current Policy expires, we may send you an offer to renew your insurance. This offer will include an updated Schedule and provide a premium based on the information contained in your current Policy.

You will then need to review the proposed Policy and premium. If you have any questions or would like to change your cover, you will need to call 13 16 14, weekdays from 8am to 8pm (Sydney time).

If you accept the conditions of the new Policy, you then need to pay your premium. If you paid your last premium by instalments, we will continue to deduct payments from your nominated account. If you paid your last premium in one lump sum, we must receive your payment by the due date, otherwise your buildings or contents will not be insured.

How to change your Policy

It's important that all the details in your Policy are current and correct so we have tried to make it as easy as possible for you.

Step 1 – Contact us to change your Policy or update your details

Call ANZ Insurance Centre on 13 16 14, weekdays from 8am to 8pm (Sydney time).

Step 2 – Check the changes

After we update your details, you will be sent an Endorsement Schedule. This Schedule includes any changes or variations you have requested and we have agreed to, and any conditions we may have applied to that agreement including any change in premium.

Step 3 – Pay your premium if it has increased

We will tell you if your premium has increased. If you pay your premium by instalments, we will adjust your instalments and continue to deduct the new amount from your nominated account. If you pay your premium in one lump sum, we must receive your additional payment within one month.

How to cancel your Policy

If you want to cancel your Policy, call ANZ Insurance Centre on 13 16 14, weekdays from 8am to 8pm (Sydney time). We may need your cancellation request in writing. If you cancel your Policy before it ends, we will refund an amount for the unused premium.

Cooling off period

You have the right to cancel your Policy during the 21 day cooling off period, after its commencement, provided no claim has been made within this period. If you cancel your Policy within this period, we will return to you any premiums you have paid us.

Claims

How to make a claim

To help us make the claims process as easy as possible for you, follow these simple steps for buildings or contents claims:

Make sure you have all the relevant information to support your claim

We will need:

- › contact details of any other people involved in the event, including their name, current residential address and who they are insured with
- › any letters, notices or court documents about the event within 72 hours of receiving them
- › the Event Report Number for any claims in relation to theft, attempted theft, vandalism or a malicious act. The Police will provide you with this number when you report the event to them.

Call us on 13 16 14 (24 hours, 7 days) to make a claim

Our Claims Assistance Service is open 24 hours, 7 days a week so we can give you immediate advice and assistance with your claim. You will need to make your claim as soon as possible as any delays may reduce the amount that we can pay, or prevent us from paying a claim.

To help us assess your claim when you call, we will ask you a range of questions and you may need to provide:

- › proof of ownership
- › an inspection of your buildings or contents
- › quotes from a repairer.

If you need emergency repairs

If you need to make emergency repairs, we will arrange assistance through our preferred repairers and suppliers.

Excesses that may apply when you make a claim

An 'excess' is your contribution towards the cost of a claim. We will tell you if you need to pay an excess when you make a claim.

The type of excess that applies to your Policy and the amount of that excess will be listed on your Schedule. You may need to pay more than one type of excess when you make a claim. When a claim is made for what we identify as one or more separate events, you will need to pay any excesses that apply for each separate event we have identified.

You will only need to pay this amount once when you make a claim.

Your excess will be increased by \$250 for any loss or damage that occurs as a result of an earthquake or tsunami.

Your excess will be increased by \$250 for any loss or damage that occurs as a result of:

- › deliberate or intentional acts, or vandalism or malicious acts by your tenants or their visitors
- › your tenant leaving before the end of the tenancy period without giving notice
- › your tenant ceasing to pay rent
- › your tenant being evicted from your buildings
- › the theft of any part of your buildings or contents by your tenants or their visitors.

Bond money we may deduct when you make a claim

We will reduce the amount we will pay for loss or damage to your building or contents, rent default or legal expenses by any bond money that you are entitled to use to pay for or reduce the cost of any loss or damage.

How we settle a buildings claim

We will decide how we will settle your claim

If your buildings suffer damage, we will decide whether to:

- › repair
- › rebuild
- › pay you the cost to repair or rebuild that part of your buildings that suffered damage.

