

AAMI LANDLORD INSURANCE SUPPLEMENTARY PRODUCT DISCLOSURE STATEMENT

This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859, trading as AAMI. This SPDS was prepared on 18 May 2022.

This SPDS supplements the AAMI Landlord Insurance Product Disclosure Statement (PDS), prepared on 18 September 2020 and must be read together with the PDS and any other SPDS we may give you for the PDS.

The purpose of this SPDS is to:

- update information about how we will pay claims under the Additional cover 'Motor burnout' and under the Optional cover 'Tenant Protection: 4. Replacement of locks';
- update information about how we will settle claims under 'How we settle your landlord contents claims' and add a new section 'For additional covers or optional covers' to update information about how we will settle claims under those covers;
- update the exclusion 'Communicable Disease' in 'Things we don't cover' and update the definition of 'Communicable Disease' under 'Words with special meanings'; and
- update 'Example 6 – Loss of rent- tenant default' in 'How we settle claims – some examples'.

CHANGES TO THE PDS

1. In 'Motor burnout' on page 68, above the heading 'Replacing the whole appliance' add:

Paying you

If you have already had the motor repaired or replaced when you lodge a claim, this means we are not able to repair or replace the motor or arrange for someone to do this and we will pay you the reasonable cost of the repair or replacement of the motor. This also means the second dot point under the heading 'What you must not do' on page 82 does not apply to motor burnout.

2. The paragraphs below the heading 'How we settle your landlord contents claims' on page 87 and above the heading 'When we settle your landlord contents claims we will not' on page 88 are deleted and replaced with:

When your claim for loss, theft or damage to your landlord contents is covered, your landlord contents may be replaced, repaired or we may pay you. We will aim to use a member of our supplier network to repair or replace damaged landlord contents.

Sometimes this is not always possible or practical and this will determine how your landlord contents claim will be settled.

This will not be possible or practical where:

- there is pre-existing damage to your landlord contents item(s) or it is unsafe to repair them;
- we do not have a supplier for the lost or damaged items (or we do not have a supplier available in your area);
- the lost or damaged items cannot be itemised or measured (e.g. items that have been completely destroyed);
- there is no expertise available in Australia to repair the item;
- the landlord contents are low value items; and/or
- replacement(s) for the landlord contents item(s) are not available readily at a supplier(s) convenient to you.

We will tell you if this is the case and we will settle your claim by paying you, see 'Paying you' below.

How we settle will depend on the circumstances of the claim including the cost of repair or replacement, your sum insured and any lower policy limits.

If the cost of repair or replacement exceeds your landlord contents sum insured, you will be paid your landlord contents sum insured.

Repairing your landlord contents

We will engage a repairer within our supplier network who is able to complete the repairs to your landlord contents to provide a quote. If the quoted cost to repair the item is less than the cost of replacement, we will authorise the repairs.

Replacing your landlord contents

If the quoted cost to repair is more than the cost of replacement on a 'new for old' basis or if the landlord contents item cannot be repaired, you have the option to accept a replacement on a 'new for old' basis sourced through our supplier network. See page 88 for what 'new for old' means.

Paying you

We will pay you to settle your claim:

- If you do not accept an offer to repair the landlord contents item, you will be paid the quoted cost.
- If you do not accept an offer to replace the landlord contents item, you will be paid the amount of our supplier's assessed quote to replace the item through our supplier network. This may be less than what it would cost you to arrange the replacement in the market. We are able to secure supplier discounts from within our supplier network.
- If it is not possible or practical for us to repair or replace damaged landlord contents, we will pay you the amount of your repairer's/supplier's assessed quote to repair or replace them on a 'new for old' basis.

To work out the amount of the assessed quote we will review the quote(s) provided by our supplier or if it is not possible or practical for us to repair or replace the damaged landlord contents, the quote(s) you have provided to repair or replace the damaged landlord contents, and assess those quote(s) to make sure that each quote is appropriate and reasonable for the scope of services or goods. This includes a consideration of the appropriateness of materials, repair method, labour and material costs and overall cost assessed to repair or replace the landlord contents on a 'new for old' basis.

We will pay you by cheque or direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

3. On page 89 above the section 'Building claims' insert the following new section:

For Additional covers or Optional covers

If we pay a claim under an additional cover or optional cover, we will settle your claim in accordance with that additional cover or optional cover. For the Optional cover 'Tenant Protection: 4. Replacement of locks' (see page 79) we will only settle the claim by paying you. This means that we will not repair or replace or arrange for a service.

If we settle your claim by paying you, we will pay you by cheque or direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

4. On page 30 under the heading 'Things we don't cover' delete the exclusion 'Communicable Disease' and replace with:

Communicable Disease

any loss, damage, claim, cost, expense, legal liability or other sum, directly or indirectly arising out of, or attributable to, a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.

5. Under the main heading 'Words with special meanings' delete the definition of 'Communicable Disease' on page 119 and replace with:

means:

- Highly Pathogenic Avian Influenza in Humans;
- any Listed Human Disease, Biosecurity Emergency or Human Biosecurity Emergency as defined in or declared under the Biosecurity Act 2015 (Cth).

A reference to the Biosecurity Act 2015 (Cth) includes any amendment, replacement, re-enactment or successor legislation. A reference to Listed Human Disease, Biosecurity Emergency or Human Biosecurity Emergency shall have the meaning found in any replacement definition, in any amendment, replacement, re-enactment or successor legislation, or where there is no replacement definition the term shall have the meaning of a term which is substantially similar in meaning as defined in or declared in any amendment, replacement, re-enactment or successor legislation.

6. On page 107 under the main heading 'How we settle claims - some examples', under the heading 'Example 6- Loss of rent- tenant default' delete the content under the heading 'Additional information' for row 2 'Replacement of Locks' and replace with:

As your tenant left without returning the keys, we cover the cost of replacing keys, locks and cylinders on external doors and windows under 'Replacement of locks'. You obtain a quote to replace the locks for \$1,000 but the most we will pay under 'Replacement of locks' is \$800. We pay you \$800.