

# Tower Insurance

## [ Properties (All Risks) ]

### Policy Summary



Tower Insurance Company Limited. Registered in the Isle of Man No. 521  
Registered Office Jubilee Buildings, 1 Victoria Street, Douglas, Isle of Man, IM99 1BF  
Authorised & Regulated by the Isle of Man Government Insurance & Pensions Authority.  
Covered by the Isle of Man Financial Service Ombudsman scheme.  
Tower Insurance Company Limited is a member of the Royal & SunAlliance Insurance Group of companies



# [ Properties (All Risks) Policy Summary ]

Your Properties policy is an annual contract which may be renewed each year subject to your needs and our terms & conditions.

This policy includes the following covers as standard:

- [ ] *Property Damage.*
- [ ] *Public (Property Owners) Liability.*
- [ ] *Legal Defence Costs.*

You may also add further covers to suit your needs. Full details of the covers you have chosen are shown in your Policy Schedule.

The following tables provide a summary of the main policy features & benefits and any significant exclusions or limitations. For full policy details and our full terms & conditions please read your Policy Wording, which will be provided on completion of your contract, or at any time on request.



# Table 1 Standard Features & Benefits

The following will automatically be included in your policy, according to the cover you have selected:

Features & Benefits	Significant Exclusions or Limitations	Policy Section
<h2>Property Damage Insurance</h2> <p>You can cover your Buildings and Rent Received against the following standard risks:</p>		
<p><b>Standard Covers:</b></p> <p>Any Loss or Damage unless specifically excluded – please see your Policy Wording/Schedule for details.</p>	<p>Please note –</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Some specific causes of damage may be excluded -please see your Policy Wording/Schedule for details.</li> <li><input type="checkbox"/> Terrorism is excluded from the Standard Covers.</li> <li><input type="checkbox"/> Civil commotion is excluded in Northern Ireland.</li> <li><input type="checkbox"/> Security and inspection conditions apply to any buildings that are unoccupied.</li> </ul>	<p>Property Damage</p>
<p><b>Inflation Protection (Day One Basis of Cover)</b> Provides an automatic 15% increase in the building value you declare for insurance during the policy period. You have an option to increase this to either 30% or 50%.</p>	<p>Please note - The building value you declare must be sufficient to reinstate the building as at the start of the policy period.</p>	<p>Property Damage</p>
<p><b>Reinstatement</b> Cover is on an 'as new' basis.</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Excludes betterment.</li> <li><input type="checkbox"/> If the value you declare is less than the full amount that your building should be insured for, your claim may be reduced.</li> </ul>	<p>Property Damage</p>
<h2>Buildings</h2> <p>The following will automatically be included in your policy:</p>		
<p><b>Standard Covers:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Buildings.</li> <li><input type="checkbox"/> Landlord's Fixtures and Fittings.</li> <li><input type="checkbox"/> Tenants improvements (for which you are responsible).</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please see exclusions to Standard Covers in your Policy Wording/Schedule for details.</li> <li><input type="checkbox"/> If the value you declare is less than the full amount the building should be insured for, your claim may be reduced.</li> </ul>	<p>Property Damage</p>

Features & Benefits	Significant Exclusions or Limitations	Policy Section
<h3>Legal Liabilities to Public Insurance</h3> <p>The following will automatically be added to your policy:</p>		
<p><b>Standard Covers:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Accidental injury to any person other than an employee.</li> <li><input type="checkbox"/> Accidental damage to property.</li> <li><input type="checkbox"/> Nuisance, trespass to land or goods or interference with any easement, right of air, light, water or way.</li>   <li><input type="checkbox"/> Legal Defence costs in defending proceedings arising from a breach of the Health &amp; Safety at Work Act 1974, the Health &amp; Safety at Work (Northern Ireland) Order 1978 or Part II of the Consumer Protection Act where there has been no actual injury or damage.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Standard limit £1,000,000. Higher limits can be provided – please see your Policy Wording/Schedule for details.</li> <li><input type="checkbox"/> Limit of indemnity for Pollution £1,000,000 in any one Period of Insurance.</li> <li><input type="checkbox"/> Damage to your own property or property in your custody or control is excluded.</li> <li><input type="checkbox"/> Some other specific events may be excluded or cover may be qualified – please see your Policy Wording/Schedule for details.</li> <li><input type="checkbox"/> Limit of indemnity £250,000 in any one Period of Insurance.</li> </ul>	<p>Liability</p>