What happens if we decide to repair your buildings

If we decide to repair your building(s), we will:

- › only repair the part or parts of your building(s) that actually sustained damage, including damaged portions of fixed coverings to walls, floors and ceilings, in the rooms, halls or passages where the damage occurred to a condition as close as possible to when new, but not better
- › try to match any material used to repair your building(s) with the original materials or nearest equivalent available to the original materials
- › ensure your building(s) comply with government and local authority bylaws
- › allow you to choose your own repairer or tradesman, or we can help you to find one; we may decide not to accept your chosen repairer if the quote and credentials are not acceptable
- › deal directly with the repairer or tradesperson concerning payment.

Note: If repairs do not start within six months of the acceptance of your claim, you may have to pay any increase in costs caused by your delay.

What happens if we decide to rebuild your buildings in the event of a total loss

If we decide to rebuild your building(s) in the event of a total loss, we will:

- › rebuild your building(s) to a condition as close as possible to when new, but not better
- › ensure your building(s) comply with government and local authority bylaws
- › allow you to choose your own repairer or tradesman, or we can help you to find one; we may decide not to accept your chosen repairer if the quote and credentials are not acceptable
- › deal directly with the repairer or tradesperson concerning payment.

You may choose to have the building replaced at another site, but we will not pay more than the Full Building Replacement cost would have been at the original site.

Note: If rebuilding does not start within six months of the acceptance of your claim, you may have to pay any increase in costs caused by your delay.

What happens if we decide to pay you the cost to repair or rebuild your buildings

If we decide to pay you the cost to repair or rebuild your building(s) we will:

- › pay you the cost of repairing your building(s) to a condition as close as possible to when new, but not better

- › pay you the full replacement cost of rebuilding your building(s) to a condition as close as possible to when new, but not better, in the event of a total loss
- › deduct any:
 - excess
 - unpaid premium
 - input tax credit you would have been entitled to under A New Tax System (Goods and Services Tax) Act 1999 if you had paid to repair or rebuild your buildings.

If we pay you the full replacement cost of your building(s) after a total loss, then your Policy comes to an end, subject to any continuing liability cover and no refund of your premium is due.

You must pay any excesses that apply

If you make a claim, you will need to pay any excesses that apply. Please refer to your current Schedule to find out the excess that may apply.

If you are claiming for any loss or damage that occurs as a result of:

- › a deliberate or intentional act, or vandalism or a malicious act by a tenant or their visitors, you will need to pay an additional excess of \$250
- › an earthquake or tsunami, you will need to pay an additional excess of \$250. The loss or damage must occur within 72 hours of the earthquake or tsunami occurring.

We will tell you if you need to pay any excess to us or to the builder. If we choose to pay you, we may deduct the amount of excess from the amount we settle your claim for.

See also 'Liability cover – When your buildings are a Total Loss' on page 31.

Full Building Replacement cover will not apply if we determine the building to be in poor condition at the time of a claim. In this case, we will determine a reasonable allowance to be deducted from the claim settlement, based on the condition of the building or that part of the building that is in poor condition.

When a claim is made for what we identify as one or more separate events, you will need to pay any excesses that apply for each separate event we have identified. Excesses that may apply will be listed on your current Schedule.

If you are entitled to use bond money

We will reduce the amount we will pay for loss or damage to your buildings by any bond money you are entitled to use to pay for or reduce the cost of any loss or damage.

How we settle a contents claim

We will decide how we will settle your claim

If your contents suffer loss or damage, we will decide whether to:

- > repair an item
- > replace an item
- > pay you the cost to repair or replace the item.

If we do any of the above, we will pay up to the:

- > contents sum insured as listed on your Schedule
- > maximum amount per item, set, pair, collection or system.

If the item is part of a pair, set, collection or system, we will only cover the value of the item itself. However, the most we will pay is the value of the item as a proportion of the combined pair, set, collection or system.

You must pay any excesses that apply

If you make a claim, you will need to pay any excesses that apply. Please refer to your current Schedule to find out the excess that may apply.

If you are claiming for any loss or damage that occurs as a result of:

- > a deliberate or intentional act, or vandalism or a malicious act by a tenant or their visitors, you will need to pay an additional excess of \$250
- > an earthquake or tsunami, you will need to pay an additional excess of \$250. The loss or damage must occur within 72 hours of the earthquake or tsunami occurring.

