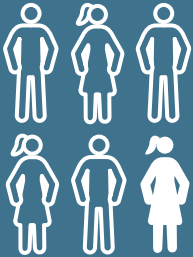


# Co-ownership Insurance

## Who insures what?

### CO-OWNERS SYNDICATE



**PRIVATE AND COMMON PORTIONS**  
Examples: foundation, roof, floors, walls, ceilings of the common spaces and units

### CO-OWNER



**IMPROVEMENTS**  
Made by the co-owner

## What to do before a loss?

- ✓ Prepare and make available a description of the private portions (DPP)
- ✓ Assess the building reconstruction costs to ensure there is sufficient insurance
- ✓ Insure the building (private and common portions) for the ordinary risks
- ✓ Create a self-insurance fund and replenish it when it's used



### OBLIGATION TO PRESERVE

The syndicate must take all necessary measures to preserve the entire building (private and common portions).

## What to do after a loss?

- ✓ In every case, have the damage to the common and private portions repaired
- ✓ Submit a claim to its insurer
- ✓ Apportion the cost of the damage among the co-owners if there is insufficient or no insurance or it doesn't submit a claim
- ✓ Use the self-insurance fund to pay the deductible or repair the damage

- ✓ Contribute to the syndicate's self-insurance fund
- ✓ Obtain civil liability insurance (\$1M or \$2M, depending on the size of the co-ownership property)
- ✓ Purchase coverage for the risks the co-ownership property is exposed to
- ✓ Insure any improvements (what is not included in the DPP)

- ✓ Should the syndicate request a reimbursement, the co-owner can submit a claim to their civil liability insurer.
- ✓ Cover the cost of the damage apportioned by the syndicate (if insufficient or no insurance). See loss assessment coverage
- ✓ Have the improvements repaired



### COLLABORATE WITH THE SYNDICATE

For the repair of the damaged portions

### DESCRIPTION OF THE PRIVATE PORTIONS (DPP)

Describes the immovable portion of a reference condo unit. Anything not in the DPP is an improvement.

### LOSS ASSESSMENT COVERAGE

Applies if the risk is covered by the co-owner's policy.



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