

NZI ECHELON
HOME POLICY



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NZI ECHELON HOME POLICY



INTRODUCTION

WELCOME

Welcome to NZI. Thank you for selecting **us** as **your** insurer.

ABOUT THIS POLICY

Your Home Policy consists of:

1. this policy document, and
2. the **schedule**, and
3. the information **you** have provided in the **application**.

YOUR DUTY OF DISCLOSURE

When **you** apply for insurance, **you** have a legal duty of disclosure. This means **you** must tell **us** everything **you** know (or could be reasonably expected to know) that a prudent insurer would want to take into account in deciding:

1. to accept or decline **your** insurance, or
2. the cost or terms of the insurance, including the **excess**.

You also have this duty every time **your** insurance renews and when **you** make any changes to it. If **you** breach this duty, **your** Home Policy will be cancelled as if it had never existed. Please ask **us** if **you** are not sure whether **you** need to tell **us** about something.

CHANGING YOUR MIND

If **you** are not happy with this Home Policy, **you** can change **your** mind, provided **you** tell **us** within 15 days of the date **your** Home Policy started. **We** will cancel **your** Home Policy as if it had never existed and refund in full any premium **you** have paid.

This does not apply if a claim has been made.

EXAMPLES

We have sometimes used examples and comments to make the parts of this policy document easier to understand. These examples and comments, *which are printed in italics*, do not affect or limit the meaning of the section they refer to.

HEADINGS

The headings in this policy document are for reference only and do not form part of it. They must not be used when interpreting the policy document.

DEFINED WORDS

If a word is shown in **bold**, it has a special meaning. There is a list of these words and what they mean at the back of this policy in the section 'DEFINITIONS'.

INSURANCE AGREEMENT

OUR AGREEMENT

You agree to pay **us** the premium. In exchange, **we** promise to cover **you** as set out in this policy document.

48-HOUR RESTRICTION

You are not covered for **loss** that occurs during the first 48-hours of this policy, caused by storm, flood or landslip. This only applies when **you** first take the policy out with **us**.

However, this exclusion does not apply where:

1. this policy started immediately following another policy that also insured the same property against the risks of storm, flood and landslip, or
2. this policy was taken out at the time **you** purchased the **home**.

VACANT HOMES

This Home Policy is automatically suspended if no one has been living at the **home** for a period of more than 60 consecutive days.

This Home Policy may be continued, if **you** tell **us** that no one will be living at the **home** and **we** agree that cover will continue. **We** may, at this time, change the terms of the policy.

If **we** have the **home** recorded as a holiday home, this condition will not apply provided:

1. the **home** is visited by **you** or a nominated person at least every 60 days, and
2. the property is adequately maintained, and
3. mail is cleared regularly, and
4. the water supply is turned off, and
5. all doors are locked, and windows secured.

SECTION ONE COVER FOR YOUR HOME

WHAT YOU ARE COVERED FOR:

You are covered for sudden **accidental loss** to the **home** during the **period of cover**.

WHAT YOU ARE NOT COVERED FOR:

CAUSES OF LOSS NOT COVERED

You are not covered for **loss** caused by:

1. structural additions or structural alterations to the **home**, unless:
 - (a) **we** have been notified of the additions or alterations beforehand and **we** have agreed in writing to cover this, or
 - (b) cover is provided under 'New Building Works Additional Benefit', or
2. water entering the **home** because any roofing material, exterior cladding, window or door has been removed by:
 - (a) **you**, or
 - (b) any other person (other than any **tenant**), who is legally on the property, or
3. insects, rodents or vermin (other than opossums). However, this exclusion 3 applies only to the property first affected. It does not apply to any resultant **accidental loss** to other parts of the property, or
4. an animal owned by anyone living in the **home**, if **your home** is occupied by a **tenant**.

