

EBM RCP Y6842  
9 March 2021

D Yee  
C/- Century 21 Bayview  
343 Bay Street  
BRIGHTON LE SANDS NSW 2216

**Please see below important information about your renewal.**

*DID YOU KNOW...* changes to the Emergency Services Levy (ESL) might have an impact on renewal premiums throughout New South Wales? This means, anyone with an insured property in New South Wales may see changes to the cost of their insurance policy. *'But what does this mean?'* we hear you asking. The answer to this, and other common questions about the ESL, can be found below.

**What is the ESL?**

The ESL helps pay for emergency services in New South Wales. Currently, insurance companies collect ESL and then contribute this to the NSW Government each financial year, which goes toward keeping our community safe in times of need.

**Why did it change?**

The NSW Government announced it would change the way ESL is funded - instead of collecting contributions via insurance premiums, it would be collected via council rates. EBM RentCover welcomed the proposed reforms and was able to lower the cost of ESL contributions last year, in anticipation of the removal of the levy by July 2017. However, a few months before the changes were to come into effect, the NSW Government deferred its changes and announced insurance companies would continue to collect and contribute ESL towards the costs of NSW Emergency Services.

**So, what now?**

Take a look at your premium - you may see a difference in the amount charged for ESL. This contribution will automatically be included in your policy premium until the NSW Government makes changes to the levy. EBM RentCover will keep you updated on any changes made.

We are here to help so if you have more questions about ESL or your premium, contact EBM RentCover on 1800 661 662 or visit the ESL Insurance Monitor website:  
[www.eslinsurancemonitor.nsw.gov.au](http://www.eslinsurancemonitor.nsw.gov.au)

Kind regards,

**The RentCover Team**

## Information from the NSW Emergency Services Levy Insurance Monitor

### *Information*

The Emergency Services Levy ('ESL') is an amount included by an insurance company in a premium payable for the issue of a regulated contract of insurance for the purpose of recouping emergency service contributions required to be paid by the insurance company and which are used to fund emergency services in NSW in the financial year in which the contract of insurance commences.

### *Your renewal premium comparison*

The following comparative information has been included to assist you in understanding the impact of the ESL on your insurance premiums.

	<b>Last Year</b>	<b>This Year</b>
Base Premium	\$ 275.88	\$ 331.06
Emergency Services Levy	\$ 7.21	\$ 9.90
Goods and Services Tax	\$ 28.31	\$ 34.10
Stamp Duty	\$ 28.03	\$ 33.75
Special + Admin Fees	\$ 28.70	\$ 32.90
GST on Fees	\$ 2.87	\$ 3.29
<b>Total Premium</b>	<b>\$ 371.00</b>	<b>\$ 445.00</b>

### **The Insurance Monitor**

The office of the Insurance Monitor was established in June 2016 as an independent body. Among the functions of that office is to provide information and advice about emergency services levy reform and to monitor the prices for the issue of regulated contracts of insurance. Professor Allan Fels AO and Professor David Cousins AM were appointed by the NSW Government as the Emergency Services Levy Insurance Monitor and Deputy Monitor respectively on 8 June 2016.

### **If you would like further information**

Contact EBM RentCover (1800 661 662) in the first instance if you have questions about your policy. Information about the Insurance Monitor can be found at: [www.eslinsurancemonitor.nsw.gov.au](http://www.eslinsurancemonitor.nsw.gov.au)

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**TAX INVOICE I4036206**

**Invoice Date** : 05.03.2021  
**Client Number** : EBM RCP Y6842  
**Invoice Ref** : I4036206 **Cover No** : 1339215/002  
**Class** : RentCoverUltra  
**Placement with/by** : Various Insurers  
**Period** : 16.05.2021 to 16.05.2022  
**Agent Name** : Century 21 Bayview

**Premium** 331.06  
**FSL** 9.90  
**Stamp Duty** 33.75  
**Admin Fee** 32.90  
**SubTotal Excl. GST** 407.61  
**GST Total** 37.39  
**Total Amount \$** 445.00

**TRANSACTION DESCRIPTION**

\*\* RENEWAL \*\*

INSURED  
D Yee

PROPERTY INSURED  
20/12-20 Garnet Street ROCKDALE

**PAYMENT OPTIONS (our credit terms are 30 days)**

**Client Number** : EBM RCP Y6842 **Client Name** : D Yee  
**Invoice No** : I4036206 **Cover No** : 1339215/002 **Brief Description**: 20/12-20 Garnet Street ROCKDAL  
**Agent Name** : Century 21 Bayview **Agent Code** : C129/C129



**Billor Code:** 20362  
**Reference:** 4027 4330 1464 04782

**Total Amount \$** 445.00

**Cheque or Money Order** : Payable to EBM Insurance Brokers (please return with this remittance slip)



\*498 402743 30146404782

**COVER SUMMARY**

CLIENT	PLACEMENT WITH/BY
Dennis D Yee C/- Century 21 Bayview 343 Bay Street BRIGHTON LE SANDS NSW 2216	Various Insurers

09.03.21

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra  Policy No : 34-AG00036-SRP	From: 16th May 2021 To : 16th May 2022 at 4.00pm Local Time  Our Ref : EBM RCP Y6842 1339215/002

**COVER SUMMARY**      This summary is not a policy document and is only an outline of the cover. The terms conditions and limitations of the Insurer's policy shall prevail at all times.

