

Tailored Insurance Services Pty Ltd

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Cannon Hill, QLD 4170

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Email: jacqui@tailoredins.com.au

Authorised Representative of PSC Connect Pty Ltd

AFS Lic No: 344648

As per your request, we have arranged the following insurance cover effective from the 6/07/2019. To ensure your protection, we must receive your remittance within 7-14 days of you receiving this invoice. Failure to pay before the due date may result in cancellation & extra fees.

Page 1 of 6

TAX INVOICE

This document will be a tax invoice for GST when you make payment

Invoice Date: 26/06/2019

Invoice No: 428679

Our Reference: [REDACTED]

Should you have any queries in relation to this account, please contact your Account Manager
Jacqui Scaf

[REDACTED]
50 Caswell Street
EAST BRISBANE QLD 4169

Class of Policy: Business Insurance
Insurer: Insurance Australia Limited T/As CGU Insurance
GPO Box 529, Melbourne, VIC, 3001

ABN: [REDACTED]

The Insured: [REDACTED]

NEW POLICY

Policy No: [REDACTED]

Period of Cover:

From **6/07/2019**
to **6/07/2020** at 4:00 pm

Details: See below and attached schedule for a description of risk(s) insured.

Please check all schedule details and advise of any required changes as soon as possible.

PLEASE READ IMPORTANT NOTICES:

NON-DISCLOSURE

If you fail to comply with your duty of disclosure, the Insurer may be entitled to reduce the liability under the Contract in respect of a claim or may cancel the Contract. If your non-disclosure is fraudulent, the Insurer may also have the option of avoiding the Contract from its beginning.

DISPUTES

Clients who are not fully satisfied with our services should contact our complaints officer. PSC Connect Pty Ltd is a member of the Australian Financial Complaints Authority (AFCA) a free consumer service.

Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Special Fee	Broker Fee
\$3,592.36	\$0.00	\$0.00	\$364.49	\$355.63	\$0.00	\$52.52

TOTAL \$4,365.00

(A processing fee applies for Credit Card payments)



Please turn over for further payment methods and instructions



Biller Code: 20362

Ref: [REDACTED]



Pay by credit card (Visa, Mastercard, Amex or Diners)

at www.deft.com.au or

Call 1300 78 11 45. A surcharge may apply.

DEFT Reference Number: [REDACTED]



*498 401596 81917231441

PSC Connect Pty Ltd

Our Reference: [REDACTED]

Invoice No: [REDACTED]

Due Date: 6/07/2019

Premium	\$3,592.36
U'writer Levy	\$0.00
Fire Levy	\$0.00
GST	\$364.49
Stamp Duty	\$355.63
Broker Fee	\$52.52
Special Fee	\$0.00

AMOUNT DUE

\$4,365.00

+401596 81917231441<

000436500<3+

Class of Policy: Business Insurance

The Insured:

Policy No:

Invoice No:

Our Ref:

CGU Padlock Insurance

Insured

Policy Wording

CGU Padlock Insurance Policy
- CV476 CID0192 REV6 10/16

Property Owner of

Auto Mechanical Business 90%, Building owners living in
separate unit upstairs 10%

Situation of Property

250 Caswell Street, East Brisbane QLD 4169

Interested Party

Commonwealth Bank Of Australia Limited

Section 1 Property**Sum Insured**

Buildings, Including

\$1,286,300

Removal of Debris/Architects, Surveyor, legal costs

Contents (Landlords Fixtures and Fittings)

Flood

Not Insured

Limits as per policy wording, except as amended below:**Policy Limit**

Works of art, antiques and curios

\$50,000

Specified Items:**Total Sum Insured****\$1,286,300****Excess**

\$500

Cyclone Excess

\$500

Additional Benefits as per the policy wording or as amended below:**Policy Limit**

Rewriting of Records

\$50,000

Temporary protection and security of goods

\$25,000

Exploratory Costs

\$25,000

Government Fees

\$25,000

Environmental Upgrade

10%

Fire Extinguishing Costs

\$50,000

Property Temporarily Removed

\$25,000

Landscaping and Playing Surfaces

\$50,000

Home Office Contents

\$25,000

Additional Premises

\$250,000

Additional Removal of Debris

\$100,000

Extra Cost of Reinstatement

\$350,000

Section 2 Loss of Income

Indemnity Period

12 months

Sum Insured

Gross Rental Income for Indemnity Period

\$84,000

Schedule of Insurance

Class of Policy: Business Insurance
The Insured: [REDACTED]

Policy No: [REDACTED]
Invoice No: [REDACTED]
Our Ref: [REDACTED]

Increased Cost of Working	\$70,000
Total Loss of Income	\$154,000
Excess	\$500

Additional Benefits as per policy wording or as amended below:	Policy Limit
Accounts Fees	\$50,000

The following endorsement applies:

There is no cover for Section 2 - Loss of Income where cover is provided by a policy of insurance entered into by the Body Corporate, except in respect of any excess beyond the amount which is payable under such policy.

Section 3 Theft money and rent default

Section 3 Part A Theft

Sum Insured

Building and Contents **\$1,286,300**

Excess \$500

Limit as per policy wording, except as amended below

Works of Art, antiques and curios \$50,000

Additional Benefits as per policy wording or as amended below:	Policy Limit
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Rewriting of Records	\$50,000
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Home Office Contents	\$25,000
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Open Air	\$10,000
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Without Forcible or Voilent Entry	\$10,000
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Section 3 Part B Money

Sum Insured

Money while contained in the insured private residence \$5,000

Money on the premises outside business hours \$5,000

Money on the premises during business hours, in transit, in security locked safe \$50,000

Excess \$500

Section 3 Part C Rent default

Sum Insured

Up to 26 weeks rent default Not Insured

Excess

---- As per policy Section 3 Part C "Settlement of claims"

The following exclusion applies:

We will not pay you under part C of Section 3 if the premises are unable to be tenanted as a result of loss or damage covered under Section 1 Property of this policy.

