**Contents Only:**

Landlord:

Flood = Flood relativity\*Sum insured

Cyclone = Cyclone relativity \* Sum Insured

Storm = Storm relativity \* Sum Insured

Bushfire = Bushfire relativity \* Sum Insured

**Sum of relativities = (Sum of perils relativities) \* Sum Insured**

= (Flood relativity + Cyclone relativity + storm relativity + Bushfire relativity) \* Sum insured

**Or**

**Sum of relativities = (Flood + Cyclone + Storm + Bushfire)**

**Product of Relativities =** Sum Insured \* Address \* Occupancy Type \* Payment Frequency \* Building Type \* Age \* Construction Type \* Roof Type \* Construction Period \* Security Combination effect \* Contents Excess \* Business From Home \* Existing Policy \* Previous Claim1 \* Previous Claim2 \* Previous Claim3 \* Number of criminal convictions \* Floor level \* (BuildingType X Security combination) \* (Building Type X Age) \* (Construction Type X Age) \* (Excess X Age) \* (Age X Combination Code - Extra Security) \* (Floor Level X Age) \* (Floor Level X Combination Code - Extra Security)

Sum of Relativities for all specified items = All Specified items + Personalised Specified items + Sum of relativities

Sum of Relativities for non-personalised specified items = Non-Personalised specified items + Sum of relativities

Where:

All specified items = (Non-Personal Specified Items + Personal Specified Items) \* Relativity from table w.r.t to the amount i.e. summation of personal and non-personal items

Personalised specified items = (Summation of all amounts of personalised specified items) \* Relativity from table w.r.t to the amount

Non-Personalised specified items = (Summation of all amounts of Non-personalised specified items) \* Relativity from table w.r.t to the amount

**Preloaded Premium for LE/accidental(all specified items) = (Base Premium \* Product of relativities) + Sum of Relativities for all specified items**

**Preloaded Premium for LE/accidental(Non-Personalised items) = (Base Premium \* Product of relativities) + Sum of Relativities for non-personalised specified items**

**Preloaded Premium for LE/accidental(Personalised items) =** Personalised specified items

**In Case of Liability:**

**Liability Preloaded premium =** Base Premium of liability + Base premium per unit of liability + Pool Loading + Property managed Short/Long

**In Case of Loss of Rent:**

**Loss of rent Pre-loaded Premium =** ((Base premium of Loss of rent \* Relativity per unit) + Annual Rent) \* Excess relativity + Location Loading

Annual Rent = Sum Insured of Loss of rent \* Relativity of Annual rent in correspondence to sum insured entered for loss of rent

**Theft By Tenant PreLoad Premium =** Base Premium \* Relativity per unit \* Sum Insured \* Excess \* Residency type

**Rent Default Preloaded =** Base Premium \* Relativity per unit \* Excess

**Strata Pre-Loaded Premium =** Base premium wrt STRATA TITLE MORTGAGEE PROTECTION \* Sum Insured wrt STRATA TITLE MORTGAGEE PROTECTION

**Total Pre-Loaded Premium for all specified items =** Preloaded Premium for LE/accidental (Personalised items) + Liability Preloaded premium + Theft By Tenant PreLoad Premium + Rent Default PreLoaded + Loss of rent Pre-loaded Premium + Strata Pre-loaded Premium + Additional Benefit Cost + Fixed Loadings

**Risk Premium for all specified items** = Total Pre-Loaded Premium for all specified items \* (1 + Claim expenses) / (1 - MPD)

**Pre-Tax (Base Premium) for all specified items = Risk Premium for all specified items / (1- Policy Expense – Commissions)**

**Total Pre-Loaded Premium for non-personalised specified items =** Preloaded Premium for LE/accidental (Non-Personalised items) + Liability Preloaded premium + Theft by Tenant PreLoad Premium + Rent Default PreLoaded + Loss of rent Pre-loaded Premium + Strata Pre-loaded Premium + Additional Benefit Cost + Fixed Loadings

**Risk Premium for non-personalised specified items =** Total Pre-Loaded Premium for non-personalised specified items \* (1 + Claim expenses) / (1 - MPD)

**Pre Tax ( Base Premium) for non-personalised specified items = Risk Premium for non-personalised specified items/ (1- Policy Expense – Commissions)**

**Risk Premium for personalised specified items =** Total Pre-Loaded Premium for personalised specified items \* (1 + Claim expenses) / (1 - MPD)

**Pre Tax ( Base Premium) for personalised specified items = Risk Premium for personalised specified items/ (1- Policy Expense – Commissions)**

