



Safeguard Insurance Brokers Pty Ltd
 AFSL 243293
 ABN 48 051 494 985
 285 Anzac Highway
 Plympton SA 5038
 Ph: (08) 8371 0566
 Email: info@sib.com.au
 Web: https://safeguardbrokers.com.au/

NEW BUSINESS TAX INVOICE

Mr Gino Spinelli
 19 Harrow Terrace
 KINGSWOOD SA 5062

Date: 11/02/2022
 Invoice Number: 293833
 Account Manager: Peter Johns

Thank you for using our services to arrange this insurance cover. Brief details of cover arranged on your behalf are given below. You should refer to the policy documents issued by the Insurer for complete policy terms and conditions.

Please read carefully the important notices attached regarding your duty of disclosure. Do not hesitate to contact us with any questions you may have.

Type of Policy	STRATA Strata Title Insurance					
Insured	Community Corporation No: 27539 INC					
Policy Description	Community Corporation No: 27539 INC					
Policy Number	0000804563_1					
Period of Insurance	11/02/2022 to 11/02/2023					
Effective Date	11/02/2022					
Insurer	CHU Underwriting Agencies Pty Ltd					
Underwritten By	QBE Insurance (Australia) Limited					

Premium	ESL	Underwriter Fee	Stamp Duty	Broker Fee	GST	Invoice Total
\$340.41	\$0.00	\$90.00	\$41.19	\$0.00	\$43.04	\$ 514.64

Payment Options



Safeguard Insurance Brokers Pty Ltd

DEFT Reference Number
40639722938336

Pay by credit card or registered bank account at www.deft.com.au or phone **1300 78 11 45**. Payments by credit card may attract a surcharge.

Name: Mr Gino Spinelli
Client ID: 9655
Invoice No: 293833



Payments can be made at any Post Office by cash (up to \$9,999.99), cheque or EFTPOS.



Billers Code: 20362
Ref: 40639722938336

Total Due: \$ 514.64

Contact your participating bank, credit union or building society to make payment directly from your cheque or savings account. Enter the Biller Code and BPAY reference number as detailed above.





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CERTIFICATE OF INSURANCE

We certify that:

- The insurance contract detailed below has been arranged for the period shown below, and
- We have not received any cancellation, variation or endorsement of the insurance contract from the insured or any other party.
- This policy is paid via annual premium.

NAME OF INSURED: Community Corporation No: 27539 INC

SITUATION: Australia wide

INTERESTED PARTIES:

CLASS OF INSURANCE: CHU Community association Plan

PERIOD OF INSURANCE: 11/02/2022 to 11/02/2023

INSURER/S: CHU Underwriting Agencies Pty Ltd

POLICY NUMBER: 0000804563_1

INTEREST INSURED: Community Corporation No: 27539 INC
Units 1-12 50 Smugglers Drive, Seaford Rise SA 5169

Please contact this office if you have any queries in relation to the insurance cover described on this certificate.

Date of Issue: Friday, 11 February 2022
Issued by: Peter Johns, Safeguard Insurance Brokers Pty Ltd

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Notes: Community Property

CLASS OF INSURANCE:	CHU Community Association Insurance Plan	
INSURED:	Community Corporation No: 27539 INC	
SITUATION:	50 Smugglers Drive Seaford Rise SA 5169 Units 1 -12 , 50 Smugglers Drive Seaford Rise , SA 5169	
POLICIES SELECTED:		
POLICY 1 – INSURED PROPERTY		
	Common Property	\$50,000
	Community Income	\$ 7,500
POLICY 2 – LIABILITY TO OTHERS	Sum Insured	\$20,000,000
POLICY 3 – VOLUNTARY WORKERS	Death	\$200,000
	Total Disablement	\$2,000 per week
POLICY 4 – WORKERS COMPENSATION	(NSW, ACT, WAS & TAS ONLY)	Not Available
POLICY 5 – FIDELITY GUARANTEE	Sum Insured	\$100,000
POLICY 6 – OFFICE BEARER'S LEGAL LIABILITY		Not Selected
POLICY 7 – MACHINERY BREAKDOWN		Not Selected
POLICY 8 – CATASTROPHE INSURANCE	Sum Insured	Not Selected
POLICY 9 – GOVERNMENT AUDIT COSTS AND LEGAL EXPENSES	Government Audit Costs	\$25,000
	Appeal Expenses - common property health & safety breaches	\$100,000
	Legal Defence Costs	\$50,000
POLICY 10 – LOT OWNERS' FIXTURES AND IMPROVEMENTS (PER LOT):		Not Selected

Flood Cover is included.