TYPES OF LOSS NOT COVERED

You are not covered for:

1. repairing or replacing floor coverings that are not in the room(s) where the **loss** happened, or
2. **loss** to fuses, protective devices or lighting or heating elements caused by electricity, or
3. fault, defect, error or omission in design, workmanship, or construction. However, this exclusion 3 applies only to the property first affected. It does not apply to any resultant **accidental loss** to other parts of the property, or
4. the breakdown, failure or wearing out of any part of any mechanical or electrical equipment, unless burning out occurs.

GRADUAL DAMAGE NOT COVERED

You are not covered for:

1. wear and tear, depreciation, corrosion, or rust, or
2. rot, mildew, or
3. gradual deterioration, except for **loss** covered by 'Hidden Gradual Damage Additional Benefit'.

EARTHQUAKE COMMISSION

You are not covered for **loss** to the extent it is covered by the Earthquake Commission Act or that would have been covered but for:

1. the deduction of an excess, or
2. the Earthquake Commission exercising its power to decline a claim for that **loss**.

Where the Earthquake Commission agrees to cover it, but **your loss** exceeds the Earthquake Commission payment, the most **we** will pay is the difference between what the Earthquake Commission pays, or would have covered, and **your** maximum entitlement under this Home Policy.

INTENTIONAL DAMAGE NOT COVERED

You are not covered for any **loss** that is intentionally caused by:

1. a **tenant**, or
2. any guest of a **tenant**, or
3. a person who lives at the **home**,

except where the **loss**:

- (a) is a result of fire or explosion, provided the fire or explosion was not intentionally caused by a person shown as the Insured in the **schedule**, or
- (b) is covered by 'Landlords Protection Additional Benefit', if **you** have purchased this Optional Additional Benefit and it is shown on **your schedule**.

IMPORTANT: Please also read POLICY EXCLUSIONS THAT APPLY TO ALL PARTS OF THIS POLICY below.

WHAT WE WILL PAY:

SETTLEMENT OF YOUR LOSS

If **you** repair or rebuild the **home**, following a **loss** covered by this Home Policy, **we** will pay:

1. the cost of repairing or rebuilding the **home** to a condition as similar as possible to when it was new, using current materials and methods, and
2. any cost of compliance with Government or local authority bylaws or regulations, provided that:
 - (a) **we** pay the cost of compliance for only that part of the **home** that has suffered **loss** covered by this policy, and
 - (b) the **home** complied with all requirements that existed at the time it was originally built and at the time of any alteration.

We will not pay these costs if notice of non-compliance has already been given to you before the loss.
3. the following costs that are necessarily and reasonably incurred:
 - (a) architects', engineers', surveyors', building consultants', legal and council fees, and
 - (b) costs of demolition and of removing debris and contents.

If **you** do not repair or rebuild the **home**, **we** will pay the value of the **loss**, based on the **present value** of the **home**.

MAXIMUM PAYMENT

If the **schedule** shows an amount as the sum insured, then the most **we** will pay for any **event** inclusive of fees and other costs, is that sum insured.

ALTERNATIVE SITE

Whenever **we** settle a claim for the **home** as a total loss, and **we** agree, **you** may rebuild the **home** at a different site. However, **we** will not pay more than the cost that would have been payable if rebuilding had been completed on the original site.

SECTION ONE AUTOMATIC ADDITIONAL BENEFITS

ALTERNATIVE ACCOMMODATION

We will pay the reasonable additional cost of temporary alternative accommodation (of a similar standard to the **home**) for **you** and **your** domestic pets, if the **home** cannot be lived in due to a **loss** covered by this Home Policy.

The most **we** will pay is \$20,000 for any **event**.

We will pay these costs for a maximum of 12 months for any **event**. **We** will pay these costs in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

If **you** have alternative accommodation cover with **us** under any other policy, then the most **we** will pay under all policies is \$20,000 for any **event**.

BREAKAGE EXTENSION

The **excess** does not apply to a claim that is solely for **accidental** breakage of:

1. glass in windows, doors or screens of the **home**, or
2. sinks, baths, wash basins, toilet bowls, shower cabinets, bidets, fixed glass lampshades, permanently fixed mirrors or glass in built-in furniture in the **home**.

