

## **CONDOMINIUM INSURANCE SOLUTIONS**

Condominium Insurance Solutions is pleased to provide you with the following information regarding your Condominium Corporation's Insurance. As the Corporation's Insurance broker, it is very important that you are aware of your own insurance requirements in addition to the insurance coverage that your Condominium Corporation has put in place. Without maintaining adequate unit owners insurance or no insurance at all, you could risk severe financial loss should something happen to your unit and/ or the common elements, ranging from the loss of property to potential liability lawsuits.

### **The Corporation Insurance Policy is responsible for the following as defined by *Condominium Act, 1998***

- The Building; "The Corporation shall obtain and maintain insurance, on its own behalf and on behalf of the owners, for damage to the units and common elements". The units, as defined from an insurance stand point (refer to standard unit by-law if applicable), excluding any improvements made or acquired by the Unit Owners;
- Contents of the Corporation, but excluding the Personal Property of the Unit Owners
- Liability, the corporation shall obtain and maintain, against the Legal liability imposed by law, as the result of Bodily Injury and Property Damage, arising out of the Corporation's activities as a Condominium. This coverage is extended to provide coverage on behalf of the Individual Unit Owners but only with respect to their interests in the common elements of the Condominium
- Boiler & Machinery coverage as required by the Condominium Corporation.

### **The Unit Owner's insurance policy is responsible for the following:**

- Contents, you are responsible for all your personal property, - i.e., clothing, Furniture and all personal effects stored in lockers, etc.;
- Improvements and betterments; these are any upgrades you purchased over and above the standard features that came with the condominium unit. These upgrades can vary from flooring, kitchen counters to appliances. As well as any upgrades you made after you moved in, For example you might have renovated the bathrooms. (Reference should be made to the Standard Unit By-Law if applicable - Floor coverings may be fully your responsibility);
- Loss Assessment Coverage protects collectively owned property (parking garage, foyer, exercise room...) This coverage is standard with all Condominium unit owners' policies and limits vary among insurers. An example of loss assessment limits: \$100,000 contents coverage x 250% = \$250,000 loss assessment coverage
- Personal liability - Your legal liability for any bodily injury or property damage arising out of your personal activities as a Unit Owner/ and from the ownership of your Individual Unit

### **It is important that you are aware of the following clause found in section 105. (1) of the Condominium Act,**

"...in which you may be responsible for the deductible under the Corporations Insurance Policy if a loss occurs to any property the corporation is responsible for insuring. This charge back of the Corporation's deductible would apply if the damage was a result of an act or omission on the part of the unit owner. You should also be aware, if an insurable loss assessment is valid under the Condominium Corporations governing rules, you could be responsible for your share of this special loss assessment. This could be quite substantial"

**We strongly recommend that you discuss your insurance requirements with your personal insurance provider to ensure you are adequately covered. Many insurance companies will include coverage for the Loss Assessment Deductible; but the policy limits for this coverage vary from company to company.**