Flood means the covering of normally dry land by water that has escaped or been released from the normal confines of any of the following:

- a. a lake (whether or not it has been altered or modified);
- b. a river (whether or not it has been altered or modified);
- c. a creek (whether or not it has been altered or modified);
- d. another natural watercourse (whether or not it has been altered or modified); e. a reservoir;
- f. a canal;
- g. a dam.

Other than as set out above, the terms, conditions, exclusions and limitations contained in Your Policy remain unaltered.

EXCESSES:

Safeguard Insurance Brokers Pty LtdA.F.S. 243293
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POLICY 1 – INSURED PROPERTY	Standard Other excesses payable are shown in the Policy Wording	\$300
POLICY WORDING/PDS:	CHU Residential Strata Insurance Plan Product Disclosure Statement and Policy Wording (102520-05/21)	
ADMINISTERED BY: CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070, AFSL 243261	UNDERWRITTEN BY: QBE Insurance (Australia) Ltd ABN 78 003 191 035, AFSL 239545 82 Pitt St, Sydney NSW 2000	

Important Information**Your Duty of Disclosure**

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms.

You have this duty until we agree to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge;
- or we know or should know as an insurer;
- or we waive your duty to tell us about.

If You Do Not Tell Us Something

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both.

If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

Excesses – explanatory notes

Whenever an Excess and amount is shown in the Schedule or Policy Wording, You must pay or contribute the stated amount for each claim You make against the Insured Event.

Water Damage Excess

The following Excess will apply to Policy 1 – Insured Property for loss or damage caused by:

- Damage from bursting, leaking, discharging or overflowing of tanks, apparatus or
- Rainwater

The additional Excess payable will be shown on Your Policy Schedule.

Other excesses apply. These are listed on your Policy Schedule or described in the Policy Wording.

Full details of the cover provided are contained in the Policy wording and nothing in this summary is to be read as overriding the policy terms, conditions and exclusions.

You must refer to the policy wording, for details of what is covered, what is excluded or limited, how claims are settled and for other information about your insurance cover.

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IMPORTANT NOTICES & INFORMATION

This notice refers to a contract of insurance that you have entered into via our company. You should refer to your policy document for the full terms and conditions applicable and you should read them carefully. Should any doubts arise as to the scope of cover provided, please contact us for an explanation.

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance and up until the commencement of the insurance, you have a duty, under the Insurance Contracts Act 1984 to either provide answers to questions or disclose specific information to the underwriter. You have the same duty before you renew, extend, vary or reinstate an insurance contract. For Consumer Insurance Contracts, (Consumer Insurance Contracts are defined as insurance that is obtained wholly or predominantly for the personal, domestic or household purposes of the insured) your only duty is to take reasonable care not to make a misrepresentation when answering questions asked of you by the underwriter. In all other situations you must tell the underwriter about anything that you know or could be reasonably expected to know taking into account the nature and extent of the insurance cover to be provided and the class of persons who would ordinarily be expected to apply for such insurance cover. You do not need to tell the underwriter anything that reduces the risk of the underwriter, that is of common knowledge; that the underwriter knows or, in the ordinary course of business, ought to know or that the underwriter has waived your duty to tell them about.

NON-DISCLOSURE

If you do not tell the underwriter anything you are required to, or in the case of Consumer Insurance Contracts fail to take reasonable care not to make a misrepresentation, they may cancel your contract or reduce the amount they will pay you if you make a claim, or both. If your failure to tell the underwriter is fraudulent, they may refuse to pay a claim and treat the contract as if it never existed.

RETAIL CLIENTS

Under the Corporations Act 2001 and associated Regulations Retail Clients are provided with additional levels of protection from other insurance purchasers. The Act defines Retail Clients as: Individuals or a small manufacturing business employing less than 100 people or any other business employing less than 20 people. And that are being provided a financial service or product that relates to the following insurance covers: Motor Vehicle (under 2 tonne), Home building, contents, personal and domestic, Sickness and Accident or Travel, Consumer Credit and other classes as prescribed by regulations.

WHAT ADVICE IS BEING PROVIDED (RETAIL CLIENTS ONLY)

If you are a RETAIL CLIENT (refer above) and a Statement of Advice has not been provided to you with this invoice then the advice that we are giving you related to this transaction is General Advice.