## Table 2 Optional Covers

You may choose to add the following to your Properties policy:

Features & Benefits	Significant Exclusions or Limitations	Policy Section
<h3>Rent</h3>		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Rent Cover provides you for loss of income resulting from damage to the Buildings covered by the standard covers during the indemnity period chosen by you.</li> <li><input type="checkbox"/> The indemnity period starts when the loss or damage occurs and ends when you cease to be affected by it.</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> If the rent value you declare is less than the full amount the rent should be insured for, your claim may be reduced.</li> </ul>	<p>Property Damage</p>

Features & Benefits	Significant Exclusions or Limitations	Policy Section
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**Public Liability - Legionellosis**

<ul style="list-style-type: none"> <li>Legal liability arising out of accidental injury caused by Legionellosis.</li> </ul>	<ul style="list-style-type: none"> <li>Standard limit £1,000,000. Higher limits can be provided – please see your Policy Wording/Schedule for details.</li> </ul>	<p>Liability</p>
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**Legal Liabilities to Employee Insurance.**

<p><b>Standard cover:</b></p> <ul style="list-style-type: none"> <li>Employers Liability.</li> <li>Legal Defence costs in defending proceedings arising from a breach of Health &amp; Safety at Work Act 1974, the Health &amp; Safety at Work (Northern Ireland) Order 1978 where there has been no actual injury or damage.</li> </ul>	<ul style="list-style-type: none"> <li>Limit of indemnity £10,000,000 in any one event with at £5,000,000 limit for Terrorism.</li> <li>Injury in circumstances where motor insurance should have been arranged by you in accordance with any Road Traffic Legislation.</li> <li>Limit of indemnity £250,000 in any one Period of Insurance.</li> </ul>	<p>Legal Liability to Employees</p>
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**Terrorism Cover**  
Terrorism is excluded. You may choose to add All Risks Terrorism Insurance to your Policy Covers.

<p>Cover is provided arising from acts of Terrorism in Great Britain.</p>	<ul style="list-style-type: none"> <li>Terrorism cover can not be purchased selectively. If you require Terrorism cover it must apply to all your insured property.</li> <li>Cover will be limited to the Sums Insured that you have selected.</li> <li>The same exclusions as under the Property Damage Section will apply.</li> </ul>	<p>Terrorism Extension</p>
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## Table 3 General Conditions & Exclusions

The following apply to your policy as a whole regardless of the specific cover you have selected. For full details of these and other exclusions & limits please read your Policy Wording.

General Conditions & Exclusions	Policy Section
<ul style="list-style-type: none"> <li>[ ] If there are any changes to your circumstances you must inform us immediately. Failure to do so could invalidate the policy or result in a claim being rejected.</li> <li>[ ] Nuclear, War and Sonic Bangs are excluded.</li> <li>[ ] Terrorism (part of which can be bought back), Northern Ireland terrorism and civil commotion are excluded.</li> </ul>	<p>All</p> <p>Various</p> <p>Various</p>
Excesses & Limits	Policy Section
<ul style="list-style-type: none"> <li>[ ] Any excesses applicable your policy are detailed in your Policy Wording/Schedule. These are the amounts you must pay in the event of each and every claim.</li> <li>[ ] Limits may apply to your policy, please refer to your Policy Wording/Schedule for details.</li> </ul>	<p>All</p>