

# Change Notice – New Insurers: Landlords Insurance

## What's changed?

1 July 2026

We are pleased to inform you that St George Underwriting Agency 'SGUA' (ABN 59 009 357 582, AFSL 236663) has transitioned to new ownership and now operates as 'Blue Zebra' under Blue Zebra Insurance Pty Ltd (ABN 12 622 465 838, AFSL 504130) (BZI).

While the previous SGUA/Lloyd's policy is no longer available, BZI may offer a replacement policy under the Blue Zebra Landlords Insurance policy wording.

Blue Zebra Landlords Insurance policies incepting from 1 July 2026 are underwritten by a co-insurance panel comprising:

- 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).

This Change Notice applies to replacement policies (where offered) and new business policies incepting from 1 July 2026.

The purpose of this document is to highlight certain differences between the below PDSs. This document is only intended to provide a summary of the changes and does not form part of your policy. It is not a complete comparison, and you should carefully read the relevant PDS for full details of the cover offered, and any exclusions, conditions and limits that apply.

Previous PDS		New PDS	
<b>Policy</b>	Landlord Property Protection Plus	<b>Policy</b>	Landlord Insurance Accidental Damage
<b>Issuer</b>	SGUA	<b>Issuer</b>	Blue Zebra Insurance Pty Ltd
<b>Effective Date</b>	2 September 2025	<b>Effective Date</b>	1 July 2026
<b>Preparation Date</b>	1 July 2025	<b>Preparation Date</b>	4 May 2026
<b>Version</b>	SGUA Landlord Property Protection Plus (PDS)_07 July 2025	<b>Version</b>	BZ_LL_AD_PDS_FSG_260701
<b>Underwritten by</b>	Certain Underwriters at Lloyd's	<b>Underwritten by</b>	Chubb, AIG and HDI
<b>Policy</b>	Holiday Property Protection		
<b>Issuer</b>	SGUA		
<b>Effective Date</b>	2 September 2025		
<b>Preparation Date</b>	1 July 2025		
<b>Version</b>	SGUA Holiday Property Protection (PDS)_20250707		
<b>Underwritten by</b>	Certain Underwriters at Lloyd's		

For further information on any of the changes below please refer to the relevant section of the PDS described in the first column. For example, when considering the second update below, if you need additional information you should go to the "About the insurers" section of the PDS.

Our new Product Disclosure Statement (PDS) is 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.*

## UPDATES TO IMPORTANT INFORMATION

Section	Change Type	Description
<a href="#">Who issues the Policy</a>	Change	Blue Zebra Insurance Pty Ltd (BZI, we, us or our) ABN 12 622 465 838, Australian Financial Services (AFS) Licence Number 504130, is an insurance underwriting agency and holds an AFS Licence to deal in and provide general advice on general insurance products and to provide claims handling and settling services.

## UPDATES TO THE POLICY WORDING

Section	Change Type	Description
<a href="#">BUILDINGS COVER</a> <b>What are buildings</b> <a href="#">CONTENTS COVER</a> <b>What are contents</b> Floating floors	Change	Floating floorboards are included in the definition of buildings. However, if you are the owner of a lot within a body corporate entity, and the body corporate is not legally responsible to insure the floating floorboards, they are treated as contents and are subject to the contents sum insured.
<a href="#">BUILDINGS COVER</a> <b>What are buildings</b> Buildings located in a caravan or holiday park	Change	Cover for buildings located in a caravan or holiday park is no longer provided.
<a href="#">WHAT YOU ARE COVERED FOR</a> <b>Buildings or contents</b> Unoccupied Buildings	Change	A new unoccupancy exclusion has been introduced after 100 continuous days, subject to limited insured events and approval where cover is agreed.
<a href="#">WHAT YOU ARE COVERED FOR</a> <b>How we settle your claim</b> Excesses	Change	<p>If a single event results in claims to both buildings and contents at the insured address, you will only be required to pay one excess- that which is the greater of the applicable buildings and contents excesses, Where a claim relates to separate identifiable events with damage or loss caused by:</p> <ul style="list-style-type: none"> <li>malicious damage or vandalism;</li> <li>deliberate or intentional damage;</li> <li>damage by tenant's pets;</li> <li>theft by tenant (if we have offered that optional cover and you have added it to your policy),</li> </ul> <p>an excess will be payable for each event at the insured address, up to a maximum of two events per claim. For example, for a malicious damage claim to buildings with an excess of \$600, if there were 3 separate identifiable events the excess payable on the claim would be \$1,200 (2 x \$600).</p>
<a href="#">ADDITIONAL BENEFITS</a> Storage of undamaged contents	Change	Cover for the reasonable cost of removing and storing undamaged contents following an accepted contents claim where the property cannot be lived in. Cover is limited to 20% of the contents sum insured and conditions apply.

