

Property Owners Ireland

HOW HAS YOUR POLICY CHANGED?

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Effective for all Property owners policies due to renew on or after 1 December 2016.

As your Property owners insurance policy wording is several years old, we have reviewed it to ensure we are providing you with an up-to-date product. Having done so, we have taken the opportunity to convert your policy to the new version of our Property owners insurance policy, which we believe will suit your needs and give improvements in cover, overall. For full details of what is and is not covered, please refer to your new policy which you should check carefully to ensure it still meets your needs. If you need a copy of your policy document, you can find one online at www.ecclesiastical.ie/P2439.

We can consider any specific amendments you require, but additional premium may be payable. Please contact your insurance intermediary.

Cover/item	Your old policy (Version 2 0648/2/1113)	Your new Property Owners policy (PD2439 1 12/16)
Unoccupied terms	You must comply with the Unoccupied buildings condition after 15 days	You must comply with the Unoccupied buildings condition after 30 days This has been updated and should be reviewed by you to ensure you can comply - if necessary please contact us via your insurance intermediary to discuss <i>Pages 12 & 13 of your policy</i> In addition, after 30 days, there is no cover for the following events unless we have agreed otherwise: riot, malicious damage, storm, flood, escape of water, escape of oil, sprinkler leakage, accidental damage, theft or attempted theft, glass and sanitary fixtures <i>Pages 7, 20 - 42 of your policy</i>
Buildings definition	See your policy for the definition that applies	This has been updated: <ul style="list-style-type: none"> to include certain items like artificial playing surfaces to include wind turbines and solar panels, subject to limits <i>Page 19 of your policy</i>
Dams, marquees, structures in the course of construction/building materials	Not mentioned in the buildings definition	Excluded, unless specified, please contact your insurance intermediary if cover is required <i>Page 19 of your policy</i>
Riot, malicious damage	Excludes damage in Northern Ireland	Covers damage in Northern Ireland <i>Pages 20 & 21 of your policy</i>
Damage by falling trees Damage by falling aerials	See your policy for the cover that applies	Additionally, covers damage caused by falling branches, telegraph poles, lamp posts or pylons and falling wind turbines, solar panels and photovoltaic panels <i>Page 22 of your policy</i>
Escape of oil	Covers damage by escape of oil	The escape of oil must be due to a specific event <i>Page 22 of your policy</i>

Cover/item	Your old policy	Your new Property Owners policy
Accidental damage	See your policy for the exclusions that apply	New exclusions to clarify scope of cover, many relate to 'wear and tear' issues Other additional exclusions include: Operational error, damage to wind turbines, solar panels and photovoltaic panels <i>Pages 22 & 23 of your policy</i>
Subsidence	See your policy for the exclusions that apply	Additional exclusion: bridges <i>Page 23 of your policy</i>
Property exclusions	Date recognition and viruses are excluded	A wider Cyber exclusion applies which also excludes misinterpretation, use or misuse of data & operator error <i>Page 24 of your policy</i>
72 hour clause	Not included	Included, applies to a large storm, flood or earthquake continuing over many days, only one excess will apply for each 72 hour period <i>Page 27 of your policy</i>
Removal of debris	See your policy for the cover that applies	Additional cover: removal of tenant's debris <i>Page 28 of your policy</i>
Reinstatement to match	Not covered	Additional cover in your new policy <i>Page 29 of your policy</i>
Capital additions (newly acquired property)	Up to €2,000,000 any one location	Up to €2,600,000 any one location (€1,300,000 if unoccupied) <i>Page 34 of your policy</i>
Property damage - extensions included	See your policy for the extensions that are included	Your policy includes new extensions for: <ul style="list-style-type: none"> ▪ Loss minimisation expenses ▪ Sprinkler upgrade costs ▪ Unauthorised use of utilities ▪ Property in the open ▪ Private residences – temporary accommodation ▪ Fly tipping ▪ Removing dangerous trees ▪ Removal of insect nests ▪ Accidental omission of VAT ▪ Inadvertent omission to insure <i>Pages 31 to 35 of your policy</i>
Property damage – Emergency services	Up to €7,500 any one claim	Up to €30,000 any one claim <i>Page 30 of your policy</i>
Water/gas/oil	Covers loss of metered water up to €7,500 any one period Loss of oil covered under Escape of oil insured event, no inner limit	Specific cover: loss of oil or gas, all up to €13,000 any one period <i>Page 30 of your policy</i>