General Advice is advice that has been prepared without considering your current objective's, financial situation or needs. Therefore, before acting on this advice, you should consider the appropriateness of the advice having regard to your current objective's, financial situation or needs.

If the advice provided relates to the acquisition or possible acquisition of a new insurance policy and the underwriter has prepared a Product Disclosure Statement (PDS) we will have attached the PDS for your review. You should consider the PDS prior to making the decision to purchase this product. Further information regarding the income we have been paid by the underwriter for this transaction is available upon request.

DISPUTES

Clients not satisfied with our services should contact our Complaints Officer. We are members of the Australian Financial Complaints Authority (AFCA), a free consumer service. Further information is available from our office or contact AFCA directly on 1800 931 678 or visit www.afca.org.au. We also follow the Insurance Brokers Code of Practice.

CANCELLATION WARNING (RETENTION OF BROKERAGE AND FEES)

If a cover is cancelled before expiry of the period of insurance, we reserve the right to refund to you only the net return premium we received from the underwriter, and not refund any part of the brokerage or fees we receive for arranging the cover. A broker service fee may be charged to process the cancellation.

ELECTRONIC DELIVERY OF DISCLOSURE NOTICES

Please note that where possible we prefer to provide all correspondence and disclosure notices (including Financial Services Guides and Product Disclosure Statements) to you electronically, via email or links to websites etc. If you have provided your email address to us we will typically use that email address for all correspondence and disclosure notices. Should you not wish to be sent disclosure documents electronically please advise us accordingly and we will update our records accordingly.

WHOLESALE BROKER INFORMATION

In some cases we use the services of a Wholesale Broker (Insurance Intermediary) to access products that are not available to us directly from the Insurer. You can identify where we have used an insurance intermediary as the Invoice/schedule will show that the policy is placed via another Insurance Intermediary. This situation usually arises where the insurance intermediary has developed a specialised product and competitive pricing for risks that are not commonly available directly from most underwriters. This means we are not dealing with the end insurer directly but via the insurance intermediary. All insurance intermediaries that we deal with are required to hold an Australian Financial Services License and to place all client funds received into a Trust Account and are required to meet the same high standards in the delivery of their services that apply to us. Importantly all claims will be the ultimate responsibility of and paid for by the end underwriter.

PREMIUM FUNDING WARNING

Premium funding allows you to spread out the cash flow associated with paying your insurance premiums over the next twelve months. We receive a commission from the funder for arranging the funding contract, full details are available on request.

Please note that should the insurance policy be cancelled before the expiry date for whatever reason, the Premium Funder will charge you the full interest applicable to the contract, as detailed in the Loan Application Form. Typically there will be no refund of our commission on the refund premium and no refund of any fee we may have charged you for arranging the cover. We also reserve the right to charge you a policy cancellation handling fee. In some cases underwriters also apply minimum premiums to policies, which may further reduce the refund that you might otherwise receive.

The impact of the above on you is that any refund you receive for the mid term cancellation of your policy will usually be significantly less than a pro rata calculation would produce and in extreme cases may involve you having to make an additional final payment even though the policy has been cancelled. Therefore prior to cancelling a policy and replacing it with another cover we strongly recommend that you discuss your situation with us so that we can advise the exact extent and impact of the early cancellation provisions mentioned above.

UTMOST GOOD FAITH

Every contract of insurance is subject to the doctrine of utmost good faith which requires that the parties to the contract should act toward each other with the utmost good faith. Failure to do so on your part may prejudice any claim or the continuation of cover provided by Underwriters.

CLAIMS OCCURRING PRIOR TO COMMENCEMENT

Your attention is drawn to the fact that your policies do not provide indemnity in respect of events that occurred PRIOR to commencement of the contract.

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UNDERWRITING AGENTS AND WHOLESALE BROKERS

In some cases we access insurance products via Underwriting Agents and Wholesale brokers rather than directly with the insurer. In such cases should you wish to access the Financial Services Guide of the Underwriting Agency or Wholesale Broker please contact us and we will arrange to have a copy sent out to you.

CONTACT AGREEMENT

To ensure that we provide you with appropriate products and services, you agree to us calling you at our discretion to discuss any new products and services. If you do not wish to receive such calls please advise us and we will place you on our Do Not Call Register.

CONTRACTUAL LIABILITY

Many commercial or business contracts contain clauses dealing with your liability (including indemnities or hold harmless clauses). Such clauses may entitle your underwriters to reduce cover, or in some cases, refuse to indemnify you at all. You should seek legal advice before signing and accepting contracts. You should inform us of any clauses of this nature before you enter into them.