Section	Change Type	Description
<p><b>OPTIONAL COVERS</b></p> <p><b>Rent default</b></p> <p>Death of a tenant Murder or suicide (or attempted murder or suicide)</p>	Change	<p>The following insured events are no longer covered under 'Rent default':</p> <ul style="list-style-type: none"> <li>• Death of a tenant</li> <li>• Murder or suicide (or attempted murder or suicide)</li> </ul> <p>Cover is available under the optional cover 'Loss of rent'.</p>
<p><b>OPTIONAL COVER</b></p> <p><b>Rent Default</b></p> <p>Defaulting tenant Vacating without notice Failure to vacate Eviction of tenant (excluding notice to leave)</p> <p>Hardship</p> <p>Notice to leave</p>	Change	<p>The most we will pay, in total, under the rent default insured events below is up to \$15,000 or the weekly rental amount for 20 weeks, whichever is the lesser, per claim.</p> <p>As an example:</p> <ul style="list-style-type: none"> <li>▪ a property rented at \$550 per week would have a maximum benefit of \$11,000; and</li> <li>▪ a property rented at \$650 per week would have a maximum benefit of \$13,000.</li> </ul> <p>The most we will pay, in total, under the rent default insured event 'Hardship' is up to \$15,000 or the weekly rental amount for 6 weeks, whichever is the lesser, per claim.</p> <p>Up to a maximum of 2 weeks.</p>
<p><b>OPTIONAL COVERS</b></p> <p><b>Rent Default</b></p> <p>Excess payable</p>	New	<p>The excess payable for any claim under the 'rent default' optional cover is the maximum of:</p> <ul style="list-style-type: none"> <li>• the buildings excess shown on your policy schedule (if buildings cover has been selected);</li> <li>• the contents excess shown on your policy schedule (if contents cover has been selected).</li> </ul>
<p><b>OPTIONAL COVERS</b></p> <p><b>Rent Default</b></p> <p>Bond money condition</p>	Change	<p>It is a condition of this policy that you or your property manager must collect bond. We expect the bond amount to be 4 weeks or greater, however if the bond money collected is less than the equivalent of four weeks' rent, any reference to bond money within this optional cover will be adjusted to reflect an amount equivalent to four weeks' rent.</p>
<p><b>OPTIONAL COVERS</b></p> <p><b>Rent Default</b></p> <p>Rent in arrears condition</p>	Limitation	<p>Rent default cover will not apply if rent is in arrears as at the commencement of the time the 'Rent default' cover starts. In that situation, for rent default cover to commence your tenant must first pay the rent that was in arrears, and then pay the agreed rent as per the rental agreement for a period of four consecutive weeks. You are responsible for knowing whether rent is in arrears as at the time the 'Rent default' cover starts, even if you utilise the services of a property manager.</p>
<p><b>OPTIONAL COVERS</b></p> <p><b>Rent Default</b></p> <p>New tenants' condition</p>	Change	<p>If there are new tenants at the property, there is no rent default cover provided until the new tenants have successfully paid the agreed rent as per the rental agreement for a period of four consecutive weeks.</p>