

# Commercial Property & Liability Insurance



## Insurance Product Information Document

**Company:** Zurich Insurance  
Europe AG

**Product:** Tradestar Commercial Combined Insurance, Tradestar Commercial  
Combined 'All Risks' Insurance, Tradestar Real Estate Insurance.

Registered in Germany (reg no 133359). Registered in Ireland as a branch (reg no 910127) with registered branch office at Zurich House, Frascati Road, Blackrock, Co. Dublin, A94X9Y3. Zurich Insurance Europe AG is authorised by the Federal Financial Supervisory Authority (BaFin) in Germany and is regulated by the Central Bank of Ireland for conduct of business rules (firm reference C529842).

**This document is a summary of the insurance cover and restrictions. It is not personalised to your individual needs. Complete pre-contractual and contractual information on the product is provided in the full policy documentation.**

### What is this type of insurance?

Insurance for businesses providing cover for damage to property and the resulting loss of profit; legal liabilities in respect of bodily injury, death and disease to employees and members of the public, and third party property damage.



#### What is insured?

##### Property Damage & Business Interruption

- ✓ Damage (as defined in the policy) at locations specified in the policy to your buildings, plant, machinery, contents, fixtures, fittings, stock, and the resulting loss of gross profit or the increased costs necessary to avoid a loss of gross profit, rent, for a specified period (known as the Indemnity Period).
- ✓ The Tradestar Commercial Combined Insurance and Tradestar Real Estate Insurance policy is a 'Fire and Perils' policy. This means that cover is for damage from specific perils only. Refer to your policy for which perils are covered.
- ✓ The Tradestar Real Estate Insurance policy also provides cover for the following (limits specified in the policy): Fire Extinguishing Expenses; Fly Tipping; Landscaped Gardens; Metered Water; Removal of Tenants Debris; Rent/Alternative Accommodation in respect of Residential Buildings; Theft of Keys; Trace and Access; Unauthorised use of Electricity Gas Oil or Water.

##### Combined Liability

- Employers Liability – your legal liability to your employees, if they are killed, injured or made ill as a result of their work.
- Public Liability – your legal liability to members of the public or companies in respect of bodily injury, death, disease, illness or for any loss or damage to property as a result of your negligence or that of your employees and arising in connection you're your business.
- Products Liability – your legal liability to your customers for bodily injury, illness or property damage arising from the supply of goods.



#### What is not insured?

##### Property Damage & Business Interruption

- ✗ The first amount of any claim (known as the excess).
- ✗ Exclusions detailed in the policy. For example some exclusions in the Tradestar Commercial Combined 'All Risks' Insurance are:
  - ✗ Latent defects, gradual deterioration, wear and tear, frost, change in water table defective workmanship.
  - ✗ Corrosion, rust, rot, shrinkage, evaporation, loss of weight, damp, dryness, marring, scratching, vermin, insects.
  - ✗ Mechanical or electrical breakdown.
  - ✗ Pollution/contamination.
  - ✗ Movable property in the open, fences and gates by wind, rain, hails, sleet, snow, flood or dust.
  - ✗ Freezing, escape of water from tanks/pipes, malicious damage in buildings empty or not in use.
- ✗ Communicable Disease.
- ✗ Cyber.
- ✗ Property in the course of construction.
- ✗ Land, roads, pavements, piers, jetties, bridges, culverts or excavations.
- ✗ Livestock, crops, trees.
- ✗ Some policies may include some cover for Business Interruption from specific named diseases (not including Covid-19) – please check your policy.
- ✗ For exclusions in the Tradestar Commercial Combined Insurance and Tradestar Real Estate Insurance refer to the policy.

