



FACT SHEET

INSURANCE

The Body Corporate must insure:

- Common property and Body Corporate assets.
- 'Buildings' in which lots are located.

The type of survey plan registered for the Community Titles Scheme affects the Body Corporate's responsibility to insure a 'building'.

The common categories of plans registered as Community Titles Schemes are:

- Building Format Plan (previously a Building Units Plan).

A building format plan of subdivision is a form of subdivision that normally occurs within a building.

An example of a scheme that is established as a building format plan is a multi-storey block of residential units:

- Standard Format Plan (previously a Group Titles Plan).

A standard format of subdivision plan defines land with references to marks on the ground or a structural element (for example, survey pegs in the ground). An example of a scheme that is established as a standard format plan includes a townhouse complex where on each lot is a building and a backyard or courtyard.

The Body Corporate and Community Management Act (Standard Module) Regulation 2020 states the following in relation to how the above insurance information must be included at the Annual General Meeting for the Body Corporate.

196 Disclosure Of Insurance Details At Annual General Meeting

(1) This section applies to each policy of insurance held by the Body Corporate under this part and in force when notice of an Annual General Meeting is given.

(2) The notice of the Annual General Meeting, or a note attached to the administrative fund budget proposed for adoption at the Annual General Meeting, must include the following details about the policy:

- (a) The name of the insurer;
- (b) The amount of cover under the policy;
- (c) A summary of the type of cover under the policy;

Examples of type of cover:

▪ *Public risk insurance, building insurance, common property insurance.*

- (d) The amount of the premium;
- (e) The amount of any excess payable on the happening of an event for which the insurance gives cover;
- (f) The date the cover expires;
- (g) The amount and type of any financial or other benefit given, or to be given, by the insurer, for the insurance being taken out, to any of the following:
 - (i) The Body Corporate;
 - (ii) A member of the Body Corporate;
 - (iii) A member of the Committee for the Body Corporate;
 - (iv) A person engaged as a Body Corporate Manager or service contractor for the community titles scheme;
 - (v) An associate of a person mentioned in subparagraph (iv).

Examples of financial or other benefit:

▪ *Payments of commission or the provision of discounts.*

(3) Also, the notice of the Annual General Meeting, or a note attached to the administrative fund budget proposed for adoption at the Annual General Meeting, must include the following details about buildings the Body Corporate must insure under this part:

- (a) The full replacement value for the buildings as stated in the most recent valuation under section 200;
- (b) The date of the valuation.

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SOURCES:

- BCCM Office: <https://www.qld.gov.au/law/housing-and-neighbours/body-corporate>
- Act: <https://www.legislation.qld.gov.au/view/pdf/inforce/current/act-1997-028>
- Standard Module: <https://www.legislation.qld.gov.au/view/pdf/asmade/si-2020-0233>
- Accommodation Module: <https://www.legislation.qld.gov.au/view/pdf/asmade/si-2020-0229>
- Commercial Module: <https://www.legislation.qld.gov.au/view/pdf/asmade/si-2020-0230>
- Small Schemes Module: <https://www.legislation.qld.gov.au/view/pdf/asmade/si-2020-0231>