HIDDEN GRADUAL DAMAGE

This Home Policy is extended to cover:

1. **hidden gradual damage** to the **home** and/or **landlords contents** that happens and that **you** discover during the **period of cover**, and
2. any other part of the **home** and/or **landlords contents** that is not directly affected but must be removed, damaged or destroyed to locate the cause of the **hidden gradual damage**, provided that **we** have first given **our** permission.

The most **we** will pay during an **annual period** is \$3,000.

HOME OFFICE

This Home Policy is extended to cover any part of the **home** used as a home office.

LANDLORDS CONTENTS

This Home Policy is extended to cover sudden **accidental loss** to **landlords contents** at the **home** during the **period of cover** while it is a rental property.

We will at **our** option pay:

1. the **actual value** of the **loss**, or
2. the cost to repair the item as near as possible to the same condition it was in immediately before the **loss** occurred.

The most **we** will pay is \$10,000 for any **event**. **We** will pay these costs in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

LANDSCAPING

This policy is extended to cover the reasonable costs to restore or reconstruct the garden or lawn within the residential boundaries of the **home**, provided:

1. the garden or lawn was damaged or destroyed by an **event** that is covered by this Home policy, and
2. the **home** was damaged by the same **event**, and
3. a claim is payable for damage to the **home**.

The most **we** will pay is \$2,500 for any **event**.

LOSS OF RENT

If **your home** is rented to a tenant, **we** will pay the reasonable cost of any rent **you** have lost, if the **home** cannot be lived in, due to a **loss** covered by this Home Policy.

The most **we** will pay is \$20,000 for any **event**.

We will pay these costs for a maximum of 12 months for any **event**. **We** will pay these costs in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

NEW BUILDING WORK

WHAT IS COVERED

This Home Policy is extended to cover:

1. any new structure being built within the residential boundaries of the **home**, if **you** own it (or if **you** are responsible for it while it is being built), provided that it will be covered by this Home Policy when complete, and
2. any materials within the residential boundaries of the **home** that are to be included in the new structure.

We cover sudden **accidental loss** during the **period of cover** caused by any of the following:

- a) fire, explosion or lightning,
- b) storm or flood, but not exposure to normal weather conditions,
- c) riot or labour disturbance,
- d) aircraft, other aerial, spatial device or articles dropped from them,
- e) impact by any **vehicle** or animal.

WHAT IS NOT COVERED

We do not cover any structure:

1. where the expected value of the completed work, or the price of the contract including materials, is more than \$10,000, or
2. that involves alteration or addition to any part of the existing **home**, or
3. that involves excavation more than 1 metre deep, or
4. that has not been granted a Building Consent or similar if one is required.

WHAT WE WILL PAY

The most **we** will pay during an **annual period** is \$10,000.

SALE AND PURCHASE

Where a contract of sale and purchase of **your** home exists, the purchaser is covered by this policy as long as the purchaser:

1. meets all the same conditions of this policy that **you** must meet, and
2. only makes a claim under this policy if the purchaser has not otherwise insured the **home**.

STRESS PAYMENT

Whenever **we** settle a claim for the **home** as a total loss, **we** will also pay **you** \$2,000 for the stress caused by the **loss**.

We will only pay this benefit once. If **you** have this 'Stress Payment' cover with **us** under any other policy, then the most **we** will pay under all policies is \$2,000.

This is in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

SUSTAINABILITY UPGRADE

Whenever **we** settle a claim for **your home** as a total loss, **we** will also pay up to \$15,000 to upgrade **your home** with **sustainable products**, provided that:

1. **you** rebuild **your home**, and
2. **you** occupy the **home** at the time of the **loss**, and
3. the **sustainable products** are approved by **us**.

This is in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

WATER OR SEWAGE PIPE BLOCKAGE We will pay the reasonable costs towards clearing a blockage in an underground water or sewage pipe, provided that the blocked pipe is within the residential boundaries of the **home**.

