

Co-Ownership Insurance Renewal

10 questions to ask yourself

It is important to tell your damage insurance agent or broker about any changes that may affect your coverage. Failure to do so may lead to you being partially or not at all compensated for a loss.

REMINDER

The syndicate of co-ownership's insurance covers the entire building, with the exception of improvements made to private portions. Your co-ownership insurance covers improvements to your unit, your personal property and your civil liability.

Here are 10 examples of situations that could require changes to your contract.

1. Have you acquired **valuable property** such as computers, electronic equipment, jewellery, bicycles, antiques, works of art or a wine cellar?
2. Do you have an individual **water heater** over 10 years old, or have you installed a secondary heating system (wood, gas, oil, etc.)?
3. Have you become the owner of an **animal** such as a dog or an exotic animal?
4. Do you have a **new person** living in your unit or is there a new person working there on a regular basis?
5. Do you **rent or plan** to rent your unit to a third party, including home exchanges or short-term rentals?

CAUTION Some declarations of co-ownership don't allow short-term renting or provide that the co-owner remains liable for any damage caused by a tenant. You can add a requirement for civil liability insurance in the lease.

6. Have you had your **alarm system** installed or deactivated?

7. Do you carry out **professional** or commercial **activities** at home or do you keep work-related equipment there such as tools or computers?

8. Have previous owners made any **renovations** that have added value to your unit or do you plan to make any significant improvements, such as refurbishing cabinets with higher quality material?

CAUTION Ask your syndicate of co-ownership for a description of the private portions to identify possible improvements that have been made and clarify which insurance covers what.

9. Are you storing any **property away from your unit**, for example personal items left at a cottage you temporarily rent out, or at a campground?

10. Has the syndicate of co-ownership made any changes to the **central heating or hot water system** of the building or your unit?

Your co-ownership insurance complements the syndicate's insurance contract. Discuss the following points with your representative.

The total amount for which the building is insured.

CAUTION The syndicate should have the cost of rebuilding the property assessed periodically.

Amounts accumulated in the contingency fund and self-insurance fund.

The amount of the deductibles provided for in the syndicate contract. This will determine the required amount for the self-insurance fund.

The existence of a building maintenance log or a prevention and maintenance program.

DID YOU KNOW? The insurance contract does not ensure that regular maintenance of the building takes place. It is essential to proactively plan for important repairs.

Some insurers offer "Extensions of Coverage – Loss Assessment" to reimburse the cost of certain special assessments related to repairing damage not covered by the syndicate's insurance.

CAUTION For this coverage to apply, however, you must be insured against all risks to which you may be exposed in apportionment. For example, even on a higher floor, you must have sewer backup coverage for your insurer to compensate you.

The adequacy of additional living expenses if you have to be relocated for an extended period of time following a loss.



DID YOU KNOW?

Water damage accounts for 95% of all claims made by syndicates of co-ownership and 60% of the compensation paid by insurers. There are several endorsements (additions to the insurance contract) that offer coverage for various types of water damage. Some also include a limitation on the compensation offered.



LIMITATIONS AND EXCLUSIONS

Contracts have limits (a maximum amount) for certain belongings. They also include exclusions. **Talk to your agent or broker** to see if you should increase the limits or add specific coverage.



GET INFORMED!

Your damage insurance agent or broker has an **obligation to advise you and help you identify the right product for your needs** when you first take out insurance as well as when you renew your insurance contract. The agent or broker will ask several questions in order to understand your situation. Feel free to ask your own questions to better understand the product.