

STRATA SELECT IS UNIQUE IN THAT IT IS DESIGNED TO ACCOMMODATE RISKS THAT ARE COMMERCIAL, RESIDENTIAL, RETAIL OR ANY MIXTURE OF EACH.

Strata Select contains 8 sections in all. The only sections which must be taken out are the Property and Liability sections. All other sections are optional allowing you to tailor an individual solution for your client and for the client to pay only for the covers they require.

QUS is committed to distributing Strata Select exclusively through Australian Financial Service Licensed Insurance Brokers located throughout Australia. QUS will not deal directly with body corporate entities nor will we appoint strata managers as authorised representatives.

Refer over for Section 2–8 details.

Target Market

- Residential risks:
 - Property Section sum insured up to \$50m
- Commercial & Mixed use risks:
 - Property Section sum insured up to \$50m

Key Benefits & Features

Section 1 – Property Insured

- Accidental Damage – no sub-limit
- Property sum insured is not subject to a co-insurance clause
- Additional Benefits (in addition to sum insured)
 - Temporary Accommodation, Loss of Rent Receivable, Failure of Supply Services, Infectious or Contagious Diseases, Murder or Suicide, Reletting Costs, Maintenance Fees and Removal and Storage of Lot/Unit Owners Contents – up to 15% of buildings sum insured
 - Common Contents – up to 1% of buildings sum insured
 - Rewriting of Records – \$50,000 per incident
 - Trees, Shrubs, Plants, Lawns and Rockwork – up to \$20,000 per incident
 - Money – up to \$10,000 per incident
 - Common Contents in the Open Air – up to \$10,000 limit
 - Removal and Storage Costs – up to \$10,000 limit
 - Replacement of Locks & Keys – up to \$5,000 limit
 - Fire Extinguishment Costs – costs and expenses reasonably and necessarily incurred
 - Arson Reward – up to \$10,000 per Incident
 - Personal Property – up to \$10,000 per Incident
 - Claims Preparation Costs – up to \$30,000 per Incident
 - Mortgage Discharge – up to \$50,000 per Incident
 - Removal of Water from Basement – up to \$2,000 per Period of Insurance
 - Additional Utility Charges – up to \$2,000 per Incident
 - Exploratory Costs – costs and expenses reasonably and necessarily incurred
 - Alterations and Additions – covered when the cost of the alteration or addition is less than \$250,000
 - Maintenance Fees – up to \$2,000 per Lot/Unit, per Incident
 - Emergency Accommodation – \$1,500 per Lot/Unit, per Incident
 - Temporary Accommodation for Pets and Security Dogs – up to \$5,000 per Lot/Unit, per Incident
 - Modification Expenses – up to \$25,000 per Incident
 - Fusion (motors up to 5 kw) – costs and expenses reasonably and necessarily incurred
 - Increase Sum Insured by CPI – in the event of a valid claim under Section 1 the sum insured will increase by the amount the CPI has increased since the policy was last renewed
- Additional Benefits Included in the Sum Insured
 - Removal of Debris – costs and expenses reasonably and necessarily incurred
 - Architect and Professional Fees – costs and expenses reasonably and necessarily incurred
 - Government Fees, Contributions or Imposts – costs and expenses reasonably and necessarily incurred
 - Legal Fees – costs and expenses reasonably and necessarily incurred
 - Temporary Protection – up to \$10,000 per Incident
 - Storm Damage to Gates and Fences – costs and expenses reasonably and necessarily incurred
 - Lot/Unit Owners Fixtures and Improvements in Residential Lot/Units – \$250,000 per lot/unit
 - Paint, wall paper and other temporary wall and ceiling coverings within residential Lots / Units in New South Wales
 - Extra Costs of Re-instatement
 - Floor Space Ratio Index (Plot Ratio)
 - Loss of Land Value
- Optional Additional Benefits
 - Catastrophe cover (Sum Insured increased as a result of a government-declared catastrophe or emergency) – options available up to 30% of Property sum insured
 - Lot/Unit Owners Fixtures and Improvements in Commercial Lot / Units – \$250,000 per lot/unit

Simply for brokers

www.qus.com.au



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Section 2 – Property Owners Legal Liability

- Cover for compensation the Insured becomes legally liable to pay for Personal Injury and Property Damage
- Legal Costs – in addition to the limit of liability
- Includes liability in connection with the application of pesticides, herbicides or fertilisers to Common Areas at the Situation or the Property Insured
- Includes liability in connection with the Insured's ownership, use, control or possession of garden appliances, wheel chairs and golf buggies that do not require registration by any legislation or competent authority
- Includes liability in connection with Lot / Unit Owners' Fixtures and Improvements of a Lot/Unit that is occupied solely for residential purposes
- Sum Insured options available up to \$20m

Section 3 – Fidelity Guarantee

- Cover for fraudulent embezzlement or fraudulent misappropriation of funds set aside for the purpose of management of the Body Corporate / Company affairs
- Sum insured options available up to \$100k

Section 4 – Voluntary Workers Personal Accident

- Death or total and permanent loss of both hands, or the use of both feet, or the use of one hand & one foot – 100% of the capital benefit selected
- Total loss of sight in both eyes – 100% of the capital benefit selected
- Total and Permanent loss of use of one hand or of the use of one foot or sight in one eye – 50% of the capital benefit selected
- Total disablement from engaging in or attending to usual profession, business or occupation – 100% of the weekly benefit selected up to 104 weeks
- Partial disablement from engaging in or attending to usual profession, business or occupation – 50% of the weekly benefit selected up to 104 weeks
- Domestic assistance – up to \$500 per week for a maximum of 10 weeks
- Sum insured options available up to \$200,000 Capital + \$2,000 weekly

Section 5 – Office Bearer's Liability

- Covers legal liability of office bearers for any wrongful act they commit
- Claims investigation, defence and settlement costs – included
- Continuous cover benefit – included
- Extended reporting period benefit – 30 days
- Sum insured options available up to \$10m

Section 6 – Machinery Breakdown

- Breakdown cover for unspecified machinery – Available for machinery driven by motors not exceeding 5hp (4kw), limit any one incident as specified in the schedule
- Breakdown cover for specified machinery – available
- Cover for additional unspecified machinery – 90 day cover

Section 7 – Legal Expenses

- Covers legal expenses in defence of workplace occupation health and other specific disputes – up to limit selected
- Sum insured options available up to \$100k

Section 8 – Audit Expenses

- Covers fees of a professional advisor in relation to an audit of your business by the Australian Taxation Office or any other Government agency – up to limit selected
- Sum insured options available up to \$50k

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