Cover/item	Your old policy	Your new Property Owners policy
Fixed glass and sanitary fixtures	An insured event, applies if shown on the schedule, the excess is shown on the schedule	An extension, applies if you have selected the Accidental damage insured event The excess will match the excess for the Accidental damage insured event <i>Page 31 of your policy</i>
Damage to buildings by theft	Up to €7,500, for specified circumstances	Limits removed, covered up to the buildings sum insured However, no cover for unoccupied buildings <i>Page 32 of your policy</i>
Trace and access	Up to €25,000 any one claim, applies in respect of any leakage of oil or water at the premises	Up to €32,500 any one claim, applies in respect of leakage of water or oil from any fixed water or heating system <i>Page 32 of your policy</i>
Equipment breakdown – Covered equipment	Covers most equipment including lifts and air conditioning systems	Simplified definition with some new exclusions relating to large scale or specialist equipment, biomass and biogas installations and hydroelectric installations <i>Page 37 of your policy</i>
Lock replacement following the loss or theft of keys	Up to €3,750 to replace locks following the theft of keys only	Additional cover: accidental loss of or damage to keys All subject to a limit of €3,250 any one claim, €6,500 any one period This extension applies if you have selected the theft insured event <i>Page 32 of your policy</i>
Capital additions (alterations & additions)	Up to €500,000 any one location	Up to €650,000 or 20% of the sum insured, whichever is the less, any one location <i>Page 34 of your policy</i>
Landscaping	Cover only applies if the buildings are also damaged Includes cover for storm & flood	The buildings do not have to be damaged No cover for storm & flood <i>Page 34 of your policy</i>
Computer equipment	Includes computer equipment up to €375,000 any one period, including computer equipment anywhere in the European Union	The overall limit for computer equipment is increased to €650,000 any one accident There is a sub limit for portable computer equipment anywhere in the European Union of €6,500 any one period <i>Page 40 of your policy</i>
Equipment breakdown – Extension limits	See your policy for the limits that apply	Limits have been increased for: <ul style="list-style-type: none"> ▪ Rental income ▪ Hazardous substances ▪ Expediting expenses ▪ European Union and Public Authorities <i>Page 41 of your policy</i>
Rental income – Rent free period and break clauses	Not included	Included, for when the rental clause allows the tenant a rent free period or a break clause <i>Page 46 of your policy</i>

Cover/item	Your old policy	Your new Property Owners policy
Rental income – Prevention of access	One extension, up to the sum insured, or any limit shown in the schedule	Now split into two extensions, for 'non-damage' emergencies and road closures the limit is up to €13,000 any one period <i>Page 47 of your policy</i>
Buildings awaiting sale	Not mentioned	We explain what we will pay for rental income if you have contracted to sell a property when the loss occurs <i>Page 47 of your policy</i>
Rental income – extensions included	See your policy for the extensions that are included	There are new extensions for: <ul style="list-style-type: none"> ▪ Specified diseases etc ▪ Loss of attraction ▪ Capital additions <i>Page 48, 49 & 51 of your policy</i>
Liabilities – Extensions	See your policy for the extensions that are included	New extension for overseas personal liability <i>Page 57 of your policy</i>
Legal expenses – What we will pay	We will pay costs and expenses incurred by a law firm that DAS appoints	If you choose another firm, we will pay the reasonable amount that we would have paid the DAS-recommended firm, but not more than €150 per hour <i>Page 62 of your policy</i>
Legal expenses – Insured event 1 Employment disputes and Compensation awards	See your policy for the cover that applies	Additional cover: <ul style="list-style-type: none"> ▪ Compensation awards made by a Workplace Relations Adjudicator, an Employment Appeals Tribunal or the Labour Court Additional exclusions: <ul style="list-style-type: none"> ▪ Stress, breach of employment contract claims connected with stress and personal injury ▪ Labour arbitration, trade union recognition ▪ European Works Councils ▪ Health and safety related dismissals ▪ Equal status legislation ▪ The Organisation of Working Time Act where you have failed to maintain adequate records <i>Pages 63 & 64 of your policy</i>
Legal expenses – Removal of squatters	Not covered	New Cover, pays for evicting squatters from your premises or land <i>Page 68 of your policy</i>
Legal expenses – Various	See your policy under Debt recovery, Property protection and Bodily injury for the terms that apply	New exclusions to clarify cover: <ul style="list-style-type: none"> ▪ Property protection - Claims relating to enforcement of covenants ▪ Personal injury - Psychological injury or mental illness unless as a result of a specific, sudden accident that has caused physical injury and clinical negligence ▪ Tax and VAT – Revenue Commissioners review programmes <i>Pages 66-68 of your policy</i>

For further information on any
of our products, please speak
to your insurance intermediary.

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