This benefit only covers the costs of clearing the blockage, and does not cover any other maintenance costs.

The most **we** will pay during an **annual period** is \$500.

The **excess** does not apply to this Additional Benefit.

SECTION ONE OPTIONAL ADDITIONAL BENEFITS

The following benefit is an Optional Additional Benefit. Cover applies only if **you** have purchased the benefit and it is shown in **your schedule**.

LANDLORDS PROTECTION

This Home Policy is extended to cover:

1. **loss** during the **period of cover** to the **home** and/or the **landlords contents**, caused by:
 - (a) intentional damage, or
 - (b) vandalism, or
 - (c) theft,

by:

- (i) a **tenant**, or
- (ii) any guest of a **tenant**, or
- (iii) a person who lives at the **home**,

The most **we** will pay is \$25,000 per **event**. A \$500 **excess** applies to any **event**.

2. loss of rent where the **tenant** can legally stop paying the rent under the tenancy agreement because of:

- (a) prevention of access, or
- (b) failure of public utilities,

to the **home** during the **period of cover**.

The most **we** will pay is 6-weeks rent per **event**.

An **excess** equivalent to 1-weeks rent, or \$250 (whichever is the greater) applies to any **event**.

3. loss of rent following the **tenant** vacating the **home** without giving the required notice during the **period of cover**.

The most **we** will pay is 6-weeks rent per **event**, less any amount recoverable by **you** from advanced rent.

An **excess** equivalent to 1-weeks rent, or \$250 (whichever is the greater) applies to any **event**.

4. loss of rent following eviction of the **tenant** for non-payment of rent during the **period of cover**.

The most **we** will pay is 12-weeks rent per **event**, less any amount recoverable by **you** from advanced rent.

An **excess** equivalent to 1-weeks rent, or \$250 (whichever is the greater) applies to any **event**.

5. loss of rent due to the **home** being left untenable as a result of intentional damage, vandalism or theft by **tenants** covered by 1. above.

The most **we** will pay is 52-weeks rent per **event**.

Provided that no claim is payable under items 1 to 5 above, unless **you** or the person who manages the tenancy on **your** behalf met all of the **landlord obligations**.

SECTION TWO YOUR LEGAL LIABILITY

WHAT YOU ARE COVERED FOR:

LEGAL LIABILITY

You are covered for **your** legal liability for:

1. **accidental loss** to any property in New Zealand, or
2. **accidental bodily injury** to anyone in New Zealand, or
3. costs and losses recoverable from **you** under Section 43 of the Forest and Rural Fires Act 1977, or
4. levies imposed on **you** by a fire authority under Sections 46 or 46A of the Forest and Rural Fires Act 1977,

occurring during the **period of cover**, caused by or through or in connection with **your** ownership of the **home** and/or its grounds, and/or **landlords contents**.

DEFENCE COSTS

You are also covered for defence costs, incurred by **you**, with **our** approval for liability arising under items 1, 2 and 3 (above).

WHAT YOU ARE NOT COVERED FOR:

You are not covered for liability connected in any way with:

1. any business, trade, profession or sponsorship, or
2. any contract or agreement (except where **you** would have been liable even without a contract or agreement), or
3. the ownership or use of any **vehicle** (other than any domestic garden appliance), motor cycle, motor scooter, trailer, caravan, watercraft, aircraft or other aerial device, or
4. any seepage, pollution or contamination (including the cost of removing, nullifying or cleaning up), unless the seepage, pollution or contamination happens during the **period of cover** and is caused by a sudden **accidental event** that happens during the **period of cover**.

You are not covered for punitive or exemplary damages or fines.

IMPORTANT: Please also read POLICY EXCLUSIONS THAT APPLY TO ALL PARTS OF THIS POLICY below.

WHAT WE WILL PAY:

LEGAL LIABILITY

The most **we** will pay is \$1,000,000 for any **event**. This is in addition to any payment under 'What We Will Pay' of Section One (Cover For Your Home).

