

Course Syllabus

Course Identification

Property Risk Exposures: Condominiums
Module 2 – Legislation and Property Damage Claims

Alberta Accreditation Committee Course ID # 58769
Continuing Education Credit Hours: 2 Hours
Classes of Certificate: General Insurance, Insurance Adjuster

Course Description

This seminar provides participants with an advanced study of condominium risks with special focus on the Alberta Condominium Property Act and Regulations. Information and discussion will improve the participant's understanding of changes to this legislation and how they influence the insurance claims process.

Topics discussed support learners understanding of the challenges and best practices in resolving condominium unit property damage claims. Learners explore and discuss the responsibilities of corporations and unit owners, with special focus on mitigation and best practices.

Learning is applied through the completion of an Activity using multiple Claim Scenarios.

Course Schedule

Lesson 1	Condominium Legislation	45 minutes
Lesson 2	Condominium Property Damage Claims	60 minutes
Learning Activity: Claim Scenarios		15 minutes

Course Syllabus

Course Outline

Lesson 1: Condominium Legislation

Learning Outcomes

- 1) *Identify and describe the various sections of the Alberta Condominium Property Act (CPA) and Regulations*
- 2) *Explain the changes made to the CPA and Regulations and their relationship to the insurance claims process.*

Topics Covered

1. The CPA – Sections, Change Timeline
2. Reserve Fund Study Providers, Plans & Reports
3. Updating Condominium Bylaws
4. Condominium Rules, Bylaws and Sanctions
5. Condominium Documents
6. Insurance Premium Increases
7. Standard Insurable Unit Description (SIUD)
8. Resolving Condominium Disputes
9. Condominium Unit Rentals

Lesson 2: Condominium Property Damage Claims

Learning Outcomes

- 1) *Discuss pre-loss risk management and mitigation recommendations for unit owners and corporations.*
- 2) *Identify and describe challenges adjusters face when investigating, adjusting and condominium property damage claims.*
- 3) *Share and explain a checklist of best practices with respect to adjusting condominium property damage claims.*

Topics Covered

1. Risk Management and Mitigation
2. Challenges – Investigation, Adjustment and Settlement
3. Coverage Triggers (Supplement)
4. Best Practices

Course Syllabus

Learning Activity: Claim Scenario

Learning Outcomes

- 1) *Create a checklist to use as a resource for investigating a condominium unit owner property damage claim.*
- 2) *Apply the appropriate section(s) of the Condominium Unit Owner Policy Form in response to a claim.*

Instructions

- 1) *Read your assigned Claim Scenario.*
- 2) *Identify THREE (3) documents you would request, THREE (3) questions you would ask, and THREE (3) information resources you could consult in your investigation.*
- 3) *Share with the class you team's opinion of how the claim would be resolved, identifying the responding section(s) of the Condominium Unit Owner Policy Form.*