

Change Notice: Landlords Insurance

What's changed?

1 July 2026

Blue Zebra Insurance (BZI) has made some changes to its Landlords Insurance products, effective for policies with a cover start date of 1st of July 2026 onwards.

The purpose of this document is to highlight certain differences between the below Product Disclosure Statements (PDS). This document is only intended to provide a summary of the changes and does not form part of your policy. Please carefully read the relevant PDS for full details of the cover offered, and any exclusions, conditions and limits that apply.

		Previous PDS	New PDS
Landlord Insurance – Accidental Damage	Policy inception	1 July 2025 – 30 June 2026	From 1 July 2026
	Preparation Date	20 June 2025	1 June 2026
	Version	BZ_LL_AD_PDS_FSG_20250701	BZLL_AD_PDS_260701
	Underwritten by	Chubb, AIG and HDI	Chubb, AIG and HDI
Landlord Insurance – Listed Events	Policy inception	1 July 2025 – 30 June 2026	From 1 July 2026
	Preparation Date	20 June 2025	1 June 2026
	Version	BZ_LL_LE_PDS_FSG_20250701	BZLL_LE_PDS_260701
	Underwritten by	Chubb, AIG and HDI	Chubb, AIG and HDI

For further information on any of the changes below please refer to the relevant section of the policy described in the first column. For example, if we consider the first clarification below, if you need additional information, you should go to the 'Where we cover' section and the "Contents in the open air" sections of the PDS.

Our New Product Disclosure Statements (PDS) are available on the BZI Website <https://bzi.com.au/products/documents>

This Landlord Insurance is issued and underwritten by Chubb Insurance Australia Limited ABN 23 001 642 020 AFSL No. 239687, AIG Australia Limited ABN 93 004 727 753 AFSL No. 381686 and HDI Global Specialty SE, acting through its Australian branch, HDI Global Specialty SE – Australia ABN 58 129 395 544 AFSL No. 458776 (together, the Insurers). Blue Zebra Insurance Pty Ltd ABN 12 622 465 838 AFSL No. 504130 (BZI), has binding authority to issue and distribute Landlord Insurance on behalf of the Insurers, acting under its own AFSL.

Section	Change Type	Description
<p>Where we cover Contents in the open air</p>	Improvement	<p>Accidental Damage only The limit for contents in the open air has increased to \$5,000 any one claim</p>
<p>CONTENTS COVER What are contents Contents for owners of lots within a body corporate entity</p>	Improvement	<p>Accidental Damage & Listed Events cover The definition of contents for owners of lots within a body corporate entity, which the body corporate entity is not legally responsible to insure has been updated to include floating floors and air conditioners (ducted or split system) when they are for the sole use of a unit owner or occupier.</p>
<p>WHAT YOU ARE COVERED FOR Buildings or contents Escape of liquid</p>	New	<p>Accidental Damage cover only Cover has been updated to include cover for contents that are damaged by water escaping from a shower recess or base at the situation, up to \$5,000 in total per claim towards your damaged contents.</p>
<p>WHAT YOU ARE COVERED FOR Buildings or contents Damage by a tenant's pets</p>	Improvement	<p>Accidental Damage cover only The limit for damage caused by a tenant's pets has increased to \$5,000 during any one period of insurance.</p>
<p>Additional Benefit Storage of undamaged contents</p>	New	<p>Accidental Damage cover only Limit 20% of the contents sum insured. Provides cover for your contents if moved from the insured address to temporary accommodation you will be living at or at a commercial storage facility, when as a result of a claim for your contents and you or your tenant are unable to live at the insured address.</p>
<p>Additional Cover Holiday home personal effects</p>	New	<p>Accidental Damage cover only Limit \$1,000 any one claim and the relevant contents excess applies. When the occupancy type shown on the schedule is 'Short-term rental and holiday home' clothes, shoes and personal effects (for example: glasses, hearing aids, handbags), musical instruments and equipment for taking photographs or videos (other than those used for earning an income) are included in the definition of contents.</p>
<p>Additional Cover Motor Burnout</p>	Improvement	<p>Accidental Damage cover only The maximum age of electric motors covered under this additional cover has been increased from 10 years to 15 years.</p>
<p>Additional Cover Chemical decontamination cover</p>	Improvement	<p>Accidental Damage cover only Limit increased to \$60,000. We have clarified that:</p> <ul style="list-style-type: none"> ▪ cover applies to clean up costs only, and to the cover selected. For example, if contents only are insured, we will not cover for any clean-up costs that relate to the building; and ▪ the limit applies to buildings or contents, or a combination of both. This limit does not apply separately to each cover.

