



Propture Scheme

Insurer

AXA Insurance dac

KEY COVER FEATURES

A real estate property owners insurance facility



Section 1 - Property Damage (Mandatory)

Cover	Damage to Property Insured caused by any of the following Insured Events: Fire; Lightning; Aircraft or other aerial devices or articles dropped therefrom; Explosion; Earthquake; Riot civil commotion strikers locked-out workers or persons taking part in labour disturbances or other malicious persons; Storm or flood: Escape of water or oil from any tank apparatus pipe or appliance; Impact by any road or rail vehicle or animal; Theft or attempted theft involving entry into or exit from the Buildings by forcible and violent means; Subsidence, Heave or Landslip; Any other accident, not otherwise excluded
Excess	<ul style="list-style-type: none">• €500 each and every Claim• €1,300 in respect of Subsidence, Heave or Landslip• €1,300 in respect of Theft/Malicious Damage by Tenant
Principal inclusions	<ul style="list-style-type: none">• Automatic Reinstatement after a Loss• Damage to Landscaped Gardens, €32,500• Day One Basis, 115% of the Declared Value• Fire Brigade Charges, €50,000• Glass Breakage• Non Invalidation• Other Interests• Subrogation Waiver• Theft of Keys, €32,500• Trace and Access, €32,500• Unauthorised Use of Utilities, €32,500

Section 2 - Loss of Rental Income (Optional)

Cover	<p>Any interruption or interference with the Business at the Premises and caused by any of the Insured Events as per the Property Damage Section</p> <ul style="list-style-type: none"> • Rent of Residential Property • In the event that Premises occupied totally or partially for residential purposes suffer Damage and no Sum Insured on rent for the residential portions has been allocated then this policy extends to include such loss of Rent Receivable and other costs as specified under the Loss of Rental Income Section
Limits of Liability:	<p>Our liability under this Section shall not exceed:</p> <ul style="list-style-type: none"> (a) 200% of the Rent Receivable stated in the Schedule; and (b) 100% of the Sum Insured stated in the Schedule for each other item or extension; (c) the actual Rent Receivable unless otherwise agreed by Us <ul style="list-style-type: none"> • Rent of Residential Property <p>The Indemnity Period shall be a maximum period of three years from the date of the Damage for which We shall be liable to pay any loss</p> <p>Cover in respect of any expenditure incurred in the provision of comparable accommodation for the benefit of any lessee to comply with the requirements of the lease</p> <ul style="list-style-type: none"> • Our maximum liability under this clause shall not exceed 20% of the Sum Insured applicable to the residential Building or residential portion of the Building concerned
Excess	<ul style="list-style-type: none"> • As per the Property Damage Section
Principal Section Conditions	<ul style="list-style-type: none"> • Advance Rent Receivable • Alternative Premises • Acquisitions, 10% of the Buildings Sum Insured up to a maximum of €130,000 • Cost of Re-letting • Failure of Supply, 10% of the Buildings Sum Insured up to a maximum of €130,000 • Notifiable Disease and Murder or Suicide, 10% of the Buildings Sum Insured up to a maximum of €130,000 • Loss of Investment Income on Late Payment of Rent • Managing Agents Premises, 10% of the Buildings Sum Insured up to a maximum of €130,000 • Prevention of Access, 10% of the Buildings Sum Insured up to a maximum of €130,000

Section 3 - Employers Liability (Optional)

Cover	Legal liability to pay as damages, together with costs and expenses, in respect of Injury sustained within the Territorial Limits during the Period of Insurance by any Employee arising out of their employment by in the course of the Business
Limit of indemnity	<ul style="list-style-type: none"> • €13,000,000 any one Occurrence
Excess	<ul style="list-style-type: none"> • €Nil each and every Claim
Territorial Limits	Republic of Ireland, extending to include elsewhere in the world other than Offshore, in connection with temporary visits undertaken in the course of the Business by any person normally resident within the Republic of Ireland
Principal Section Extensions	<ul style="list-style-type: none"> • Compensation for Court Attendance • Unsatisfied Court Judgements

Section 4 - Property Owners Liability (Automatic)

Cover	<p>Legal liability to pay as damages in respect of accidental:</p> <ul style="list-style-type: none"> • Injury to any person; • loss of or damage to material property; • obstruction, trespass, nuisance or interference with any right of way, air, light or water or other easement; or • wrongful arrest, detention, imprisonment or eviction of any person or invasion of the right of privacy; • occurring within the Territorial Limits during the Period of Insurance and happening in connection with the Business
Limit of indemnity	<ul style="list-style-type: none"> • €6,500,000 any one Occurrence
Excess	<ul style="list-style-type: none"> • €325 each and every Claim in respect of Loss or Damage to Property
Principal Section Extensions	<ul style="list-style-type: none"> • Compensation for Court Attendance • Contingent Motor Liability • Cross Liabilities • Legionellosis, €1,300,000 • Libel and Slander, €325,000 • Overseas Personal Liability

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