



Landlords Insurance for Strata

SAVE 20%¹

Is your investment property protected?

AUSTRALIAN INSURANCE INDUSTRY AWARDS
2018 WINNER
Underwriting Agency of the Year

AUSTRALIAN INSURANCE INDUSTRY AWARDS
2017 WINNER
Underwriting Agency of the Year

GET A QUOTE

Do I need Landlords Insurance?

Yes, residential strata insurance only protects the building. Landlord insurance is a tax deductible insurance that protects you against loss or damage to your investment property. So you can continue to receive rent if you tenant defaults, departs or if your property is accidentally or maliciously damaged making it unfit to be occupied.

The diagram shows what would be covered by the strata building insurance and by your CHU Landlords Policy.

CLICK HERE FOR A QUOTE



◆ Covered by strata building insurance

● Covered by landlords insurance

MOST COMMON CLAIM TYPE – LOSS OF RENT

Your neighbour's sewerage pipe blocks causing your toilet to overflow. You have widespread sewerage and water damage to your property. Your tenant leaves as the property is uninhabitable.

The damage takes 3 months to fix, your CHU Landlords Insurance policy provides new for old replacement for affected items and loss of rentable value while your property is unfit to be occupied.

MOST EXPENSIVE CLAIM TYPE – LEGAL LIABILITY

Your tenant slips on a wet tile and falls inside your apartment, hurting their ankle, back and hand. X-rays confirm fractures resulting in time off work.

Your tenant seeks damages from you for medical treatment and loss of earnings. Your CHU Landlord Insurance policy covers you for the cost of defending the claim and also the legal liability.

Click here for a free quote

CHU is one of Australia's largest and most awarded underwriting agencies. If your building insurance is managed by CHU you exclusively receive these additional benefits

- ✔ **Save on your excess payment:** if CHU insures your building and you and the body corporate / owners corporate make a valid claim for the same incident.²
- ✔ **Speedier repairs:** If your personal property and building is damaged in the same incident, your property will be repaired or replaced quicker.

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CHU's Landlords insurance includes many automatic inclusions that other companies may charge as 'optional extras' or not offer.

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

Section	Cover	Complementary Special Benefits
1. Contents	Covered on a new for old replacement basis against accidental loss or damage	Special benefit: <ul style="list-style-type: none"> Contents in the open air: \$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 property are covered against theft, accidental or malicious damage	
3. Loss of Rentable value	Loss of rentable value if your property is unfit to be occupied, (52 weeks)	
4. Loss of rent (departure of tenant)	Loss of rent if your tenant departs, (6 weeks)	
5. Loss of rent (default by tenant)	Loss of rent if your tenant defaults, (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	\$30M protection if you're legally responsible to pay compensation for personal injury or property damage.	
8. Government audit costs	Professional costs incurred in connection with an investigation by the Australian Tax Office or other statutory body: \$5,000	<ul style="list-style-type: none"> A record keeping audit: \$1,000

- PLUS** your policy comes with:
- ✔ **21 day cooling off period should you change your mind**
 - ✔ **\$0 cancellation fee**
 - ✔ **24/7 claims service and support with emergency assistance**
 - ✔ **New for old replacement**

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Disclaimer: Insurance issued by QBE Insurance (Australia) Limited ABN 78 003 191 035 and distributed by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070. AFSL No. 243261. This information does not take into account the objectives, financial situation or needs of any person. Please read and consider the relevant Product Disclosure Statement (PDS) before you make any decisions about this product. A copy the PDS is available at www.chu.com.au
 1. 20% discount is for initial premium only and will automatically be applied to your quote. 2. Standard excess is \$500. The value of your claim must exceed the amount of your excess.