

RACT Strata Building Insurance

Target Market Determination

This Target Market Determination (TMD) relates to:

- RACT Strata Building Insurance Product Disclosure Statement (**PDS**) dated 1 September 2021 and any Supplementary PDSs relating to that product (**Product**).

It has been prepared by RACT Insurance Pty Ltd ABN 96 068 167 804 AFS Licence No 229076 (**RACT Insurance**) and applies to the Product effective from 20 February 2024.

The purpose of this TMD is to set out the class of customers this Product has been designed for, taking into consideration the likely objectives, financial situation and needs of that class of customers. It also sets out the distribution conditions that apply to the Product and the review periods and triggers, and reporting requirements for the TMD.

Where a person falls within the target market for the Product, that does not mean that the Product is necessarily right for their individual needs, objectives, and financial situation. We do not consider this, and a person needs to consider the PDS and other information provided by us (and/or seek professional advice) before deciding to apply for this Product.

Target Market

Product Description and Key Attributes

This Product provides cover for loss or damage to strata buildings, as well as associated costs and expenses. It also provides:

- Cover for a customer's legal liability in relation to the personal injury or property damage of others;
- Cover for the legal liability of office bearers in a strata scheme to other unit holders; and
- Some additional and extra covers, including cover for loss or damage to landlord's and common area contents.

The Product's building and contents covers provide cover against loss or damage to a customer's strata building in Tasmania and landlord's and common area contents resulting from the following specified insured events:

- Fire
- Lightning
- Earthquake or Tsunami
- Storm
- Flood
- Escape of liquid
- Theft or Burglary
- Intentional or Malicious damage
- Impact
- Glass breakage
- Explosion
- Riot or Civil commotion

The Product also provides several additional and extra elements of cover (subject to various limits).

Likely objectives, financial situation and needs of customers in the target market

Customers in the target market for the Product will likely have a need to manage their financial exposure for loss or damage to their strata building, as well as associated costs and expenses. They are also likely to need cover for their legal liability in relation to the personal injury or property damage of others, for the legal liability of office bearers and for loss or damage to landlord's and common area contents.

Customers in the target market will therefore have the likely objective of transferring a material portion of that financial exposure through insurance protection of the types covered by this Product.

The likely financial situation of customers in the target market will be that they can afford to pay the premiums for the Product, bear the excess/es that apply to a claim and financially contribute to any amounts for loss, damage or liability that are not covered by the Product.

Target Market Description

The target market for this Product is as follows:

<p>This Product is suitable for:</p>	<ul style="list-style-type: none"> • Customers that: <ul style="list-style-type: none"> ○ own a strata building as defined by the Strata Titles Act 1998 in Tasmania, for instance as a body corporate, owners corporation, strata company or association of the strata, group, body corporate or community title scheme; and ○ need cover for loss or damage to their strata building resulting from specified insured events, including for instance fire, theft, storm, flood and earthquake, for an agreed sum insured, for loss or damage to their landlord's and common area contents from those specified insured events up to sub-limits and for associated and office bearer's legal liability.
<p>This Product is not suitable for:</p>	<ul style="list-style-type: none"> • Customers whose strata building or landlord's contents or common area contents are used for any business, trade or profession (other than having a tenant reside at the address), or as a hotel, motel, bed and breakfast, homeshare, boarding or guest house without RACT Insurance's prior agreement. • Customers who are constructing a new strata building and require insurance for the construction period or before a certificate of completion is issued, without RACT Insurance's prior agreement. • Customers who are making, or planning to make, significant repairs or improvements to their strata building and require insurance for that construction period, without RACT Insurance's prior agreement. • Customers who need cover for loss or damage to their strata building by themselves, persons who live or stay at the insured address or persons who enter with their consent. • Customers whose strata building, landlord's contents or common area contents are not in good order and repair and well maintained. • Customers who cannot afford to pay the premium, all applicable excesses before finalisation of a claim and financially contribute to any amounts relating to loss or damage to the strata building or landlord's contents or common area contents that are outside of or excluded from cover or exceed the sum insured or relevant limits.

Suitability

The Product is likely to be consistent with the likely objectives, financial situation and needs of customers in the target market because:

- It provides cover that customers need for loss or damage to their strata building for specified insured events and associated legal liability;
- Customers in the target market are eligible for cover under the Product; and
- Customers can choose the sum insured and excesses that best suit their individual needs.