We will tell you if you need to pay any excess to us or to the supplier. If we choose to pay you, we may deduct the amount of excess from the amount we settle your claim for.

You will need to only pay one excess for one event, even though you may have a claim under more than one section of this Policy.

If you are entitled to use bond money

We will reduce the amount we will pay for loss or damage to your contents by any bond money that you are entitled to use to pay for or reduce the cost of any loss or damage.

If we decide to repair your contents

We will repair the damaged item to the condition it was when new. If the item we are repairing is part of a pair, set, collection or system, we will only cover the part of the pair, set, collection or system that was damaged.

If we decide to replace your contents

We will replace the item with the nearest equivalent new item. However, we will:

- › only replace wall, floor and ceiling coverings, including carpets, internal blinds and curtains, in the room, hall or passage where the loss or damage occurred
- › not pay to re-carpet adjoining rooms, or your entire rental property.

Any salvage becomes our property.

If we decide to pay you the cost to repair or replace your contents

We will pay you the fair and reasonable costs to repair or replace your contents, after deducting any:

- › excess
- › unpaid premium
- › input tax credit you would have been entitled to under A New Tax System (Goods and Services Tax) Act 1999 if you had paid to repair or replace your contents.

We will only pay the cost of replacing an item that is part of a pair, set, collection or system, even though the pair, set, collection or system to which it belongs is less valuable because it is incomplete.

Any salvage becomes our property.

How we settle a loss of rent claim

If we decide to pay your loss of rent claim

We will pay you loss of rent equal to the weekly amount as stated on your rental agreement or periodic tenancy agreement for up to 12 months. The most we will pay is \$52,000.

If we decide to pay your death of a sole tenant claim

We will pay you up to two weeks rent. The most we will pay is \$1,000 (inclusive of GST).

You must pay any excesses that apply

You will need to only pay one excess for one event, even though you may have a claim under more than one section of this Policy.

How we settle a rent default claim

If we decide to pay your rent default claim

We will pay you the rent default up to \$5,000 (inclusive of GST). We will calculate the rent default based on the:

- › weekly amount your rental property is leased for under your rental agreement or periodic tenancy agreement
- › number of weeks in rent default.

You must pay any excesses that apply

If you make a claim, you will need to pay any excess that applies to your building or contents. The amount of your excess is shown on your Schedule.

Your excess will be increased by \$250 for any claim that arises from a tenant:

- › leaving your buildings
- › ceasing to pay rent
- › being evicted from your buildings.

If you are entitled to use bond money

We will pay you the cost of the rent default and any legal expenses. We will reduce this amount by the amount of any bond money remaining after deducting any allowable re-letting expenses and any other costs or expenses you are legally entitled to. However, if a tribunal orders the refund of the bond money to the tenant, on the grounds of hardship, an excess equal to four weeks rent will apply to your claim.

How we settle a theft by a tenant claim

If we decide to pay your theft by a tenant claim

Refer to:

- › ‘How we settle a buildings claim’ on page 39
- › ‘How we settle a contents claim’ on page 42.

You must pay any excesses that apply

If you make a claim, you will need to pay any excess that applies and is shown on your Schedule.

Your excess will be increased by \$250 for any claim arising from the theft of any part of your buildings or your contents by your tenant or their visitors.

When a claim is made for what we identify as one or more separate events, you will need to pay any excesses that apply for each separate event we have identified.

Customer complaints

How to resolve a complaint or dispute

Call us

If you have a complaint, the first thing you should do is speak to the ANZ Insurance Centre on 13 16 14, weekdays from 8am to 8pm (Sydney time). If the ANZ Insurance Centre or claims officer are unable to resolve the matter for you, you can speak to a manager. If you are not satisfied with the decision, you can seek a review.

If your complaint relates specifically to a claim, you should speak with the claims officer managing your claim or call our 24 hours Claims Service on 13 16 14.

Seek a review

If the matter is not resolved after speaking with a manager, your complaint will be referred to an internal dispute resolution team who will conduct a review of your dispute. We will advise you of the results of your review within 15 working days of your request. If you are still not satisfied with the decision, you can seek an external review.