DEFENCE COSTS

Defence Costs covered by this policy will be paid in addition to the Legal Liability limit (above).

SETTLEMENT OF ANY CLAIM

We may pay the full amount under this part of **your** Home Policy, or any lesser amount for which the liability can be settled plus defence costs incurred, and this will meet all **our** obligations under this part of **your** Home Policy.

POLICY EXCLUSIONS THAT APPLY TO ALL PARTS OF THIS POLICY

CONFISCATION	You are not covered for loss connected in any way with confiscation, nationalisation, requisition, acquisition, or destruction of or damage to property by order of government, public or local authority.
EXCESS	For each event , the excess will be deducted from the amount of your claim unless stated otherwise under an Additional Benefit. If your home is rented to a tenant and the loss was caused by the tenant , the excess will apply to each separate incidence of loss by the tenant . If you have multiple dwellings covered under this policy, the excess applies individually to each dwelling. If we insure both your home and its contents (at the same address) and you claim under both for a loss caused by the same event , only one excess will apply, being the highest individual policy excess. Where an event occurs that results in a claim under more than one benefit (or sub-section of a benefit) of this policy, we will apply only the highest applicable excess .
LOSS OF ELECTRONIC DATA	You are not covered for loss of electronic data and any liability arising from this, directly or indirectly caused by, or in connection with a computer virus . This includes loss of use, reduction in functionality or any other associated loss or expense in connection with the electronic data .
NUCLEAR & WAR RISKS	You are not covered for loss or liability and defence costs connected in any way with: <ol style="list-style-type: none"> 1. any operations employing the process of nuclear fission or fusion, or handling of radioactive material. This includes, but is not limited to: <ol style="list-style-type: none"> (a) the use of nuclear reactors such as atomic piles, particle accelerators or generators or similar devices, or (b) the use, handling or transportation of any radioactive material, or (c) the use, handling or transportation of any weapon or explosive device employing nuclear fission or fusion, or 2. war, invasion, act of foreign enemy, hostilities or war like operations (whether war is declared or not), civil war, mutiny, rebellion, revolution, or 3. civil commotion assuming the proportions of or amounting to an uprising, insurrection, military or usurped power.
SUBSIDENCE	You are not covered for loss or liability connected in any way with: <ol style="list-style-type: none"> 1. subsidence or erosion, or 2. settling, warping or cracking caused by earth or other movements.
TERRORISM	You are not covered for loss , damage, death, injury, illness, liability, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with: <ol style="list-style-type: none"> 1. an act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss, damage, death, injury, illness, liability, cost or expense. 2. any action taken in controlling, preventing, suppressing or in any way relating to an act of terrorism.
UNLAWFUL SUBSTANCES	You are not covered for loss or liability in connection with the manufacture, storage, or distribution at the home , of any 'controlled drug' as defined in the Misuse of Drugs Act 1975, unless: <ol style="list-style-type: none"> 1. the home is tenanted, and 2. you, or the person who manages the tenancy on your behalf, has met: (a), (c) and (d) of the landlord obligations. If you have, the most we will pay for any event is: <ol style="list-style-type: none"> (a) \$25,000 for loss resulting from chemical contamination, or (b) the amount stated under 'What We Will Pay' of Section One (Cover For Your Home) for loss resulting from fire or explosion. If you have any other policy with us that contains this same 'Unlawful Substances' exclusion, the most we will pay under all policies for (a) above is \$25,000.

HOW TO CLAIM

WHAT YOU MUST DO

If anything happens that may lead to a claim under this Home Policy, **you** must:

1. do what **you** can to take care of the **home** and/or **landlords contents** and to prevent any further **loss** or liability, and
2. tell **us** as soon as possible, and
3. notify the police as soon as possible if **you** think any **loss** was caused by an illegal act, and
4. allow **us** to examine the **home** and/or **landlords contents** before any repairs are started, and
5. send to **us** as soon as possible anything **you** receive from anyone about a claim or possible claim against **you**, and
6. give **us** any information or help that **we** ask for, and
7. consent to **your** personal information, in connection with the claim, being:
 - (a) disclosed to **us**, and
 - (b) transferred to Insurance Claims Register Limited, and
8. not destroy or dispose of anything that is or could be part of a claim.

