PROPERTY ALL RISKS: SECTIONAL PLAN

BUILT FOR SECTIONAL PLAN SCHEMES WHERE INDIVIDUAL OWNERSHIP MEETS SHARED EXPOSURE

Individual ownership does not eliminate shared exposure. Residential complexes, mixed-use developments and sectional plan communities rely on shared assets, infrastructure and facilities that support the scheme as a whole. The condition, maintenance and management of these assets can influence every owner within the scheme.

As schemes grow in size and complexity, the relationship between privately owned units and shared assets becomes increasingly important. When disruption occurs, the consequences often extend beyond a single owner and influence the broader functioning of the scheme.

Property All Risks: Sectional Plan is designed for these environments, providing protection across privately owned units, shared assets and communal facilities while supporting continuity, recovery and the long-term operation of the scheme.

WHEN ONE LOSS AFFECTS MANY OWNERS

A major loss within a sectional plan scheme rarely affects a single owner in isolation.

Privately owned units, shared assets, infrastructure and communal facilities are all connected through the broader functioning of the scheme. When a significant event occurs, the consequences can extend across the scheme and influence multiple owners simultaneously.

Damage affecting shared assets can disrupt daily living, create financial pressure and affect the broader operation of the community. In many cases, the impact of the loss extends well beyond the physical damage itself.

One owner's problem can become everyone's problem.

PROTECTION FOR SHARED ASSETS AND SHARED INTERESTS

When one loss can affect many owners, protection must be designed to support the scheme as a whole.

Sectional plan environments rely on privately owned units, shared assets, infrastructure and facilities that together support the operation of the scheme. A loss affecting these assets can influence residents, owners, trustees and the broader functionality of the community.

Property All Risks: Sectional Plan addresses this challenge through an integrated framework that combines protection for privately owned units, shared assets, infrastructure and associated liability exposures within a single structure.

By recognising the relationship between shared assets, communal facilities and the interests of multiple owners, the product helps support continuity and stability across the scheme following a loss.

RECOVERY UNDER PRESSURE

When a major loss occurs, the challenge extends beyond repairing damaged property. Residents may be displaced, shared facilities may become unavailable and essential services may be disrupted while recovery is underway.

In sectional plan environments, recovery often involves more than rebuilding. It requires restoring shared assets, re-establishing essential services and returning the scheme to normal operation as efficiently as possible.

The speed and effectiveness of recovery influence resident experience, access to facilities and the ability of the scheme to function normally.

Effective recovery is about restoring the services, infrastructure and facilities that owners collectively rely upon.

DIFFERENT SCHEMES. DIFFERENT EXPOSURES.

Sectional plan schemes vary significantly in their size, complexity and operational requirements.

Residential complexes, apartment buildings, mixed-use developments, lifestyle estates and larger community schemes each present different exposures and management challenges. Effective protection therefore requires an understanding of the assets, facilities and operational dependencies that support the scheme.

Occupancy patterns, facility requirements, infrastructure dependencies and shared responsibilities can differ considerably between schemes, influencing both exposure and recovery priorities following a loss.

Property All Risks: Sectional Plan can be aligned to the specific characteristics of the scheme while maintaining a consistent focus on shared asset protection, operational continuity and owner interests.

SUPPORTED BY SPECIALIST CAPABILITY

Sectional plan schemes require more than property protection. They require an understanding of the relationship between shared assets, shared exposure and the interests of multiple owners.

Dedicated underwriting, claims, technical and risk management teams support the evaluation of sectional plan risks throughout the risk lifecycle. Specialist surveyors, fire engineers, quantity surveyors, assessors and investigators assist with risk identification, mitigation planning, recovery preparedness and post-loss support.

This capability helps schemes better understand shared exposures, infrastructure dependencies and recovery priorities that may influence the operation of the community following a significant loss.

PROTECTING THE SCHEME PROTECTS EVERY OWNER

In sectional plan environments, the consequences of a loss are rarely limited to a single owner or a single asset. They can influence residents, shared facilities, essential services and the broader functioning of the scheme.

The true measure of protection is therefore not simply how effectively property is repaired, but how efficiently the scheme can return to normal operation while supporting the interests of all owners.

Alpha. Protecting Futures | Mitigating Risk.