

# Multi-unit Underwriting

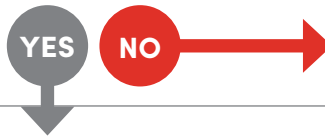


## Body Corporate or Multi-unit complex

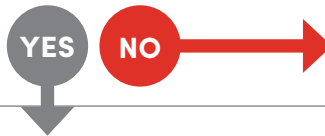
### Request to insure **ALL** units in a Body Corporate or Multi-unit complex

Are all units:

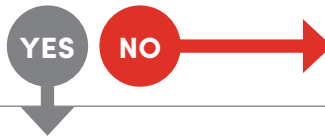
100% residential occupancy  
(no commercial/shops).



No greater than 5 units in total  
at the entire location.



Maximum of 3 levels or less  
(including garage/basement).



#### **DECLINE**

This risk is not appropriate for the Consumer Insurance Portfolio. **However**, your BDM **might** be prepared to provide terms/cover if referred to them.

If **YES** to all three questions, then it's ok to follow standard process of underwriting **ALL** of the units under a single Residential Home Policy.

### Request to insure a **SINGLE** unit in a Body Corporate complex

 **DECLINE**

### Request to insure a **SINGLE** unit in a Multi-unit complex

 **REFER TO PAGE 2**

# Single unit in a Multi-unit complex (non-Body Corporate)

## Type of Home FREESTANDING

**YES** → **5 OR LESS UNITS** in total are located within the same complex/property.  
 Okay to follow standard process of underwriting under a Residential Home Policy.

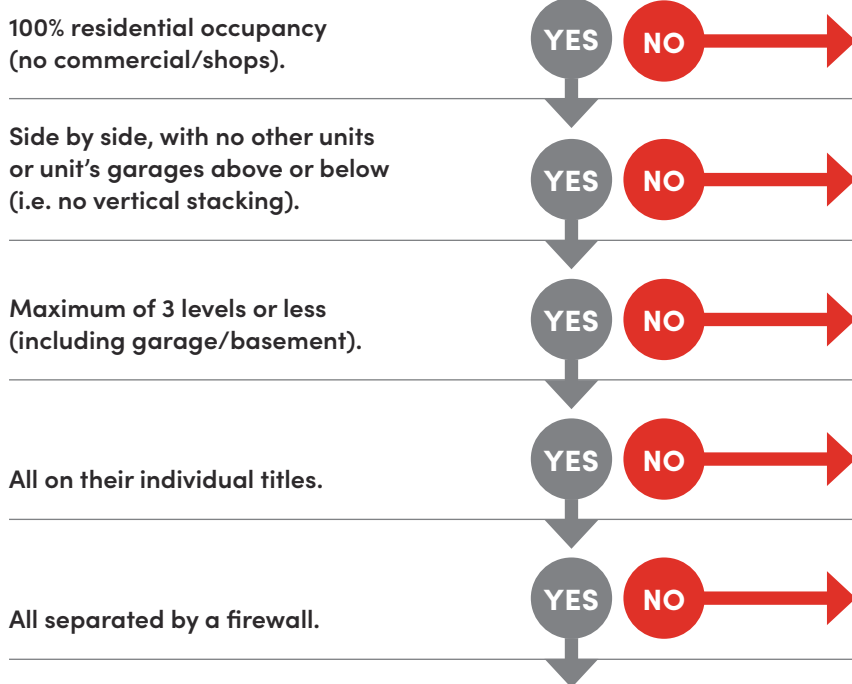
**NO** →

Refer to **Type of Home ATTACHED**

**YES** → **6 OR MORE UNITS** in total are located within the same complex/property.  
 Okay to follow standard process of underwriting under a Residential Home Policy with the Common Property Clause\* applied.

## Type of Home ATTACHED

Is the individual unit part of a complex that is:



**DECLINE**  
 This risk is not appropriate for the Consumer Insurance Portfolio. **However**, your BDM **might** be prepared to provide terms/cover if referred to them.

The single unit is acceptable for cover under a Residential Home Policy **BUT** is the unit in a complex that is:

**YES** ↓

- Road-front row of adjoined homes only; or
- Off road complex (with shared driveway) in a complex of 5 UNITS OR LESS in total

Okay to follow standard process of underwriting under a Residential Home Policy.

**YES** ↓

- Off road complex (with shared driveway) in a complex of MORE THAN 5 UNITS in total.

Okay to follow standard process of underwriting under a Residential Home Policy with Common Property Clause\* applied.

### \*Common Property Clause for large non-Body Corporate complexes (over 5 units)

The policy covers the individually titled unit/townhouse (insert the unit #/street number. Street name/suburb/town/city) only, and excludes all cover to common property within the multi-unit complex within which this unit/townhouse is located (such as but not limited to shared use driveways, buildings or amenities, outdoor entertainment areas, fencing or garden walls, retaining walls, electrical or other services). The owners committee for this complex must be responsible to arrange insurance for all common property.

**An example of an ACCEPTABLE Body Corporate risk under a Residential Home policy**

- 5 units
- 3 levels
- 100% domestic occupancy



**Example of an ACCEPTABLE non-Body Corporate single unit risk**

- max 3 levels
- side by side (no units above/below)
- no commercial
- modern therefore fire wall separation
- no common property



**Example of an ACCEPTABLE non-Body Corporate single unit risk**

- road frontage
- max 3 levels
- side by side (no units above/below)
- no commercial
- modern therefore fire wall separation
- no common property



**Note:** if more than 5 units in total, and driveway /off-road parking is at rear of complex, then this needs to have Common Property Clause\* applied.

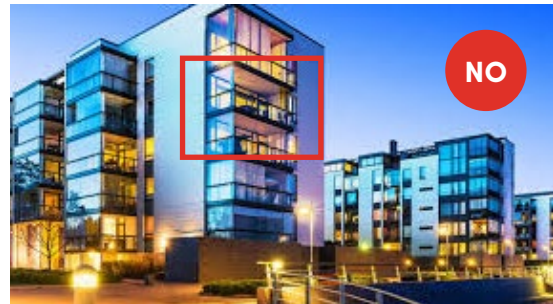
**Example of an UNACCEPTABLE Body Corporate Risk under a Residential Home policy**

- more than 5 units
- more than 3 levels



**Example of UNACCEPTABLE non-Body Corporate single unit risk**

- over 3 levels high
- units above and below
- extensive common property
- likely commercial occupancy at ground level



**Example of UNACCEPTABLE non-Body Corporate single unit risk**

- units above and below
- large amounts of common property