WHAT YOU MUST OBTAIN OUR AGREEMENT TO DO

You must obtain **our** agreement before **you**:

1. incur any expenses in connection with any claim under this Home Policy, or
2. negotiate, pay, settle, admit or deny any claim against **you**, or
3. do anything that may prejudice **our** rights of recovery.

ACTIONS WE MAY TAKE

At **our** expense, **we** may take action in **your** name:

1. to negotiate, defend or settle any claim against **you** covered by this Home Policy, and
2. to make a recovery from any other person for anything covered by this Home Policy, and **you** must cooperate with **us**.

DISHONESTY

If **your** claim is dishonest or fraudulent in any way, **we** may:

1. decline **your** claim either in whole or in part, and/or
2. declare either this Home Policy or all other insurance **you** have with **us** to be unenforceable from the date of the dishonest or fraudulent act.

This is at **our** sole discretion.

POLICY CONDITIONS

BREACH OF ANY CONDITION

If:

1. **you**, or
2. any other person **we** cover under this Home Policy, or
3. anyone acting on **your** behalf,

breaches any of the conditions of this Home Policy, **we** may:

- (a) decline **your** claim either in whole or in part, and/or
- (b) declare either this Home Policy or all other insurance **you** have with **us** to be unenforceable.

This is at **our** sole discretion.

TRUE STATEMENTS AND ANSWERS

The **application** is the basis of this Home Policy. True statements and answers must be given (whether by **you** or any other person) when **you**:

1. apply for this insurance, and/or
2. notify **us** regarding any change in circumstances, and/or
3. make any claim under this policy.

REASONABLE CARE

You must take reasonable care at all times to avoid circumstances that could result in a claim.

Your claim will not be covered if **you** are reckless or grossly irresponsible.

OTHER INSURANCE

You must tell **us** if the **home** and/or **landlords contents** become covered under any other insurance. If **you** can claim under any other insurance, **we** will only pay the amount of any **loss** over and above the limit payable by the other insurance.

CHANGES IN CIRCUMSTANCES

You must notify **us** immediately if, after the start of this Home Policy, there is a material:

1. increase in the risk covered, or
2. alteration in the risk covered.

At any time **we** may change the terms of this policy in response to what **you** tell **us**.

Information is 'material' where we would have made different decisions about either: (a) accepting your insurance, or (b) setting the terms of your insurance, if we had known that information. If in any doubt, notify us anyway.

The 'risk covered' refers to both: (a) the actual property or liabilities insured (known as physical hazard), and (b) you or other persons covered by this Home Policy (known as moral hazard).

CANCELLATION

BY YOU

You may cancel this Home Policy at any time. If **you** do, **we** will refund any premium that is due to **you** based on the unused portion of the **period of cover**.

BY US

We may cancel this Home Policy by giving **you** notice in writing or by electronic means to **your** last known address, or to **your** broker. **Your** Home Policy will be cancelled from 4pm on the 30th day after the date of the notice. **We** will refund **you** any premium that is due to **you** based on the unused portion of the **period of cover**.

CHANGE OF TERMS

We may change the terms of this Home Policy (including the **excess**) by giving **you** notice in writing or by electronic means at **your** last known address. **Your** Home Policy will be changed from 4pm on the 30th day after the date of the notice.

GOODS AND SERVICES TAX

Where GST is recoverable by **us** under the Goods and Services Tax Act 1985:

1. all sums insured exclude GST, and
2. all limits and sub limits include GST, and
3. all **excesses** include GST, and
4. GST will be added, where applicable, to claim payments.