Seek an external review

If you are dissatisfied with our decision or the way we handled your complaint, you can seek an external review of the decision. The dispute resolution area will provide you with information about the options available to you, such as referring you to the external dispute resolution scheme administered by the Financial Ombudsman Service, the details for which are:

Address: GPO Box 3
Melbourne Victoria 3001
Phone : 1300 780 808
Email: info@fos.org.au
Website: www.fos.org.au

For further information about the complaint or dispute resolution procedures, please contact us on 13 16 14, weekdays from 8am to 8pm (Sydney time).

Our commitment to you

The General Insurance Code of Practice

We support the General Insurance Code of Practice. The Code aims to:

- › promote more informed relations between insurers and their customers
- › improve consumer confidence in the general insurance industry
- › provide better mechanisms for the resolution of complaints and disputes between insurers and their customers
- › commit insurers and the professionals they rely upon to higher standards of customer service.

You can get a copy of the Code from the Insurance Council of Australia website, www.insurancecouncil.com.au

Cooling off period

There is a cooling off period which lets you cancel your Policy within 21 days, after its commencement, with a full refund of your premium, provided no claims are made during this time.

Privacy

ING

For a copy of ING's privacy statement, please refer to www.ing.com.au.

QBE

The Privacy Act 1988 contains National Privacy Principles which requires us to tell you to provide us with certain personal information. We are committed to safeguarding this information in accordance with the Privacy Act 1988. We need to collect, use and disclose your personal information in order to consider your application, to provide the cover you have chosen and to handle any claims. You can choose not to give us some or all of your personal information, but this may affect our ability to provide you with cover.

We, or our authorised agent(s), may disclose your personal information:

- › to any person authorised by you
- › to a mail house (for the purpose of printing and/or delivery of your mail or processing mail you have sent us)
- › to an organisation who provides you with banking facilities (for the purpose of confirming the reasons for payment made by you to us)

- › to an insurance agent who is arranging your insurance (for the purpose of confirming your personal and insurance details)
- › to another person named as a co-insured on your Policy (for the purpose of confirming if full disclosure has been made to us)
- › to another insurer (to assess insurance risks or to assist with an investigation) or to another insurer or re-insurer who may be located overseas (for the purpose of seeking recovery from them)
- › to a records management company (for the purpose of recording or storing our records which may contain your personal information)
- › to an external dispute resolution organisation (for the purpose of resolving a dispute between us or between ourselves and a third party)
- › to a market research company (for the purposes of conducting marketing research on our behalf)
- › to our related entities so that they can also offer you products and services.

In addition to the above, in the event of a claim we or our authorised agent(s) may disclose your personal information:

- › to a repairer or supplier (for the purpose of repairing or replacing your insured items)
- › to an assessor or investigator (for the purpose of assessing your claim)
- › to a lawyer or a recovery agent (for the purpose of defending an action by a third party against you or for recovering our costs including your excess or seeking a legal opinion regarding the acceptance of a claim)
- › to an insurance reference bureau (for the purpose of recording any claims you make on your Policy)
- › to a witness to a claim (for the purpose of obtaining a witness statement)
- › to another party in a claim (for the purpose of obtaining a statement from them or seeking recovery from them or to defend an action by a third party).

Personal information may also be obtained about you from the above people or organisations. In addition we will:

- › give you an opportunity to obtain access to your personal information and when necessary, correct any errors to this information. Generally we will do this without restriction or charge
- › provide our dispute resolution procedures to you in respect of any complaint you may have regarding your personal information.

For further information about QBE's Privacy Policy or access to your personal information, please contact:

The Compliance Manager
QBE Insurance (Australia) Limited

Address: GPO Box 82
Sydney NSW 2001

Phone: (02) 9375 4656

Fax: (02) 8275 9022

Email: compliance.manager@qbe.com

Updating our PDS

We may update the information contained in this PDS when necessary. A paper copy of any updated information is available to you at no cost by calling us. We will issue you with a new PDS or a Supplementary PDS, where the update is to rectify a misleading or deceptive statement or an omission, which is materially adverse from the point of view of a reasonable person.

Your responsibilities to us

Your duty of disclosure

Before you enter into a contract of insurance with an insurer, you have a duty, under the Insurance Contracts Act 1984, to disclose to the insurer every matter that you know, or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and, if so, on what terms. You have the same duty to disclose those matters to the insurer before you extend, vary or reinstate a contract of insurance. Your duty however does not require disclosure of a matter:

- › that diminishes the risk to be undertaken by the insurer
- › that is of common knowledge
- › that your insurer knows or, in the ordinary course of his/her business, ought to know
- › as to which compliance with your duty is waived by the insurer.

