

Although the Condominium Corporation holds coverage for numerous items, including the structure itself and common property, it is important that unit owners also have insurance covering their unique exposures as a condominium unit owner. The following coverage's and extensions are crucial for owner occupied units:

- ❖ **Personal Property.** Unit owners need to ensure that coverage exists for all personal property and that they have an insurer working for them in the event of loss. It is important that this limit reflects the replacement cost of all contents at today's prices and availability. Do not forget to include the value of any appliances in this total. It is good practice is to take photos/video annually and keep them at work or friends place so that in the event of a loss you have back up for what property you have. It takes 10 minutes of your time and will save you hours of work in the event of a loss.
- ❖ **Betterments and improvements.** Coverage provided by the Condominium Corporation will only replace the structure as defined with the standard insurable unit description. If you have upgraded any floors, bathrooms, counter tops, fixtures, the values of these need to be calculated and reviewed yearly to keep up with the inflation in materials and labor.
- ❖ **Review the exclusion and limitations** on the policy. Bikes, jewelry, and many types of collections all have limits of coverage. Make sure to ensure that all your items are insured.
- ❖ **Personal Liability.** Although you may be the most careful and diligent person accidents can happen. In the event of a loss, you could be held personally liable and sued by a third party whom has suffered a loss. Even if the claim is frivolous, the cost to defend oneself can be financially crippling.
- ❖ **Difference in deductible coverage.** This coverage pays for the difference in the Corporation's insurance deductible and the occupant's deductible. In the event that the Condominium Corporation holds a high deductible, this coverage can become crucial. It is also important to note that with recent changes in the Condominium Property Act of Alberta, the largest deductible amount a Corporation can assess to a unit owner is \$50,000.
- ❖ **Additional Living Expenses** pays for the additional costs a person may face while out of their home due to a loss. As owners are required to continue paying mortgages, condominium fees and taxes in the event of a loss, you will then have to pay rent and utilities somewhere else. In the event of a total loss a claim can easily take 12 to 18 months to complete. As such, it is important to review this coverage closely with your broker to insure an adequate limit is maintained.
- ❖ **Loss Assessment coverage** can provide coverage for the share of Special Assessments handed down to unit owners by the Condominium Corporation for insured perils. There are various wordings available and as such, it is recommended that this is reviewed with your broker to insure adequate coverage is provided.

It is important for condominium unit owners to review their policy of insurance with their broker annually; ensuring adequate coverage and limits are in force.