




Landlord Insurance Policy Comparison

Updated December 2020

	Best Buy - General	Best Buy - Meth Protection				
						
Policy Name	House Insurance - Landlords Plus Cover	Initio Lumley Safe and Sound	Landlord Insurance Policy	Premier Rental Property Insurance	Everyday Plus	Landlord Insurance
Basis of Settlement - Replacement	Replacement to Sum Insured, Replacement to the area size for Fire.	Replacement to Sum Insured	Replacement to the area size, capped at Sum Insured for Natural Disaster	Replacement to Sum Insured	Replacement to Sum Insured	Replacement to Sum Insured
Standard Cover						
Landlords Fixtures & Fittings	Limit \$20,000	Limit \$20,000, Option to increase to \$40,000	Optional	Optional, Cover restricted to a defined event	Yes, Limit \$25,000	Limit \$10,000, option to increase
Malicious Damage or Theft	Yes, Limit \$20,000 per event, no cover for theft	Yes, Limit \$25,000	Optional, Limit \$20,000	Optional, Limit \$3,000	Yes, Limit \$25,000	Yes, Limit \$25,000
Methamphetamine						
Damage - Caused by Methamphetamine Contamination (Consumption)	Yes, Limit \$30,000	Yes, Limit \$30,000	Optional, Limit \$30,000	Yes, Limit \$30,000	Yes, Limit \$30,000	Yes, Limit \$30,000
Damage - Caused by Methamphetamine Contamination (Manufacture)	Yes, included in limit	Yes, up to sum insured	Yes, included in limit	Yes, included in limit	Yes, included in limit	Yes, included in limit
Loss of Rent due to Methamphetamine Contamination	No Cover	Yes, as per Loss of Rent limits below	Yes, as per Loss of Rent limits below	Yes, as per Loss of Rent limits below	Yes, as per Loss of Rent limits below	Yes, as per Loss of Rent limits below
Loss of Rent						
Loss of Rent due to Insured Event	Yes, up to 8 months	Yes, Limit \$20,000 and maximum 12 months, option to increase to \$40,000 or \$80,000	Limit \$20,000 up to six months	Optional, up to 6 months	Yes, up to 12 months	Yes, up to 12 months
Loss of Rent due to Non Payment - Vacating without required notice	Yes, up to 8 weeks	No Cover	Optional, Up to 8 weeks	Optional, Up to 8 weeks	Yes, up to 8 weeks	Yes, up to 6 weeks
Loss of Rent due to Non-payment of Rent - Eviction	Yes, up to 8 weeks	No Cover	Optional, Up to 8 weeks	No Cover	Yes, up to 8 weeks	Yes, up to 12 weeks
Landlord Responsibilities						
Inspection Periods	3 monthly and in between tenancies	6 monthly and in between tenancies	6 monthly and in between tenancies	3 monthly and in between tenancies	6 monthly and in between tenancies	3 monthly and in between tenancies
Landlord Conditions	Yes	None	Yes	Yes	Yes	Yes
Other Coverage						
Damage caused by Pets	Excluded unless it becomes accidentally trapped inside Insured's home	Yes	Excluded	Excluded	Policy is silent	Policy is silent
Excess on Breakage of Glass	Standard Excess	Standard Excess	Standard Excess	Optional	Standard Excess	Standard Excess
Hidden Gradual Damage	Limit \$2,000	Limit \$3,000	Limit \$2,000	Limit \$1,500	Limit \$2,500	No Cover
Home Office	No Cover	Yes	Yes	No Cover	No cover	Yes
Landscaping Trees Shrubs Plants	Limit \$2,000	Limit \$3,000	No Cover	No Cover	Limit \$1,000	Limit \$2,500
Retaining Walls	Limit \$25,000	Yes	Limit \$50,000	Limit \$20,000	Limited \$50,000	Limit \$20,000
Swimming Pool	Optional	Yes, permanently fixed	Yes, permanently fixed	Yes, permanently fixed	Yes, permanently fixed	Limit \$40,000
Tree Removal	No Cover	Limit \$1,000 any one event	Removing fallen branches or trees that have damaged your rental home	No Cover	No cover	No Cover
Unoccupancy Conditions	After 60 days an additional Excess \$1,000 applies	After 60 days the excess increases to \$5,000 or \$2,500 with intruder alarm.	After 60 days cover is limited to fire, lightning, explosion, storm, flood and natural disaster	After 60 days cover is limited to fire explosion lightning or Earthquake Top-Up Cover	After 60 days an additional Unoccupied Excess applies	After 60 days cover is limited to fire explosion lightning or Earthquake Top-Up Cover
Liability and Legal						
Property Owners Liability	Limit \$20,000,000	Limit \$2,000,000	Limit \$2,000,000	Limit \$1,000,000	Limit \$1,000,000	Limit \$1,000,000
Defence Costs	Yes, included in Limit	Yes, included in Limit	Yes, included in Limit	Yes, in addition to the Limit	Yes, in addition to the Limit	Yes, in addition to the Limit