New business

What you must tell us

In addition to the duty set out above, you will be asked certain questions when applying for a Policy. When answering these questions, you must be honest and you have a duty under the law to tell us anything:

- › known to you
- › which a reasonable person in the circumstances would include in answer to any question.

We will use your answers to help us decide whether to insure you and anyone else under this Policy, and on what terms.

Who needs to tell us

It is important that you understand you are answering the questions in this way on behalf of yourself and anyone else that you want to be covered by the Policy.

If you do not tell us

If you do not answer our questions in this way, we may reduce or refuse to pay a claim, or cancel the Policy. If you answer our questions fraudulently, we may refuse to pay a claim and treat the Policy as never being in place.

Renewal, variation, reinstatement or extension

When your Policy is renewed, varied, reinstated or extended you must comply with the Duty as set out above.

If you do not comply

If you fail to comply with your duty of disclosure, we may be entitled to reduce our liability under the Policy in respect of a claim, or we may cancel the Policy. If your non-disclosure is fraudulent, we also have the option of avoiding the contract from its beginning.

Other conditions when you are insured with us

In addition to your duty of disclosure, there are other conditions that you must meet when you are insured with us. It is important to advise us of any changes in the details of the information you have given us, otherwise your insurance may be affected.

You must advise us if:

- › any changes have been made to:
 - the address or location where your buildings or contents are insured
 - the occupancy of your property or the people who are insured under this Policy
 - your buildings such as additions or renovations
 - the use of your buildings
 - the sums insured of your contents
- › any people who are insured under the Policy have:
 - been convicted or been found guilty of any criminal offence
 - made a claim that is false under this Policy or another insurance Policy
- › there are any changes in circumstances during the period of insurance.

If you tell us about any of these things, we may charge an additional premium, change the cover of your Policy, or cancel your Policy as allowed by law.

In addition, you must also:

- › be honest in any statement you make in connection with your Policy
- › pay your premium, including paying instalments regularly and on time
- › take reasonable precautions to avoid a claim being made
- › obey all laws and make sure anyone acting on your behalf obeys all laws
- › comply with the conditions of this Policy
- › not make a fraudulent claim under this Policy or any other Policy.

Conditions you must comply with when making a claim

Where allowed by law, we have a right to recover from any person, the amount of any monies payable to you under the Policy and we have sole discretion in the way we handle these matters. We will only pay a claim where you have complied with the following conditions:

- › you have to be honest and you must give us any information or assistance we require to investigate and process your claim including allowing us access to your property to inspect it where necessary
- › you must not admit liability or responsibility for a claim
- › you must take reasonable precautions to prevent and mitigate any further loss, damage or liability arising
- › you must contact the Police immediately if your buildings or contents suffer loss or damage as a result of theft or burglary or attempted theft or burglary, vandalism or a malicious act
- › unless you are preventing further damage, keep all damaged buildings or contents so we can inspect them if required and do not repair or replace any damaged buildings or contents without our consent.

Sanctions

You agree we may delay, block or refuse to process any transaction without incurring any liability if we suspect that:

- › the transaction may breach any law in Australia or any other country
- › the transaction may directly or indirectly involve the proceeds of, or be applied for the purposes of unlawful conduct.

How you can qualify for rebates

We will reward you once you have multiple Policies with us, and for remaining our customer over time.

Here is how it works:

1. Multiple Policy Rebate

- › If you have two or more Eligible Policies at the end of any rebate period, we will send you a rebate of part of your annual premium.
- › The annual rebate amount is 7.5% of your annual premium if you own two Policies, or 10% of your annual premium if you own three or more Policies.

2. Loyalty Rebate

- › If you have two or more Eligible Policies, you can then qualify for a loyalty rebate.
- › If you have continuously had an Eligible Policy for one year or more at the end of any rebate period, we will send you a rebate for your loyalty on all of your Eligible Policies.
- › The following annual loyalty rebates will apply:

If, at the end of any rebate period, you have held your Policy for at least:	Your annual rebate amount (as a % of your annual premium on that Policy) will be:
1 year	1%
2 years	2%
3 years	3%
4 years	4%
5 years	5%

How will rebates be calculated and paid?