**FSL for personalised specified items =** FSL \* Pre Tax (Base Premium) for personalised specified items

**FSL for Non personalised specified items =** FSL \* Pre Tax ( Base Premium) for non personalised specified items

**Total FSL = FSL for personalised specified items + FSL for Non personalised specified items**

**GST for Policy =** (Pre Tax (Base Premium) for all specified items + Total FSL) \* GST rate

**SD for Policy** = (Pre Tax (Base Premium) for all specified items + Total FSL + GST for Policy) \* SD rate

**Total Premium = Pre Tax (Base Premium) for all specified items + Total FSL + GST for Policy + SD for Policy**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Product | Relativity Name | Table Name | Column Name | Comments |
|  |  |  |  |  |
| Landlord Specific | Claim expense | LookUp | Shortdescription (Key Name – LandlordClaimExpense) |  |
| basePlusAdditionalBenefitCost | LookUp | Shortdescription (Key Name – LandlordBPBenefitCost |  |
| accidentalDamageAdditionalBenefitCost | LookUp | Shortdescription (Key Name – LandlordADBenefitCost |  |
| multiPolicyDiscount | LookUp | Shortdescription (Key Name – LandlordMultiPolicyDisPerc |  |
| homeAndContentFixedDiscount | LookUp | Shortdescription (Key Name – LandlordHAndCFixedDisc |  |
| homeOrContentFixedDiscount | LookUp | Shortdescription (Key Name – LandlordHOrCFixedDisc |  |
| policyExpensePercentage | LookUp | Shortdescription (Key Name – LandlordPolicyExpenses |  |
| basePlusAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name – BPBENEFITCOST | When both Building and Contents are covered |
| accidentalDamageAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name - ADBENEFITCOST) | When both Building and Contents are covered |
| basePlusAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name – BPBENEFITCOST | When Only Building is covered |
| accidentalDamageAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name - ADBENEFITCOST) | When only Building is covered |
| basePlusAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name – BPBENEFITCOST | When only Content is covered |
| accidentalDamageAdditionalBenefitCostCombined | HomeLandlordAdditionalBenefitCost | Shortdescription (Key Name - ADBENEFITCOST) | When only Content is covered |
| brokerCommissionRates | BrokerCommissionRate | Commission Percentage |  |
| specialContentPercent | LookUp | Shortdescription (Key Name - LandlordSpecialContentsSumInsuredPercentage |  |
| lossofRentLocationLoading | RatingAddressTable | LL\_LOCATION\_LOADING |  |
| ratingTaxGst | RatingTaxGST | Rate |  |
| ratingTaxFSL | RatingTaxFire | Rate |  |
| ratingTaxSd | RatingTaxStampDuty | Rate |  |
| Building Excess | LandlordHomeRatingBuildingExcessXAge | Relativity |  |
| (ConstructionPeriod X Construction Quality) | LandlordHomeRatingConstructionPeriodXConstructionQuality | Relativity |  |
| ConstructionPeriodXConstructionType | LandlordHomeRatingConstructionPeriodXConstructionType | Relativity |  |
| Cyclone Relativity | RatingAddressTable | LL\_BLD\_Cyclone\_Rel |  |
| Construction Type X Construction Quality | LandlordHomeRatingConstructionQualityXConstructionType | Relativity |  |
| Sum Insured Relativity | LandlordHomeRatingSumInsured | Relativity |  |
| Flood relativity | RatingAddressTable | LL\_BLD\_Flood\_Rate |  |
| Storm relativity | RatingAddressTable | LL\_BLD\_Storm\_Rel |  |
| BushFire relativity | RatingAddressTable | LL\_BLD\_Bushfire\_Rel |  |
| Base Premium | LandlordHomeRatingBasePremium | BasePlus |  |
| Base Premium | LandlordHomeRatingBasePremium | AccidentalDamage | In case of Accidental damage coverage |
| numberOfBedrooms | LookUp | ShortDesription (Key Name: LandlordNumberOfBedroom) |  |
| numberOfBathrooms | LookUp | ShortDesription (Key Name: LandlordNumberOfBathroom |  |
| constructionQualityXNumberOfBedrooms | LookUp | ShortDesription (Key Name: LandlordQualityBedroom) |  |
| bedroomSize | LookUp | ShortDesription (Key Name: LandlordBedRoomSize) |  |
| Address relativity | RatingAddressTable | LL\_CTS\_Geo\_Rel |  |
| contentRatingFloorLevelXAge | LandlordContentRatingFloorLevelXAge | Relativity |  |
| contentRatingFloorLevelXCombinationCode | LandlordContentRatingFloorLevelXCombinationCode | Relativity |  |
| ContentRatingExcessXAge | LandlordContentRatingExcessXAge | Relativity |  |
| contentRatingFloorLevelXAge | LandlordContentRatingFloorLevelXAge | Relativity |  |
| contentRatingBuildingTypeXCombinationCode | LandlordContentRatingBuildingTypeXCombinationCode | Relativity |  |
| contentBuildingTypeXAgeRelativity | LandlordContentRatingBuildingTypeXAge | Relativity |  |
| contentAgeXCombinationCodeRelativity | LandlordContentRatingAgeXCombinationCode | Relativity |  |
| contentConstructionTypeXAgeRelativity | LandlordContentRatingConstructionTypeXAge | Relativity |  |
| contentFloodValue relativity | RatingAddressTable | LL\_CTS\_Flood\_Rate |  |
| ctsCycloneRate | RatingAddressTable | LL\_CTS\_Cyclone\_Rel |  |
| ctsStormRate | RatingAddressTable | LL\_CTS\_Storm\_Rel |  |
| ctsBushfireRate | RatingAddressTable | LL\_CTS\_Bushfire\_Rel |  |
| Home Specific |  |  |  |  |
| Motor Specific |  |  |  |  |
| Home/Motor/Landlord |  |  |  |  |