

Property Owners Insurance

Insurance Product Information Document



Company: RSA Insurance Ireland DAC

Product: Property Owners Policy

RSA Insurance Ireland DAC is regulated by the Central Bank of Ireland (reference C750) A private company limited by shares registered in Ireland under number 148094 with registered office at RSA House, Dundrum Town Centre, Sandyford Road, Dundrum, Dublin 16

This is a general product summary. Complete pre-contractual and contractual information specific to you is provided in your policy cover schedule, statement of fact and policy booklet. Please ensure that you read them carefully.

What is this type of insurance?

This policy provides landlords of property portfolios (including retail, office warehouse, manufacturing and entertainment/leisure premises) with all risks cover for buildings and property owners' liability.



What is insured?

- ✓ Damage to buildings by all risks (other than what is not insured)
 - ✓ Day one inflation provision
 - ✓ Rent €250,000 with the option to increase if necessary
 - ✓ Service charges included
 - ✓ Alternative accommodation
 - ✓ Prevention of access
 - ✓ Automatic glass cover
 - ✓ Replacement of locks €1,250
 - ✓ Trace and access
 - ✓ Temporary removal
 - ✓ Non-invalidation
 - ✓ Alterations and additions
 - ✓ Automatic reinstatement after a loss
 - ✓ Contracting purchaser's interest
 - ✓ Waiver of subrogation rights
 - ✓ Fire Brigade Charges up to €20,000
 - ✓ Workmen clause
- ✓ Property Owners' Liability with an automatic limit of indemnity of €2,600,000 with the option to increase

What optional cover is available?

- Employers Liability with a limit of indemnity of €13,000,000 as standard
- Legal expenses



What is not insured?

- ✗ Insured's Contribution
- ✗ Sonic bangs
- ✗ War and terrorism
- ✗ Pollution or Contamination
- ✗ Radioactive contamination
- ✗ Data recognition exclusion
- ✗ Electronic Risk – Damage to Data
- ✗ Biological or chemical contamination
- ✗ Injury for which you are required to arrange motor insurance or security in accordance with legislation
- ✗ Legal liability arising out of ownership of any mechanically propelled vehicle, aircraft or any aerial device, aerospace device, hovercraft or waterborne craft
- ✗ Legal liability arising from loss or damage to any property is owned or held in trust
- ✗ Legal liability in respect of products supplied or contract work executed
- ✗ Legal liability arising from advice, design or specification provided for a fee or in connection with any product supplied or contract work executed
- ✗ Contractual liability which is assumed under a contract or agreement and only attaches because of that contract or agreement
- ✗ Fines or penalties, compensation ordered or awarded by a Court of Criminal Jurisdiction, aggravated exemplary or punitive damages awarded by a court outside of the Republic of Ireland



Are there any restrictions on cover?

- ! Underinsurance
- ! Sums Insured and limits as set out in the schedule and the policy document
- ! Take reasonable measures to ensure fire protection equipment is maintained in efficient working order, routine tests are carried out and defects remedied and obtain

the company's written consent for any proposed changes, repairs or alterations to any sprinkler or alarm installation.

! Unoccupancy warranties



Where am I covered?

You are covered

- ✓ in the event of damage to property whilst at the premises stated on the schedule and,
- ✓ in respect of your legal liability arising in connection with the ownership of the property.



What are my obligations?

You must:

- decide the sums insured;
- provide projected wages (if appropriate);
- disclose any material information;
- take reasonable precautions to prevent damage or loss of information;
- maintain the property in good order;
- give immediate notice to the Company or your Insurance Broker in the event of a loss;
- give immediate notice to the police authority if loss caused by malicious persons;
- advise us as soon as you become aware of any alteration which may increase the risk;
- advise us if your interest in the risk ceases;
- advise us if the business is being wound up;
- implement any risk control programmes within the agreed timescales.



When and how do I pay?

Please contact your Insurance Broker or us on 1890 290100 to discuss the payment options available to you.



When does the cover start and end?

The start and end date is stated on the documents you receive from us.



How do I cancel the contract?

You may cancel your policy by:

- contacting your Insurance broker
- writing to us at the address shown on your schedule or
- calling the number shown on your schedule