

Property Owners Policy Notice of Change



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Significant Policy Changes

Your policy has been revised as a response to a need to update, improve and/or clarify cover. The undenoted summarises the changes relating to this revision as it impacts the standard policy form and reflects the updated policy wording.

Current – new version changes to your policy – PPOF090420

The following is a summary of the key changes to your revised policy but this summary will not reflect any variations or modifications to the policy which are specific to you; these will be confirmed by the schedule attaching to your policy.

Terrorism insured section

The “Terrorism” insured section has been updated to provide additional clarity on the cover being provided. There is no new fundamental change to cover, instead clarifying the language used in addition to the definitions, exclusions and terms which apply to the “Terrorism” cover.

The cover provided by the “Terrorism” insured section indemnifies you for losses arising under the applicable insured sections from damage to the property insured where caused by an act of terrorism.

Cyber exclusion

A new exclusion applicable to all sections of the policy has been added to this policy. This exclusion responds to Lloyd’s mandate that all policies clearly state whether or not they will provide affirmative coverage for cyber risks. This clause excludes damage caused by a malicious event. The definition of “malicious” is broad and includes any authorised use of a computer.

Denial of access extension

This extension has been removed.

Notifiable disease, murder or suicide, food or drink poisoning extension

The extension has been amended to clarify the insurer’s liability and cover has been restricted. The insurer will not be liable in respect of:

1. Loss resulting from the first forty-eight (48) hours of each and every interruption or interference of the business at the premises;
2. An occurrence of a notifiable disease beyond the premises.
3. Loss where the event causes restrictions on the use of the premises on the order or advice of a Local or Government Authority.
4. The insurer’s liability will not exceed the sublimit as stated in the wording

The definition of ‘Notifiable disease’ excludes amongst other: Avian Influenza and/or Influenza A (H5N1); Swine Influenza and/or Influenza A (H1N1); Severe Acute Respiratory Syndrome (SARS); any coronavirus or coronavirus disease (or similar or equivalent disease or virus in the future); any epidemic or pandemic which poses a threat to human health or human welfare whether officially declared an epidemic or pandemic.

Coronavirus and/or Pandemic exclusion

A new exclusion applicable to all sections of the policy [except Property Owners liability section, Employer’s liability section and Legal expenses section], has been added to exclude any liability,

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damage or loss or interruption or interference directly or indirectly caused by or resulting from, arising out of or in connection with or attributable to:

- a) any coronavirus (or similar or equivalent virus in the future);
- b) any mutation or variation of a) above;
- c) any coronavirus disease (or similar or equivalent disease in the future);
- d) any epidemic or pandemic which poses a threat to human health or human welfare whether officially declared an epidemic or pandemic or not; or
- e) any fear or threat of a) to d) above.

As with all aspects of the standard policy cover it is generally possible to negotiate extensions of cover with the underwriter.

QBE European Operations



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