



STRATA COMMUNITY
INSURANCE

Residential Strata Supplementary Product Disclosure Statement

The Strength of Experience.

This document is dated 21 September 2020 and is a Supplementary Product Disclosure Statement (SPDS) that supplements and updates the Strata Community Insurance *Residential Strata PDS & Policy Wording* dated 1 August 2014 provided to you, and is issued by the insurer Allianz Australia Insurance Limited ABN 15 000 122 850 AFS Licence No. 234708 of 2 Market Street, Sydney NSW 2000.

This SPDS must be read together with the PDS and any other current SPDS that You are given which updates or amends the PDS.

The PDS is amended as follows:

The following is inserted to the Product Disclosure Statement on page 11

Terrorism Insurance Act

We have determined that the Policy (or part of it) is a policy to which the Terrorism Insurance Act 2003 (Cth) ("Act") may apply. We may elect to reinsure part or all of Our liability under the Act with the Commonwealth Government reinsurer, the Australian Reinsurance Pool Corporation (ARPC).

As a consequence, We may be required to pay a premium to ARPC and that amount (together with the cost of that part of the cover provided by Us and administrative costs associated with the Act) is reflected in the premium charged to You. As with any other part of Our premium, it is subject to government taxes and charges.

Where We determine that the Policy (or part of it) may become a policy to which the Act may apply as a result of indexation of the Sum Insured during the Period of Insurance as provided on page 14 of the PDS, We may also charge You a pro rata premium for the time during the Period of Insurance that the Policy may be a policy to which the Act applies.

Applicable ARPC amounts will be shown separately on the Schedule and are subject to government taxes and charges.

For further information contact SCIA.

The following changes are made to the definition of “Act of Terrorism” on page 17

General exclusions - what is not insured under any Section

1. Act of Terrorism is deleted and replaced with:

1. Act of Terrorism

to the extent permitted by law (including but not limited to as provided under the Terrorism Insurance Act 2003 (Cth)):

- (a) *any Act of Terrorism;*
- (b) *any action taken in controlling, preventing, suppressing, retaliating against or responding to an Act of Terrorism;*
- (c) *biological, chemical, nuclear or radioactive contamination, pollution, weapons or explosion arising from an Act of Terrorism;*
- (d) *non-material damages or non-physical damages of any kind arising from or in any way connected with an Act of Terrorism; or*
- (e) *any threat of an Act of Terrorism.*

The following changes are made to Section 1 – Part A on page 22

Section 1 – Part A, Event 2 – Act of Terrorism on page 22 of the PDS is deleted and replaced with the following:

Where We determine that the Policy is not an eligible insurance contract as defined under the Terrorism Insurance Act 2003 (Cth) and the total Sums Insured for Your Insured Property as shown on the Schedule under Sections 1 and/ or 8 (if applicable) is less than \$100,000,000 then We may agree that General Exclusion 1(a) will not apply in relation to actual Loss or Damage, cost or expense otherwise covered under this Section 1.

If We agree to provide this cover it will be shown on Your Schedule, however in such circumstances Our maximum liability in the aggregate in any one Period of Insurance will not exceed the Sum Insured of the Insured Property as shown in the Schedule or \$100,000,000, whichever is the lesser. No cover is provided for events which are excluded under General Exclusions 1(b), (c), (d) or (e).

The following changes are made to the section titled “Dispute resolution process” on page 10

The section is replaced with:

Complaints - Internal and external complaints

If you are dissatisfied with our service in any way contact us and we will attempt to resolve the matter in accordance with our Internal Dispute Resolution procedures. To request a copy of our procedures, use our contact details on the back cover. If you are not satisfied with our decision or a decision is not reached within 45 days, you may lodge a complaint with an external dispute resolution scheme which is independent and free to you (subject to its relevant terms and conditions) as follows:

- with the Australian Financial Complaints Authority:

Online: www.afca.org.au

Email: info@afca.org.au

Phone: 1800 931 678

Mail: Australian Financial Complaints Authority,
GPO Box 3 Melbourne VIC 3001

The following changes are made to Section 1 - Part B, 1. c) on page 26

Section 1 - Part B, 1. c) on page 26 is deleted and replaced with the following:

- (c) Disease, murder and suicide

We will pay You and/or the Lot Owner for:

- (i) the cost of Temporary Accommodation necessarily incurred;
- (ii) Rent that is lost;

If Your Common Area or their Lot cannot be occupied by order of the police, a public or statutory authority, other body, entity or person so empowered by law, due to:

- the discharge, release or escape of legionella or other airborne pathogens from water tanks, water systems, air-conditioning plant cooling towers and the like;
- a human infectious or contagious disease;
- murder or suicide;

occurring at Your Situation.

We will not pay for loss, costs or damage caused by, arising from or in any way connected with Highly Pathogenic Avian Influenza in humans or any disease declared to be a listed human disease under the Biosecurity Act 2015 (Cth) (including amendments), or listed under successor Commonwealth legislation dealing with quarantine or biosecurity matters (including delegated legislation) whether occurring at Your Situation or elsewhere.

We will pay from the time the order is invoked until the time the order is revoked, or for a period of thirty (30) days, whichever first occurs.

In all other respects the Policy remains unaltered and is subject to the terms, conditions and exclusions contained therein.