

# Property Owners Ireland (apartment blocks)

HOW HAS YOUR POLICY CHANGED?

[www.ecclesiastical.com](http://www.ecclesiastical.com)





# Effective for all Apartment Blocks policies renewing on or after 1 Dec 2016.

As your Apartments Block 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](http://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 PD1678 2 09/16)	Your new Property Owners policy (PD2439 1 12/16)
Helplines	Not included	New helplines included for all customers: <ul style="list-style-type: none"> <li>▪ Business assistance to help you find suitable contractors</li> <li>▪ Commercial legal advice</li> <li>▪ Counselling for your employees and their family</li> <li>▪ Health and medical information services</li> </ul> <i>Page 5 of your policy</i>
New section – Equipment breakdown	Not included	This is a new section included for all customers You are automatically covered against breakdown on a range of equipment including lifts, boilers, air conditioning equipment & computers <i>Pages 36-42 of your policy</i>
New section – Legal expenses	Not included	This is a new optional cover which allows you to insure a range of legal issues affecting your business, including the eviction of squatters  This is not automatically covered under your new policy, please discuss with your insurance intermediary, if required <i>Pages 60–71 of your policy</i>
Unoccupied terms	After 30 days when the building, or any apartment, is unoccupied, certain events are excluded	Additional excluded events: riot, storm, flood, sprinkler leakage or accidental damage <i>Pages 7, 20 – 23 of your policy</i>  You must also comply with the Unoccupied buildings condition after 30 days – please review this to ensure you can comply – if necessary please contact your insurance intermediary to discuss <i>Page 12 of your policy</i>

Cover/item	Your old policy	Your new Property Owners policy
Buildings definition	<p>See your policy for the definition that applies</p> <p>Solar panels and wind turbines are included, no power limitations</p>	<p>The definition is broader i.e. includes landlord's fixtures and fittings</p> <p>Solar panels and wind turbines are included, subject to power limitations</p> <p>Your policy includes new cover for photovoltaic panels (subject to power limitations) and artificial playing surfaces</p> <p>You policy excludes, unless specified, bridges, dams, land, piers, jetties, culverts, excavations and marquees and property in the course of construction - please contact your insurance intermediary if cover for any of these items is required</p> <p><i>Page 19 of your policy</i></p>
Fire insured event	Covers damage by smoke	<p>Smoke is not mentioned, but it will be covered if it is as a result of fire at the premises</p> <p><i>Page 20 of your policy</i></p>
Damage by falling trees	Covered	<p>Additional cover:</p> <p>Falling branches, telegraph poles, lamp posts or pylons</p> <p><i>Page 22 of your policy</i></p>
Escape of oil	Covers damage by escape of oil	<p>The escape of oil must be due to a specific event</p> <p><i>Page 22 of your policy</i></p>
Accidental damage – exclusions	See Uninsurable risks (under the General exclusions) for the exclusions that apply	<p>New exclusions to clarify scope of cover, many relate to 'wear and tear' issues</p> <p>Other additional exclusions include:</p> <p>Operational error, distortion of computer information, damage to property undergoing production, packing, treatment, testing, commissioning, servicing or repair, acts of fraud or dishonesty, damage to solar panels and photovoltaic panels</p> <p><i>Page 22 of your policy</i></p>
Electronic risks	Date recognition and viruses are excluded	<p>A wider Cyber exclusion applies which also excludes misinterpretation, use or misuse of data and operator error</p> <p><i>Page 24 of your policy</i></p>
Contents of common parts	Includes up to €2,550 for any one picture, curio or work of art	<p>These items are not covered under contents of common parts in your new policy</p> <p><i>Page 26 of your policy</i></p>
72 hour clause	Not included	<p>Included, this applies to a large storm, flood or earthquake continuing over many days, only one excess will apply for each 72 hour period</p> <p><i>Page 27 of your policy</i></p>
Subrogation waiver	Not included	<p>Included, we won't pursue certain parties to recover amounts we pay under the policy e.g. tenants (unless their actions have been fraudulent or malicious)</p> <p><i>Page 28 of your policy</i></p>
Reinstatement to match	Not mentioned	<p>Included, up to the relevant sum insured</p> <p><i>Page 29 of your policy</i></p>

Cover/item	Your old policy	Your new Property Owners policy
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"> <li>▪ Water/gas/oil</li> <li>▪ Loss minimisation expenses</li> <li>▪ Sprinkler upgrade costs</li> <li>▪ Unauthorised use of utilities</li> <li>▪ Lock replacement</li> <li>▪ Property in the open</li> <li>▪ Capital additions (alterations &amp; additions)</li> <li>▪ Fly tipping</li> <li>▪ Removal of dangerous trees</li> <li>▪ Removal of insect nests</li> <li>▪ Accidental omission of VAT</li> <li>▪ Inadvertent omission to insure</li> </ul> <i>Pages 28 - 35 of your policy</i>
Property damage – Extensions improved	See your policy for the terms that apply	Limits under the following extensions have been improved: <ul style="list-style-type: none"> <li>▪ Emergency services</li> <li>▪ Trace and access</li> </ul>
Theft or attempted theft	Theft of contents of common parts, there is no requirement for the theft to be 'forcible'  Excludes theft by the policyholders staff, family or residents	For theft of contents of common parts, the theft must be 'forcible'  There is no exclusion relating to family, staff or residents <i>Page 32 of your policy</i>
Landscaping costs	This extension covers landscaping costs, if part of an accepted buildings damage claim  Cover includes storm or flood	It is no longer necessary for there to be a buildings damage claim  Cover does not include storm and flood <i>Page 34 of your policy</i>
Temporary accommodation for residents of individual apartments	This is automatically included under the Buildings section  The limit is up to 20% of the relevant portion of the buildings sum insured for any one apartment	The same cover applies in your new policy (now under the Property damage section)  The limit is the same but we won't pay for longer than 2 years from the date of the damage  Also covers: Storage of furniture, kennel accommodation for cats and dogs and travelling expenses <i>Pages 33 &amp; 34 of your policy</i>
Liabilities – Extensions	See your policy for the extensions that apply	Your policy includes new extensions for: <ul style="list-style-type: none"> <li>▪ Unsatisfied court judgments</li> <li>▪ Overseas personal liability</li> <li>▪ Contingent motor liability</li> <li>▪ Data Protection Act</li> <li>▪ Compensation for Court Attendance</li> <li>▪ Prosecution defence costs</li> </ul> <i>Pages 54-58 of your policy</i>

# Notes



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

Or visit us at

**[www.ecclesiastical.ie](http://www.ecclesiastical.ie)**



2nd Floor, Block F2, EastPoint,  
Dublin D03 T6P8 Ireland.

Ecclesiastical Insurance Office plc (EIO) Reg. No. 24869. Registered in England at Beaufort House, Brunswick Road, Gloucester, GL1 1JZ, UK. Registered Branch in Dublin, Ireland. Reg No. 902180. 2nd Floor, Block F2, EastPoint, Dublin D03 T6P8.

Ecclesiastical Insurance Office plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority in the United Kingdom, and is regulated by the Central Bank of Ireland for Conduct of Business rules.