Distribution conditions of this Product

The following distribution conditions apply to this Product:

- Distribution of the Product is only conducted through:
 - Royal Automobile Club of Tasmania (**RACT**) call centres
 - RACT's branch network
- The Product will only be issued to and renewed with customers who comply with all RACT Insurance underwriting guidelines, which contain the acceptance criteria for the Product and include all factors relevant to the target market described in this TMD.
- The acceptance criteria are applied through:
 - systems and processes that support customer suitability and eligibility assessments, and the delivery of other information to customers which is relevant to their understanding of the market for the Product;
 - scripts for new business sales made through call centres and branches; and
 - analysis of customer suitability data in the formation of renewal decisions.
- RACT conducts Quality Assurance reviews on sales made to customers, to confirm compliance with acceptance criteria, on a regular basis and communicates the outcome of those reviews with RACT Insurance.
- All staff involved in sales of the Product receive appropriate training, including with regard to compliance with this TMD.

These distribution conditions make it likely that individuals who are issued a Product are within the target market because they are supported by reasonably appropriate platform controls, training and scripting designed to ensure that the Product is distributed to persons within the target market.

Periodic reviews of this document

RACT Insurance will carry out a review of this TMD within 2 years of its effective date, and every 2 years thereafter.

Other circumstances which will trigger a TMD review

RACT Insurance will also review the TMD if it identifies or becomes aware of any event or circumstance that would reasonably suggest that the TMD is no longer appropriate. These events and circumstances may include:

- A material change is made to the terms of cover provided by the Product.
- A material change is made to the acceptance criteria for the Product.
- A material change is made to the way the Product is distributed.
- The discovery of a material defect in the PDS for the Product.
- Poor or significantly deteriorating key Product suitability metrics, including:
 - feedback, such as systemic complaints or claims issues, that reasonably suggests that the TMD is no longer appropriate.
 - Product value metrics (including claims acceptance rates, and loss ratios) that reasonably suggests the TMD is no longer appropriate.
- Feedback from a regulator, the Code Governance Committee (**CGC**) or Australian Financial Complaints Authority (**AFCA**) which reasonably suggests the TMD is no longer appropriate.
- A change in law, regulation, or regulatory guidance that materially affects the Product, the design or distribution of the Product (or class of product that includes this Product), where that reasonably suggests the TMD is no longer appropriate.
- Where a significant dealing occurs outside of the target market, that reasonably suggests the TMD is no longer appropriate.

Complaints Reporting

RACT Insurance handles all complaints received by it and its service providers in accordance with RACT's Group Complaints Handling Guide, which aligns with requirements in the General Insurance Code of Practice and relevant law. The number and nature of complaints are reported to RACT Insurance by service providers and reviewed by RACT Insurance, with respect to the Product, on a monthly basis.

Information to assess TMD, review triggers and reporting periods

The table below sets out the kinds of information RACT Insurance uses to assess this TMD, or those that service providers need to provide to us, to enable us to promptly identify whether a review of the TMD is needed.

Information	Source	Reporting/Review Period
Complaints feedback including: <ul style="list-style-type: none"> Nature of complaints Number of complaints Product category 	RACT Insurance, RACT, service providers	Monthly
Claims data including: <ul style="list-style-type: none"> Average claims costs Claims acceptance rates Claims frequency Loss ratios 	RACT Insurance, service providers	Half-yearly
Product review outcomes	RACT Insurance	Half-yearly
Sales information including: <ul style="list-style-type: none"> Strike rates Cancellation rates 	RACT Insurance, RACT	Monthly
Significant Dealings in the Product outside of the target market	RACT Insurance, RACT	As soon as practicable but within 10 business days
Any feedback, regulatory orders or directions received from a regulator, CGC or AFCA in respect of the Product or its distribution.	RACT Insurance, RACT, service providers	As soon as practicable but within 10 business days

Record keeping

RACT Insurance will maintain records of the reasonable steps taken to ensure that this Product is sold in a manner consistent with this TMD.

RACT Insurance will also maintain records of its decisions, and the reasons for those decisions, in relation to:

- The creation and alteration of this TMD.
- The identification and monitoring of review triggers.
- The outcomes of periodic reviews.
- The matters documented in this TMD.