

## Strata Title Landlord Insurance Policy

### Supplementary Product Disclosure Statement

This is a Supplementary Product Disclosure Statement (**SPDS**), issued by Australian Associated Motor Insurers Limited ABN 92 004 791 744 AFSL Number 238173.

This SPDS supplements the AAMI Strata Title Landlord Insurance Policy Product Disclosure Statement dated 31 July 2006 (the **PDS**) and must be read together with the PDS and any other SPDS we may give you.

The purpose of this SPDS is to:

- add a new limitation to cover;
- update information about how you can contact us;
- update information regarding 'cooling off period and cancellation';
- include information about the Financial Claims Scheme;
- include information about updating the PDS.

Prepared on 25 August 2011

SPDS active 10 October 2011

### Changes to the PDS

1. Immediately after the sentence, "**We will not pay** for the first four consecutive weeks your tenant is in default" on page 31 of your PDS add the following:

**We will not pay for** loss of rent directly or indirectly caused by, arising from or connected with human pandemic, epidemic or any other outbreak of infectious disease declared by any government, statutory or regulatory authority.

2. Delete the following paragraph under the heading 'You can contact us:' on page 39 of the PDS:

In person: Call 13 22 44 for the address of the closest AAMI branch or customer service centre.

3. Replace the sentence 'You can pay your premium annually by cheque, credit card, BPAY, online through AAMI e-PAY, or in cash at AAMI Branches or Australia Post Offices' under the heading 'Paying your premium' on page 41 of the PDS with the following sentence

You can pay your premium annually by cheque, credit card, BPAY, online through AAMI e-pay, or in cash at Australia Post Offices.

4. Replace the section titled 'Cooling off period and cancellation' on page 43 of the PDS with the following:

### **Cooling off period and cancelling this policy**

After this insurance begins or you renew your policy for another period of cover, you have **21** days to consider the information in your PDS. This is called the 'cooling off period'.

If you decide to cancel your policy, either during the cooling off period or at any other time, we will refund the unexpired portion of the premium, less any non refundable government charges, and less an amount of premium (plus government charges and fire services levy if applicable) which we keep to cover our reasonable administrative and transaction costs.

We can only cancel your policy by giving you written notice in accordance with the Insurance Contracts Act 1984.

5. Insert the following on the inside of the back cover on page 51 of the PDS after the new section titled 'How we will deal with a complaint':

### **Financial Claims Scheme**

This policy may be a 'protected policy' under the Federal Government's Financial Claims Scheme (FCS) which is administered by the Australian Prudential Regulation Authority (APRA).

The FCS only applies in the unlikely event of an insurer becoming insolvent and the Federal Treasurer making a declaration that the FCS will apply to that insurer.

The FCS entitles certain persons, who have valid claims connected with certain protected policies issued by that insurer to be paid certain amounts by APRA.

Information about the FCS can be obtained from APRA at [www.apra.gov.au](http://www.apra.gov.au) or by calling 1300 13 10 60.

### **Updating this Product Disclosure Statement (PDS)**

The information in this PDS was current at the date of preparation. We may update some of the information in the PDS that is not materially adverse from time to time without needing to notify you. You can obtain a copy of any updated information by contacting us on 13 22 44. We will give you a free paper copy of any updates if you request them. If it becomes necessary, we will issue a Supplementary PDS or replacement PDS.

## **Further information**

If you need more information, or if you have any questions about these changes, please phone us anytime on 13 22 44.

Or alternatively visit our website [aami.com.au](http://aami.com.au)

## **Who we are**

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