RENTCOVER SECTION:	330.05
CONTENTS SECTION:	78.76
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Broker Fee	36.19
Total Premium	445.00
	=====

**INSURED DETAILS:**

INSURED : D Yee

SITUATION : 20/12-20 Garnet Street ROCKDALE

POSTCODE : 2216

DWELLINGS : 1

**RENTCOVER SECTION:**

POLICY DETAILS

For full details of cover, please refer to the PDS and Policy Wording

Section 1 : Cover for your Premises and Contents (Fixtures & Fittings)  
 - Tenant and Accidental Damage

Sum Insured: \$ 65,000

Excesses : Section 1  
 Malicious damage by tenant \$400 per claim  
 Theft by tenant \$400 per claim  
 Accidental damage \$400 per event

Section 2 : Cover for your Premises - Insured Events

Section 2 is inoperative

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency HAWTHORN EAST VIC 3123	34-AG00036-SRP	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

### CONTENTS SECTION:

Section 3 : Cover for your Contents - Insured Events

Sum Insured: \$ 65,000

Accidental & Malicious Damage by Tenant to Non-Fixed Contents Not Insured

Excesses : Sections 2 & 3  
 Earthquake or Tsunami \$250 per event  
 Cyclone \$500 per event  
 all other claims \$200 per event

INSURER	POLICY NUMBER	PROPORTION
RentCover Underwriting Agency ABBOTSFORD VIC 3067	34-AU00033-HHH	100.0000%
* SUPPORTING INSURERS		
- QBE Insurance (Australia) Ltd 82 Pitt Street SYDNEY NSW 2000	100.0000%	

### SPECIAL ENDORSEMENTS:

Section 4 : Cover for Rent and legal Expenses

Sum Insured  
 Up to \$1,500 per week loss of rent

Legal Expenses  
 Up to \$5,000

Section 5 : Cover for your Legal Liability - Property owners

Limit of Liability

\$30,000,000 any one occurrence plus approved legal costs

Section 6 : Cover for your Taxation Audit

Sum Insured

- 1) Up to \$1,000 any one audit
- 2) Up to \$2,000 any one policy period
- 3) Up to \$4,000 in total for all policies you have insured with us.

Excesses : Sections 4, 5 and 6  
Nil excess applicable

Special Extension : Domestic Workers Compensation included, Western Australia only, As Per Act and Common Law

Special Notice : Please note that we have placed, renewed or varied this policy of insurance under an authority given to us by the Insurers and will therefore be effecting the contract as agents of the Insurers and not as your agent.

Bushfire Notice : There will be no cover provided under this policy in respect to any loss or damage arising out of or in connection with bush fires for a period of 72 hours from:

- the commencement date of this insurance (if a new policy); or
- the date any additional covers or increases in sums insured or loss limits added by endorsements.

Policy Wording : QM2178-0221

**Premium Details :**

Premium	331.06
FSL	9.90
Stamp Duty	33.75
Broker Fee	32.90
GST	37.39
TOTAL	445.00

**GENERAL ADVICE NOTICE**

CLIENT	PLACEMENT WITH/BY	09.03.21
Dennis D Yee C/- Century 21 Bayview 343 Bay Street BRIGHTON LE SANDS NSW 2216  <b>Your account is managed by:</b> UNIT21 Christine Karam	Various Insurers         admin@rentcover.com.au	

CLASS OF RISK	PERIOD OF INSURANCE
RentCoverUltra  Policy No : 34-AG00036-SRP	From: 16th May 2021 To : 16th May 2022 at 4.00pm Local Time  Our Ref : EBM RCP Y6842 1339215/002/01

**GENERAL ADVICE NOTICE**

In respect to this transaction, we have provided general advice only and not personal advice. In giving this advice we have not taken into account your personal circumstances, objectives, financial situation or needs.

Please read the policy documentation, including any Product Disclosure Statement to ensure the policy satisfies your requirements.

If you have any queries or require a copy of the Product Disclosure Statement or our Financial Services Guide, please contact your EBM Account Manager or Representative.

# CENTURY 21 BAYVIEW

Oksuz Pty Ltd T/AS  
343 Bay Street, BRIGHTON LE SANDS NSW 2216  
Ph: (02) 9599 4666  
ABN 89 119 215 128

Mr Dennis Yee  
37 George Street  
SOUTH HURSTVILLE NSW 2221

Agent ABN: 89-119-215-128  
Primary Owner Statement for  
Period Ending: 31/03/21  
Reference: YEE-P  
**TAX INVOICE**

Yee Property Holdings Pty Ltd

Property	Tenant	Rent	Paid From	To	Periods	Paid	Credit
20/12-20 Garnet Street	Shannara Eliane James	900.00	W2 13/03/21	23/04/21	3	3300.00	600.00
Date	Disbursements & Sundry Receipts					Debit	Credit
	Total Rent Collected From Tenants						3300.00
30/03/21	20/12-20 Garnet Street	EBM Insurance Brokers					
	EBM Insurance renewal 12.05.21 - 12.05.22	(Includes 40.45 GST)			445.00		
	*Management Fees				165.00		
	*Administration Fee				2.50		
	Plus GST on items marked *				16.75		
						629.25	3300.00
	NETT AMOUNT TO BE PAID						2670.75

**Transferred to your bank account \$2,670.75**

Payment Details: Yee Family Investments Pty Ltd 449506191 112-879

**IMPORTANT:**

If you dispute part or all of the amount specified in this statement and if you have been unable to resolve the dispute, you may apply to the Fair Trading Tribunal for a determination of the matter. By law legal action to recover the amount specified in this statement cannot be commenced until 28 days after it has been served on you.  
ABN 89 119 215 128