JOINT INSURANCE

If this Home Policy covers more than one person, then all persons are jointly covered.

This means that a breach of this Home Policy by any one person affects everyone's ability to claim under this policy.

OTHER PARTIES WITH A FINANCIAL INTEREST

If **we** know of any financial interest over the **home**, **we** may pay part or all of any claim proceeds to the holder of that interest.

This payment will meet all obligations **we** have under this policy for the **loss**.

We are authorised by **you** to disclose personal information about **you** to any holder of a financial interest.

Any party, who is recorded as having a financial interest under this policy, is not covered by this policy and does not have rights to claim under this policy.

DEFINITIONS

The definitions apply to the plural and any derivatives of the words.

For example, the definition of 'accident' also applies to the words 'accidentally', 'accidental' and 'accidents'.

accident	unexpected and unintended by you .
act of terrorism	an act, including but not limited to the use of force or violence and/or threat thereof, of any person or group(s), whether acting alone or on behalf of or in connection with any organisation(s) or government(s) that from its nature or context is done for, or in connection with, political, religious, ideological, ethnic or similar purposes or reasons, including the intention to influence any government and/or to put the public, or any section of the public, in fear.
actual value	the reasonable cost to repair or replace an item in New Zealand, that is of comparable age, quality and capability, and is in the same general condition.
annual period	the annual period is the period of cover . However, if: <ul style="list-style-type: none"> • the premium is paid monthly or quarterly, or • the period of cover is for more than 12 months, the annual period is any one 12-month period calculated from the date this policy first started, and consecutively thereafter.
application	the information provided by you to us when you purchased this insurance or requested a quotation for this insurance from us .
bodily injury	the accidental death of, or bodily injury to any person, including sickness, disease, disability, shock, fright, mental anguish or mental injury.
computer virus	a set of corrupting, harmful or otherwise unauthorised instructions or code, including a set of maliciously introduced unauthorised instructions or code, programmatic or otherwise, which propagate themselves through a computer system or network of whatsoever nature. This includes but is not limited to Trojan Horses, Worms and Time or Logic Bombs.
electronic data	facts, concepts and information converted to a form usable for communications interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment. It includes programs, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment.
event	any one event or series of events arising from one source or original cause.
excess	this is the amount of your claim that you must pay. The amount of the excess is shown in either the schedule or in this policy wording.
hidden gradual damage	hidden rot, hidden mildew or hidden gradual deterioration, caused by water leaking from any internal: <ul style="list-style-type: none"> • tank that is plumbed into the water reticulation system of the home and is permanently used to store water, or • water pipe, or • waste disposal pipe, installed at the home .
home	the private dwelling or flat(s) including any of the following: <ul style="list-style-type: none"> • garage, carport, domestic glasshouse or domestic outbuilding, as long as they are on, or within the residential boundaries of the situation on which the private dwelling or flat is situated, • wall (including garden and retaining walls), deck, gate or fence, as long as they are on or within the residential boundaries of the situation on which the private dwelling or flat is situated, • driveway or bridge, which is of permanent construction and provides sole and immediate access to the private dwelling or flat(s), • patio, path, paving, tennis court or other permanent domestic structure,

- carpet or floor covering permanently glued to the floor,
- kitchen stove and hob, range hood and any other permanently wired or plumbed home appliance,
- water tank, septic tank, heating oil tank, or swimming pool permanently installed,
- spa pool if permanently plumbed,

that **you** own at the situation shown in the **schedule**.

It also includes: underground service or overhead electricity line, telephone or data cable at the situation shown in the **schedule**.