Class of Policy: Business Insurance

The Insured: [REDACTED]

Policy No: [REDACTED]

Invoice No: [REDACTED]

Our Ref: [REDACTED]

Section 4 Glass**Sum Insured**

Breakage of Glass at the Situation

Replacement Value

Excess

\$500

Additional Benefits as per policy wording or as amended below:**Policy Limit**

Policy benefits:

1. Sign writing or ornamentation affixed to glass
2. Alarm tape or wiring affixed to glass
3. Temporary shuttering, boarding up
4. Window frames & tiled shop fronts

\$0

Section 5 Taxation audit**Sum Insured**

Taxation audit or investigation costs

\$10,000

Excess

Nil

Section 6 Legal costs for Occupational Health and Safety breaches**Sum Insured**

Legal costs and expenses incurred under occupational health and safety breaches

\$100,000

Excess

Nil

Section 7 Liability**Limit of Indemnity**

Public Liability

\$20,000,000

Products Liability

\$20,000,000

Excess

\$500

---- on property damage only

Additional Benefits as per policy wording or as amended below:**Policy Limit**

Damage or Loss of Goods in your Possession or Legal control

\$2500,000

This section of the policy covers the Owner/s for their legal liability in respect to an occurrence that causes personal injury to third parties or damage to property belonging to third parties.

Section 8 Machinery**Sum Insured**

Blanket Cover

Not Insured

CGU Padlock Insurance is issued by Insurance Australia Limited ABN 11 000 016 722 AFS Licence No.227681 Trading as CGU Insurance.

Class of Policy: Business Insurance

The Insured: [REDACTED]

Policy No: [REDACTED]

Invoice No: [REDACTED]

Our Ref: [REDACTED]

IMPORTANT INFORMATION FOR CLIENTS

For your protection under legislation, we are required to inform you of your duty of disclosure and draw your attention to the following important information.

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of general insurance, you have a duty under the law to disclose every matter that you know or could reasonably be expected to know, that is relevant to the insurer's decision whether to accept the risk of insurance and if so, on what terms. You have the same duty to disclose those matters before you renew, extend, vary or reinstate a contract of general insurance.

Your duty, however, does not require disclosure of a matter

- that diminishes the risk to be undertaken;
- that is of common knowledge;
- that the insurer knows or, in the ordinary course of business, ought to know;
- as to which compliance with your duty is waived by the insurer.

NON-DISCLOSURE

If you fail to comply with your Duty of Disclosure the insurer may be entitled to reduce its liability under the contract in respect of a claim or may cancel the contract. If your non-disclosure was fraudulent, the insurer may also have the option of voiding the contract from the beginning (i.e. treating it as if it never existed).

Information regarding the full extent of your Duty of Disclosure is contained in your policy wording and should be read carefully at any point in your insurance transaction including when your policy is renewed, extended, varied or reinstated.

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 objectives, financial situation or needs. Therefore, before acting on this advice, you should consider the appropriateness of the advice having regard to your current objectives, financial situation or needs.

If the advice provided relates to the acquisition or possible acquisition of a new insurance policy and the insurer 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 insurer for this transaction is available upon request.

DISPUTES

Clients not satisfied with our services should contact our Complaints Officer. We are a member of the Australian Financial Complaints Authority (AFCA), a free consumer service. Or you can contact Australian Financial Complaints Authority (AFCA): Online www.afca.org.au, phone 1800 931 678. We also follow the Insurance Brokers Code of Practice.

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.

AVERAGE / CO-INSURANCE (APPLICABLE TO SOME PROPERTY POLICIES)

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 to minimise the risk of under-insurance. Also, in some cases your policy may contain Average / Co-insurance provisions which means you may be responsible for paying part of the loss you actually suffer.

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 receive from the insurer, and not refund any part of the brokerage or fees we received for arranging the cover. A broker service fee may also be charged to process the cancellation.

CLAIMS MADE POLICIES

Some policies provide 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 type of policy, you must report all incidents that may give rise to a claim against you to insurers without delay and prior to expiry of the policy period.

COOLING OFF

All Retail Products are subject to a "cooling off period" of a minimum of 14 days and details of this are contained in the PDS. During this time, if you are not happy with a Retail Product, you may withdraw from the new contract at no cost to you other than our broker fee, which is not refundable.

DISCLAIMER

This notice is a summary only (errors and omissions excepted) and does not purport to be a copy of the insurance underwriters' policy or other documents. In case of any discrepancy, the underwriters' documents will prevail.

Class of Policy: Business Insurance**The Insured:** [REDACTED]**Policy No:** [REDACTED]**Invoice No:** [REDACTED]**Our Ref:** [REDACTED]**NEW POLICIES**

Notwithstanding the above, you may 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.

PRIVACY ACT

The Privacy Act 1988 and Amendment Act 2000 require us to inform you that we collect, use and disclose your personal information. A copy of our Privacy Policy is available at www.pscconnect.com.au/privacy/ and upon request.

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 insurers 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."

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 insurer.

SUBROGATION

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

TERMS OF TRADE

Payment of this account constitutes your acknowledgement and acceptance of these conditions and authorises 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.

THIRD PARTY INTERESTS

Insurance policies provide cover for those with an interest in the property insured and may not cover the interest of any third parties unless you have informed us of them in writing and they are noted on the policy.

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.

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 Insurers.