

BusinessPlan - Change Document 16 July 2017

This document outlines the changes made to the BusinessPlan policy wording. Please note that this is a summary of the main changes only and is not intended to be comprehensive. Please refer to the Businessplan policy document for the full wording. Page numbers shown under the “Change” section of this document are from the new policy wording.

Change	Explanation
Material Damage section - page 13 of policy document	On 26 October 2016, the Ministry of Health gave further recommendations on the levels of methamphetamine contamination that prompt a clean-up.
Unlawful Substances New Automatic extension	We have changed our policy wording to align with these recommendations, and to accommodate any changes occurring in the future in subsequent guidelines, recommendations

Current wording on policy document	New wording on policy document
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28. Unlawful Substances

Notwithstanding exclusions 7.3 and 7.4, *we will cover you for damage* being contamination to any *building* specified in the *schedule* and any other *insured property* within that *building*, caused by the manufacture, supply, storage, possession, distribution or use of any controlled drug as defined in the Misuse of Drugs Act 1975 including methamphetamine, or any pre-cursor chemicals or materials used in any of these activities, provided that:

- (a) *you own the building*; and
- (b) the *building* is:
 - a motel or hotel operated by *you* and the *damage* is caused by a paying guest; or
 - leased to a tenant, and *you* or the person who manages the tenancy on *your* behalf has met the “Landlord’s Obligations”.

Cover under this extension will only apply where, at the time of the claim being made, the level of chemical contamination exceeds the guidelines for acceptable indoor surface residues issued by the Ministry of Health in its Guidelines for the Remediation of Clandestine Methamphetamine Laboratory sites. *We will only pay for decontamination to the extent required to achieve the acceptable post-remediation re-occupancy levels for indoor surfaces residues outlined in the Guidelines.*

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 - a motel or hotel operated by *you* and the *damage* is caused by a paying guest; or
 - leased to a tenant, and *you* or the person who manages the tenancy on *your* behalf has met the “Landlord’s Obligations”.

Cover under this extension will only apply where, at the time of the claim being made, the level of chemical contamination exceeds applicable recommendations or guidelines for acceptable indoor surface residues in New Zealand made available by the Ministry of Health, or any New Zealand standard for indoor surface residues. *We will only pay for decontamination to the extent required to achieve the acceptable level for indoor surfaces residues outlined in the applicable recommendations, guidelines or standard.*

For the purpose of this extension, “Landlord’s Obligations” are that <i>you</i> or the person who manages the <i>building</i> on <i>your</i> behalf must:	For the purpose of this extension, “Landlord’s Obligations” are that <i>you</i> or the person who manages the <i>building</i> on <i>your</i> behalf must:
(a) exercise reasonable care in the selection of tenant(s) by obtaining at least satisfactory verbal or written references; and	(a) exercise reasonable care in the selection of tenant(s) by obtaining at least satisfactory verbal or written references; and
(b) complete an external and internal inspection of the property at a minimum of six monthly intervals and upon every change of tenancy; and	(b) complete an external and internal inspection of the property at a minimum of six monthly intervals and upon every change of tenancy; and
(c) keep a written record of the outcome of each inspection, and provide a copy to <i>us</i> if a copy is requested.	(c) keep a written record of the outcome of each inspection, and provide a copy to <i>us</i> if a copy is requested.
<i>Our liability under this extension is limited to \$50,000 any one occurrence, up to a maximum of \$250,000 in any period of insurance.</i>	<i>Our liability under this extension is limited to \$50,000 any one occurrence, up to a maximum of \$250,000 in any period of insurance.</i>

As a member of the Insurance Council of New Zealand we are committed to complying with the Fair Insurance Code. For a current version of the code please go to www.icnz.org.nz

This is just a summary of changes in your BusinessPlan Policy. It does not form part of your insurance contract with Vero. For full details of your cover, refer to your new BusinessPlan policy document at <https://www.vero.co.nz/business-insurance/business-plan.html>