- › Rebates are calculated twice each year based on the annual premium for all Eligible Policies and as at the end of each rebate period.
- › If you qualified for a rebate, you will receive half of the annual rebate at the end of each rebate period.
- › We aim to pay you your rebate amounts within one month after the end of a rebate period.
- › Any rebate due to you will be satisfied when we credit the rebate amount to your bank account, credit card, or send a cheque to your address.
- › Please help us to give you your rebate by ensuring your personal details are up to date and accurate.

Other important rules

- › If you own a Policy in conjunction with one or more other people, only the first person listed on the Policy Schedule can qualify for or receive a rebate.
- › In order to qualify, your Eligible Policy must be within the cover period on your Policy Schedule/s, and your premium payments must be up to date.
- › This offer applies to Eligible Policies issued from 13 October 2008, and may be withdrawn or changed at any time.
- › This offer does not apply if an Eligible Policy has already received a multiple Policy discount of any kind.
- › If you cancel your Policy before its expiry date, and we have paid you a rebate, we can deduct some or all of the rebate relating to that Policy from your next rebate amount, or claim it back from you.

Definitions that apply to rebates

Annual Premium: is the amount that you pay us for your Policy for a 12 month period, and includes any government and other charges.

Eligible Policies: are ANZ Home Insurance Buildings cover, ANZ Home Insurance Contents cover, ANZ Landlord Insurance and ANZ Car Insurance where the joint product issuers are ING General Insurance Pty Limited and QBE Insurance (Australia) Limited. Customers with an ANZ Home Insurance that has buildings and contents cover will count as two Policies.

Rebate Periods: are the six month periods starting on 1 October and 1 April each year.

Glossary

Words with a special meaning:

Allowable re-letting expenses: Re-letting expenses as specified in the current Rental Agreement for your property.

Bond money: Money paid by the tenant and held as security against damage to the property, outstanding rent or other costs. Your Policy operates on the basis that your tenant has paid bond money that equals at least four weeks rent.

Buildings: Buildings that you own or are legally responsible for as defined under 'What buildings we protect' on page 4.

Claim: A separate identifiable event for which the Policy provides cover. Where multiple events are submitted at the same time or on the same claim form, they will be treated as separate claims for the application of any Policy excess or limitation.

Contents: Contents that you own or are legally responsible for as defined 'What contents we protect' on page 17.

Deliberate or intentional act: A conscious or reckless act done without the owner's permission.

Endorsement Schedule: A document that includes any information from the existing Schedule that has not changed or varied, and confirms any alteration to the coverage, terms and conditions of your Policy and any changes to the premium.

Event/Incident: A single occurrence or a series of occurrences, including an accident or series of accidents, arising out of one event.

Excess: The amount you pay when you make a claim on your Policy. The amount and type of excess that may apply to your Policy is shown on your current Schedule and in this PDS. The amount of your excess will be increased if you make a claim for:

- › an earthquake or tsunami
- › vandalism or a malicious act
- › a deliberate or intentional act
- › rent default
- › theft by a tenant.

Your excess and any additional excesses will apply for what we identify as each separate identifiable event.

Fixtures and fittings: Any household items or household equipment that are permanently attached to your buildings.

Flood: The covering of normally dry land by water escaping or released from the normal confines of a watercourse or lake, whether or not it is altered or modified. Flood also includes

water escaping from the confines of any reservoir, channel, canal or dam. This Policy does not automatically cover flood. You can apply for flood cover separately.

Full Building Replacement: This is the total amount payable to rebuild your property at the insured site to the same size and standard as your current property in the event that a total loss occurs as a result of an insured event.

Period of insurance: The length of time between the start date and end date of your Policy, as listed on your current Schedule.

Periodic Tenancy Agreement: Applies when a tenant continues to occupy the rental property, after a fixed-term Rental Agreement has expired, and the Rental Agreement does not provide for its continuation, and either a:

- › notice to leave
- › notice of intention to leave or
- › abandonment termination notice

has not been given by the tenant to you, or your agent, or by you, or your agent to the tenant. The tenant is then treated as being under a Periodic Tenancy Agreement on the same terms which applied immediately before the Rental Agreement ended. This does not include any term about the Agreement's term.