It does not include any of the following:

- any part of the home that is used for business or commercial purposes, unless it is used as a home office or as a rental property,
- any part of the home (other than the private dwelling or flat) that is used for farming purposes (whether commercial or not),
- structure or property not at the situation shown in the **schedule**,
- any part of the **home** that is partly constructed and not suitable for permanent residential use or occupation, *other than the cover provided under the 'Automatic Additional Benefit – New Building Work'*,
- temporary structure,
- fixture or fitting that is not permanently attached,
- portable aerials or portable satellite dishes,
- portable swimming pool or portable spa pool,
- tree, shrub or hedge, *other than the cover provided under the 'Automatic Additional Benefit – Landscaping'*,
- bridge, which is not of permanent construction and does not provide sole and immediate access to the private dwelling or flat(s),
- wharf, pier, landing or jetty,
- land or earth or fill.

landlords contents

any of the following:

- fixture or fitting including drapes and light fittings,
- household goods *such as washing machines, dryers, refrigerators, freezers, dishwashers and heaters*,
- carpet or floor covering that is not glued to the floor,
- domestic garden appliance (including their parts and accessories),

that are owned by or hired to **you** (provided that **you** are legally liable under the hire agreement), and provided by **you** for use by the **tenants**.

It does not include any:

- personal effects, or
- livestock, domestic pet or other creature, or
- carpet or floor covering that is glued to the floor, or
- watercraft or outboard motor and their parts or accessories that are in it or attached to it, or
- motor **vehicle**, motor cycle, motor scooter, trailer or caravan and their parts or accessories that are in it or attached to it, or
- aircraft or other aerial device and their parts or accessories that are in it or attached to it.

landlord obligations

You, or the person who manages the tenancy on **your** behalf, must:

- exercise reasonable care in the selection of **tenant(s)** by at least obtaining satisfactory written or verbal references, and
- collect:
 - at least 1-weeks rent in advance, and
 - at least 2-weeks rent in the form of a bond that will be registered with Tenancy Services, or
 - any combinations of (i) and (ii) to a total of 3-weeks, and
- complete an internal and external inspection of the property at a minimum of 3-monthly intervals and upon every change of **tenants**, and

- (d) keep a written record of the outcome of each inspection, and provide to **us** a copy of the record if **we** request it, and
- (e) monitor rents on a weekly basis with written notification being sent to the **tenant(s)** whenever rent is 14-days in arrears, together with a personal visit to determine if the **tenant(s)** remain in residence, and
- (f) make application to the Tenancy Tribunal for vacant possession in accordance with the provisions of the Residential Tenancies Act 1986 once the rent is 21-days in arrears.

loss

physical loss or physical damage.

period of cover

the Period of Cover shown in the **schedule**.

present value

the market value of the property less the value of the land.

schedule

the latest version of Your Schedule **we** issued to **you** for this Home Policy.

sustainable products

sustainable products are:

- products that increase the efficiency of **your home** relating to **your** use of energy and/or water, and
- rebuilding materials that reduce environmental impacts.

sustainable products include:

- solar water heating system,
- home sprinkler system,
- heat pump(s),
- rainwater collection tank,
- 'Best Practice' insulation (as recommended by Standards New Zealand),
- environmentally friendly paint,
- pellet burner(s).

tenant

the person or persons renting the **home** from **you** under a tenancy agreement, including:

- the person's husband, wife, or partner with whom they are living in the nature of a marriage, and/or
- the person's family.

vehicle

any type of machine on wheels, or caterpillar tracks, that is made or intended to be propelled by its own power, as well as anything towed by the machine.

we

NZI, a business division of IAG New Zealand Limited.

you

the person(s) or entity shown as the insured in the **schedule**.

NZI, a business division of IAG New Zealand Limited, has relationships with brokers and other insurance intermediaries who issue our policies.

IAG New Zealand Limited pays remuneration to brokers and insurance intermediaries when they issue NZI policies, and when these policies are renewed or varied.

NZI ECHELON HOME INSURANCE POLICY

Underwritten by NZI, a business division of IAG New Zealand Limited

IMPORTANT: PLEASE EXAMINE THIS POLICY AND IF IT DOES NOT MEET YOUR REQUIREMENTS, KINDLY RETURN IT AT ONCE TO YOUR BROKER OR AGENT OR TO OUR OFFICE OF ISSUE.

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