Section	Change Type	Description
<p>Additional Cover Permanently moving your contents to a new address</p>	New	<p>Accidental Damage cover only The most we will pay under this additional cover is the contents sum insured shown on your policy schedule. If you have contents cover and you are moving them to a new permanent residence or a commercial storage facility in Australia, then they are covered while they are being moved for loss or damage due to:</p> <ul style="list-style-type: none"> ▪ fire; ▪ flood; or ▪ collision or theft of the vehicle that is transporting them.
<p>Additional Cover Tax audit</p>	Clarification	<p>Accidental Damage cover only We have clarified that:</p> <ul style="list-style-type: none"> ▪ cover applies to formal audits by the Australian Tax Office. Preliminary risk reviews or enquiries which are not related to an identified intention to conduct an audit are not covered; and ▪ the limit applies to buildings or contents, or a combination of both. This limit does not apply separately to each cover.
<p>Optional Covers Theft by tenant Additional benefit - Legal expenses</p>	Improvement	<p>Accidental Damage only Limit has increased to \$7,500.</p>
<p>Optional Covers Loss of rent Death of tenant</p>	Improvement	<p>Accidental Damage only Long term tenancy – limit increased to up to 26 weeks of the weekly rental amount. Short term tenancy – up to 12 weeks loss of rent is unchanged and the limit in any one period of insurance of \$10,000 has been removed.</p>
<p>Optional Covers Loss of rent Failure to vacate</p>	Improvement	<p>Accidental Damage only Short term tenancy - limit increased to up to 20 weeks loss of rent and the limit in any one period of insurance has increased to \$15,000.</p>
<p>Optional Covers Loss of rent Claims payment basis Calculation of loss of rent on a short term tenancy</p>	Improvement	<p>Accidental Damage & Listed Events cover We have updated how loss of rent is calculated for short-term rental properties to better reflect actual customer loss, by:</p> <ul style="list-style-type: none"> ▪ removing the 5-day rent deduction and replacing it with the first 7 days now based on actual cancelled bookings. This ensures the initial loss period reflects confirmed lost income rather than applying a flat reduction; ▪ introducing a clearer, more consistent calculation aligned to actual loss and available data. This uses booking history, prior year comparisons, or market data (where needed) to support a more objective and transparent outcome; and ▪ applying a fairer approach by distinguishing between established and newer short-term rental properties. This recognises differences in available booking history and applies appropriate methods where limited or no historical data exists.

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<p>Optional Covers Rent default The most we will cover</p>	Change	<p>Accidental Damage only</p> <p>The rent default benefit has changed from a flat limit of \$12,000 per claim to a variable limit.</p> <p>The maximum we will now pay is the lesser of \$15,000 or 20 weeks' rent, per claim. As an example:</p> <ul style="list-style-type: none"> ▪ a property rented at \$550 per week would have a maximum benefit of \$11,000; and ▪ a property rented at \$650 per week would have a maximum benefit of \$13,000.
<p>LEGAL LIABILITY Personal injury</p>	Change	<p>Accidental Damage & Listed Events cover</p> <p>We have updated the definition of personal injury by removing reference to defamation, to clarify that cover for defamation-related claims is not provided under the Legal Liability section.</p>
<p>DEFINITIONS Boarding house</p>	Updated	<p>Accidental Damage & Listed Events cover</p> <p>Boarding house means a dwelling that:</p> <ul style="list-style-type: none"> ▪ provides a principal place of residence for seven or more paying residents where the furniture and beds are provided by the proprietors/owners; and/or ▪ is required under the laws of the state or territory in which the dwelling is located to be licensed, registered, accredited or approved as a boarding house, rooming house, residential service, lodging house, guest house, hostel, or similar accommodation.
<p>DEFINITIONS Confirmed booking</p>	New	<p>Accidental Damage & Listed Events cover</p> <p>Confirmed booking means reservations that have been accepted by you and recorded on a recognised booking platform or under a written rental agreement, whether or not payment has been received.</p>
<p>DEFINITIONS Floating floors</p>	New	<p>Accidental Damage & Listed Events cover</p> <p>Floating floors means a floor covering (such as laminate, hybrid or engineered timber boards) that is laid over an underlay and not fixed to the subfloor with nails, screws, adhesives or other permanent methods. A floating floor is held in place through its interlocking system and held in position by its own weight and/or by perimeter expansion gaps or skirting boards.</p>
<p>DEFINITIONS Pollutants</p>	New	<p>Accidental Damage, Listed Events</p> <p>Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant including but not limited to smoke, vapour, soot, fumes, acid, alkalis, chemicals or waste. Waste includes but is not limited to material to be recycled, reconditioned or reclaimed.</p>
<p>DEFINITIONS Serviced apartment</p>	Clarification	<p>Accidental Damage & Listed Events cover</p> <p>Serviced apartment means a fully furnished apartment made available for short-term or long-term stays and is operated, managed, marketed or let in a manner substantially similar to a hotel, motel, resort or other commercial accommodation business.</p>
<p>DEFINITIONS Subsidence</p>	New	<p>Accidental Damage & Listed Events cover</p> <p>Subsidence means the sudden sinking or gradual downward movement of land or the ground's surface, which may be caused by natural processes or by human activities.</p>