AVERAGE / CO-INSURANCE

It is most important that the Sum Insured you select is adequate to represent the value of the insured property and is calculated in accordance with the cover being arranged. Otherwise, you will be under-insured and in terms of the Average / Co-insurance provisions of your policy, you may be responsible for paying part of the loss you actually suffer.

THIRD PARTY INTERESTS

Insurance policies will only provide cover for your interest in the property insured and does not cover the interest of any third parties unless you have informed us of them in writing and they are noted on the policy.

ALTERATIONS

No alterations to the risk whatsoever will be admitted until you have notified us in writing and will not take effect until acceptance is confirmed by the insurance underwriters.

PAYMENT

You will not be insured if you fail to pay the premium in full within 14 days from commencement of the risk for new policies and prior to the due date for renewals unless alternative credit arrangements have been agreed with us in writing.

NEW POLICIES

Notwithstanding the above, you will not be insured if you do not submit the relevant Proposal within 30 days from commencement of the risk unless an extension of time has been agreed with us in writing.

INTERESTS OF OTHER PARTIES

Many policies exclude cover for an interest in the insured property held by someone other than the named insured, unless that interest is specifically noted on the policy. For example, if property is jointly owned, or subject to finance, the interest of the joint owner or financier may be excluded, if it is not specifically noted on the policy.

CANCELLATION

If you cancel this insurance prior to the expiry date, we will be entitled to retain such proportion of any broker's fee and/or commission that relate to the unexpired period of insurance.

PRIVACY ACT

The Privacy Act 1988 requires us to inform you on how we collect, use and disclose your personal information. A copy of our Privacy Policy Statement is available on request from our office or from our Website.

DISCLAIMER

The coverage details provided within this notice are a summary only (errors and omissions excepted) and do not purport to be an exact copy of the underwriters' policy schedule and related documents. In case of any discrepancy between the coverage details provided and the underwriters' policy schedule and related documents, the underwriters' documents will prevail. We will provide a full copy of the underwriters' policy schedule and documents upon request.

TERMS OF TRADE

Payment of this account constitutes your acknowledgement and acceptance of these conditions and authorizes us to act as your insurance brokers for the risks outlined on the face hereof and no others unless specifically agreed by us in writing.

SUBROGATION

You are warned that should you become a party to any agreement that has the effect of excluding or limiting your underwriter's ability to recover from a third party, your underwriters may have the right to refuse to indemnify you for such loss where it is shown that your underwriter's rights of recovery have been prejudiced by your action.

RIGHTS OF RECOVERY AGAINST OTHERS

It is a condition of a Contract of Insurance that you may not forego any right of recovery that may exist against another party without prior approval in writing being given by your underwriter.

CLAIMS MADE POLICY

Where indicated on the invoice this policy provides cover on a "claims made" basis which means that claims first advised to you (or made against you) during the period of insurance are covered irrespective of when the incident causing the claim occurred. To protect your entitlement to indemnity under this policy you must report to underwriters without delay and prior to expiry of the policy period all incidents that may give rise to a claim against you.

AVERAGE OR CO INSURANCE

If the subject matter of Insurance (or part thereof) relates to Industrial Special Risks, Fire & Perils or Business Interruption/Consequential Loss, then the policy (or part thereof) will be subject to average. This means that if the sum insured you nominate for buildings, plant, machinery, stock is less than 100% of its value (100% for Business Interruption/Consequential Loss) at the time the insurance was effected (or renewed), then part of the loss will/may not be covered by the policy. For example a policy with a 100% co-insurance clause pays as follows: if a building is insured for \$150,000 when its value is \$200,000, then in the event of a claim for damage of \$100,000, underwriters will only pay \$75,000 and you will be your own underwriter for the balance.

AVERAGE/CO-INSURANCE - BUSINESS INTERRUPTION POLICIES

Some policies contain an Average/Co-insurance clause which is fully set out in the "Basis of Cover" or "Policy Specification" of the policy. For the types of cover most usually provided, the Average/Co-Insurance calculation is arrived at by applying the Rate of Gross Profit, Revenue or Rentals (as applicable) to the Annual Turnover, Revenue or Rentals (as applicable); these factors first being appropriately adjusted as provided for in the "Trend of Business" or "Other Circumstances" clauses.

If you are in any doubt regarding this clause insofar as it applies to your policy, please contact your Account Manager for assistance.