



# ZURICH

## Property Owners Insurance

### Liability Section Only

The property people

ROSS & LIDDELL

#### Policy summary

This leaflet provides a summary of the significant features, benefits and limitations of the cover provided by Zurich Insurance Company Ltd Property Owners Insurance policy. The full terms, conditions and exclusions are shown in the policy wording. If you want to see full details of the cover please refer to the policy wording.

#### Type of insurance and cover

This policy is designed for all property owners and managing agents insuring portfolios of properties. The standard duration of this non-investment insurance contract is 12 months.

Property Owners Liability £10,000,000 Limit Of Indemnity	
<p><b>Key Features and Benefits</b></p> <p>Provides cover in respect of all sums which the Insured becomes legally liable to pay as compensation to third parties for accidental injury or damage, including Legal liability arising out of products sold related to common areas.</p> <p>Definition of loss extended to include the following events, but may be subject to an inner limit that will be detailed in the Schedule</p> <ul style="list-style-type: none"> <li>• Legal costs relating to a claim, in addition to the limit of liability.</li> <li>• Legal defence costs arising under the Consumer Protection, Food Safety, Corporate Manslaughter and Corporate Homicide and effective Premises Acts</li> <li>• Environmental Clean-up Costs</li> <li>• Liability to pay compensation for wrongful arrest, obstruction, trespass or nuisance.</li> <li>• Liability to pay compensation for Claims arising from the insured operating a valet parking service</li> </ul>	<p><b>Significant or unusual EXCLUSIONS or limitations</b></p> <ul style="list-style-type: none"> <li>• Asbestos cover is excluded but available as a buy back option up to £5,000,000 any one occurrence and in the aggregate subject to completion of an asbestos questionnaire.</li> <li>• Terrorism cover is limited to £5,000,000 or the limit of liability selected whichever is lower, although an increase may be considered upon request</li> <li>• The first £250 of each and every claim for third party property damage</li> <li>• Defective work</li> <li>• Products knowingly sold for aircraft industry</li> <li>• Products knowingly exported to the USA or Canada</li> <li>• Product guarantee, repair or recall</li> <li>• Liquidated or punitive damages</li> <li>• Professional advice</li> </ul>

#### Claims

For common areas all incidents should be reported to your property manager who will in conjunction with insurers monitor the handling of the claim to a conclusion

For private property claims all incidents or threats of legal action should be reported directly to Ross & Liddell Insurance Department on 0141 221 9266

**If you require further information regarding insurance cover or require assistance regarding your private claims, please contact our insurance department on; 0141 221 9266**

#### Complaints and the Financial Services Compensation Scheme

We want to provide a first class service. If you have any cause for complaint you should contact the Ross and Liddell insurance department. Please quote the details of your policy (your surname and initials, policy number, etc)

We are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation should we be unable to meet our obligations. You may contact the FSCS on 0800 678 1100 or further information is available at [www.fscs.org.uk](http://www.fscs.org.uk)

#### Cancellation

It should be noted that Insurance is placed, at each renewal, for a period of 12 months, and in the event of any mid-term cancellation, any return premium is only available at the discretion of the Insurer, Zurich plc, and entirely subject to no claims having been made. If authorised, any return premium will be provided on a “pro rata” basis, after deduction of the full amount of Commission which would be received, had the policy not been cancelled, as the majority of work undertaken, and costs incurred, by Ross & Liddell and our Insurance Broker, relating to the Insurance policy, will have been completed, and incurred, prior to any mid-term cancellation.

#### Our Commission

Our current remuneration from insurers is by way of commission, not fees at 22.50% for all classes of insurance other than Terrorism which is 10% of gross premiums net of Insurance premium tax. This reflects the work we undertake on behalf of the insurer. This work includes the administration and issue of policy documentation, certificates and endorsements, the production of renewal terms and billing services for individual property owners and the monitoring of claim.