Pet: A domestic animal.

Policy: The contract between you and us which provides you with insurance cover in exchange for a premium. Your Policy is made up of two documents:

- › this Product Disclosure Statement and Policy booklet (PDS) and any Supplementary PDS
- › your current Schedule.

Premium: The total amount you pay for your insurance that includes applicable government taxes, such as GST, and any duties or charges payable by you. It is shown on your current Schedule. You can pay your premium annually in one lump sum or by instalments.

Rent: The amount of money paid, or payable, by the tenant to rent your rental property.

Rent default: When a tenant fails to pay the agreed rent and is in breach of a rental agreement or periodic tenancy agreement.

Rental agreement: The agreement between you or your rental property agent and the tenant. This agreement must be in writing and state:

- › the term of the rental period
- › the amount of rent payable to you
- › the amount of the bond money that the tenant is required to pay.

Rental property: Where your buildings or contents are located. This includes any land or other area that touches your rental property and for which any statutory authority has made you responsible, but it does not include the nature strip outside your rental property. Your rental property is located at the situation shown on your current Schedule.

Schedule: Your current Schedule is a document outlining the details of your insurance cover. Your Schedule may be called a Policy, Renewal or Endorsement Schedule.

Special conditions: Exclusions, restrictions or extensions to cover that are imposed on specific matters or people.

Sporting equipment: Equipment designed to be used in a leisure activity that involves some element of physical activity or competition, excluding pedal cycles.

Sum insured: The replacement value at today's prices for your buildings or contents. This will be listed on your Schedule. For buildings, this will be automatically calculated for you. For contents, this will be the value nominated by you.

Supplementary Product Disclosure Statement (Supplementary PDS): A separate document that updates, corrects or adds to the information contained in this PDS.

Tenant: The person(s) named in the rental agreement or periodic tenancy agreement and including that person's partner, children, pets, and any other person(s) permanently living at your rental property. Any person(s) including that person's partner, children, pets and any other person(s) living at your rental property under a rental arrangement that is not a rental agreement or periodic tenancy agreement.

Terrorism: Any act of any person acting on their own or in connection with an organisation or foreign government, which can involve the use of or threat of force or violence, where the purpose, by its nature or context, is to put the public or section of the public in fear, to resist or influence a government or, to further an ideological, religious, ethnic or similar aim.

Today's prices: The price at the time of purchasing the Policy.

Total loss: When we decide that it is uneconomical to repair or rebuild your buildings or where your claim for contents reaches your sum insured.

Unoccupied rental property: A rental property that no-one has lived in for 60 consecutive days or more.

Us, we and our: Refers to ING General Insurance Pty Limited ABN 56 072 892 365 AFSL 288160 for 50% Co-Insurance share and QBE Insurance (Australia) Limited ABN 78 003 191 035 AFSL239545 for 50% Co-Insurance share.

Vandalism or a malicious act: A wrongful act motivated by malice, vindictiveness or spite with the intention of damaging the property.

You and your: The person or people named as the insured on your current Schedule. If more than one person is named as the insured, we will treat a statement, act, omission or claim by any one of these people as a statement, act, omission or claim by them all.

Distribution arrangement

Australia and New Zealand Banking Group Limited ABN 11 005 357 522 AFSL 234527 (ANZ) source ANZ Landlord Insurance from ING General Insurance Pty Limited ABN 56 072 892 365 AFSL 288160 (ING GI). ING GI is a wholly owned subsidiary of ING Australia Limited ABN 60 000 000 779 (INGA). INGA is 49% owned by ANZ and 51% by ING Group.

ANZ's colour blue is a trademark of ANZ. The issuers of this PDS and Policy are ING GI (ph 132 062) and QBE Insurance (Australia) Limited (ph 133 723). ANZ receives a commission from the issuers but is not acting as your agent. ANZ, INGA and their related companies, including ING Bank (Australia) Limited ABN 24 000 893 292 other than ING GI, do not accept any liability in respect of this insurance and do not guarantee the payment of any claim or benefit.

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Find out more and ask us for a quote:

Talk to staff at any ANZ branch

Call **13 16 14** weekdays from 8am to 8pm (Sydney time)

For 24 hour claims service:

Call **13 16 14**