

Apartment Style Residence 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 (AAI). This SPDS was prepared on 16 June 2021.

This SPDS supplements the Apia Apartment Style Residence Insurance Product Disclosure Statement prepared on 3/11/2020 (PDS) and must be read together with the PDS and any other SPDS we may give you for this PDS.

The purpose of this SPDS is to introduce cover where the entire apartment is used for short-term rental or holiday letting (including arrangements booked through an online booking platform). This product does not provide any cover for loss of rent or income. This product excludes cover for certain damage caused by someone living or staying at the apartment.

There are specific exclusions in relation to short-term rental and holiday letting (including arrangements booked through an online booking platform), under the following additional covers:

- Lock replacement (after theft of keys);
- Visitors' contents; and
- Financial transaction card cover.

It is a condition of your policy that you tell us as soon as possible if you:

- lease or rent 2 or more rooms at the insured address to tenants or paying guests; or
- move out and lease the insured address to tenants or paying guests.

Changes to the PDS

1. On page 34 of the PDS, the 'Renting entire apartment' exclusion is deleted and replaced with:

Renting entire apartment

any loss, damage, cost, expense or liability when you rent or lease the entire apartment to tenants or paying guests. **However**, if you rent the entire apartment under a short-term rental or holiday letting arrangement (including any arrangement booked through an online booking platform) to a paying guest we will cover loss or damage during the period of insurance to the extent cover is provided under an insured event (see page 40), and you for 'Legal liability' (see page 49).

2. On page 36 of the PDS, the exclusion 'Business activity' is deleted and replaced with:

Business activity

any business activity, but we will cover:

- part-time or casual babysitting where you do not need to be registered or licensed to do this;
- liability for death or bodily injury to a tenant, paying guest or boarder who is not within the definition of 'You/Your'.

3. On page 59 of the PDS under the additional cover 'Lock replacement (after theft of keys)', the following new exclusion is inserted under 'We don't cover':

Any costs if the entire apartment is rented out under a short-term rental or holiday letting arrangement (including arrangements booked through an online booking platform), at the time the keys are stolen.

4. On page 64 of the PDS under the additional cover 'Visitors' contents', the following new exclusion is inserted under 'We don't cover':

Contents owned by, or in the physical or legal custody or control of, tenants or paying guests (or their invited visitors) who are renting the entire apartment under a short-term rental or holiday letting arrangement (including an arrangement booked through an online booking platform).



Get set. Go.

5. On page 64 of the PDS, under the additional cover 'Financial transaction card cover' the following new exclusion is inserted into the list beginning with 'Loss or theft:', under 'We don't cover':
 - while the entire apartment is rented out under a short-term rental or holiday letting arrangement (including any arrangement booked through an online booking platform).

Who we are

Insurance is issued by AAI. Australian Pensioners Insurance Agency Pty Limited ABN 14 009 650 996, is an authorised representative (No.239591) of AAI.

AP03863 25/08/21 A



Get set. Go.