##### Combined Liability

- ✗ The first amount of any claim (known as the excess). Refer to your schedule and policy.
- ✗ Fines or Penalties.
- ✗ Deliberate Acts.
- ✗ Gradual Pollution or Contamination.
- ✗ Radioactive Contamination.
- ✗ War Risks.
- ✗ Road Traffic Act Liability.
- ✗ Liability arising from Airborne or Waterborne Vessels or Craft.
- ✗ Offshore Installations.
- ✗ Professional Negligence or Advice for a Fee.
- ✗ Product Recall or Guarantee.
- ✗ Contractual Liability.



## Are there any restrictions on cover?

We would draw your attention specifically to the General Exclusions section of the Policy; the exclusions set out in each section of the Policy.

### Property Damage & Business Interruption

- ! In the case of inadequate sums insured your claim settlement will be reduced in proportion to the level of underinsurance. This is known as the application of Average.
- ! We will not pay more than the Sum Insured specified in the Schedule of Insurance.
- ! Cover restrictions may apply in respect of buildings which are empty/not in use.
- ! We would draw your attention specifically the Retention clause in the Property Damage section of the Policy.

### Combined Liability

- ! We will not pay more than the Limit of Indemnity specified in the Schedule of insurance.
- ! We will not pay more than the monetary or percentage limits for some individual covers as outlined in the policy documentation.
- ! Refer to your policy documentation for any other restrictions that may apply.



## Where am I covered?

### Property Damage & Business Interruption

- ✓ Damage to property at the address(es) specified in the policy schedule.

### Combined Liability

- ✓ Employers Liability cover applies in the Republic of Ireland (United Kingdom if your business is in the UK and we have issued you the UK version of this policy) or while employees are temporarily elsewhere in the course of their employment.
- ✓ Public Liability cover applies anywhere within the limits of Ireland, Great Britain, Northern Ireland the Channel Islands and the Isle of Man and including non-manual work carried out during temporary visits elsewhere in connection with the Business by directors and Employees normally resident in and travelling from Ireland, Great Britain, Northern Ireland the Channel Islands and the Isle of Man.
- ✓ Products Liability applies anywhere in the world in respect of Products supplied in or from Ireland Great Britain Northern Ireland the Channel Islands and the Isle of Man provided always that the action for damages is brought against the Insured in a Court of Law in Ireland or any member country of the European Union.



## What are my obligations?

You have a legal duty to answer all questions asked by us in connection with your application for insurance honestly and with reasonable care. You must also ensure that any information voluntarily provided by you or on your behalf is provided honestly and with reasonable care.

Failure to comply with these requirements and / or any negligent or fraudulent misrepresentation could invalidate your Policy or affect your insurance cover or premium. It could also result in a claim being declined or the amount payable in respect of a claim being reduced or difficulty obtaining insurance in the future. Further information is provided in the Policy Booklet.

### You must also (as more fully set out in the Policy Booklet):

- ✓ Check your policy documentation when you receive it to make sure you have the cover you need and expect.
- ✓ Tell us if any of the information you provided before policy cover commenced or renewed subsequently changes.
- ✓ Pay the premium or premium instalments on time.
- ✓ In the event of damage notify us immediately.
- ✓ Provide all the information and assistance we need to settle your claim.



## When and how do I pay?

Premium for this policy may be paid through your insurance intermediary.



## When does the cover start and end?

The contract commences and ends on the dates stated in the policy schedule. Standard policy duration is 12 months.



## How do I cancel the contract?

You can cancel your policy at any time by writing to us. We will cancel the policy on the date we receive your request in writing. We will only charge you for the time on cover unless you have made a claim. Some liability covers may attract minimum premiums.

Zurich Insurance Europe AG is authorised by the Federal Financial Supervisory Authority (BaFin) in Germany and is regulated by the Central Bank of Ireland for conduct of business rules.

Zurich Insurance Europe AG is registered in Frankfurt, Germany (registration number 133359) with its registered seat at Platz der Einheit 2, 60327, Frankfurt A.M.

Registered in Ireland as a branch (registration number 910127) with registered branch office at Zurich House, Frascati Road, Blackrock, Co. Dublin, A94X9Y3.

