



DE CONNO & BLANCO
INSURANCE BROKERS

113 Payneham Road
St Peters SA 5069
ABN: 55 007 971 217
AFS: 239121

Telephone: (08) 833 777 33
Facsimile: (08) 8363 9333
Email: mail@deconnoblanco.com.au
www.deconnoblanco.com.au



As per your request, we have arranged the following insurance cover. To ensure your continued protection, payment is required within 7 days of the due date, otherwise claims May No Be Paid. Please read your Policy Terms Conditions/Excesses. **DO NOT UNDERINSURE – CHECK YOUR SUMS INSURED**

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

BEVERLEY PROPERTY NOMINEES PTY LTD
PO BOX 86
FULHAM GARDENS SA 5024

Invoice Date: 23.11.2020
Invoice No: 154744
Our Reference: BEVERLEYPR

Should you have any queries in relation to this account, Please contact your Account Manager
Tony De Conno TR

Class of Policy:	Commercial Property Owners Policy
Insurer:	Insurance Australia Limited T/as CGU
The Insured:	BEVERLEY PROPERTY NOMINEES PTY LTD

	Renewal
Policy No:	01R6459827
Period of Cover:	
From	1/12/2020
To	1/12/2021 at 400pm

Details: See attached schedule for a description of the risk(s) insured

2 MYER COURT, BEVERLEY SA 5009
TENANTED BY ASSA ABLOY

YOUR DUTY OF DISCLOSURE
PLEASE READ IMPORTANT
NOTICE OVERLEAF

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. Clients who are not fully satisfied with our services should contact our customer relations/complaints officer. De Conno & Blanco Insurance Brokers are members of the Financial Ombudsman Service (FOS) a free customer service, and follow the principles of the Insurance Brokers Code of Practice. Further information is available from this office, or visit www.fos.org.au , ph 1800 367 287

YOUR PREMIUM

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Admin Fee
\$1169.77	\$0.00	\$0.00	\$116.33	\$141.54	\$-6.44

Total	\$1,421.20
Excluding Credit Card Fee	



Acct Name: Glynde Insurance Brokers/Computer Account
BSB: 015211 Account: 440063312
Reference: BEVERLEYPR 154744

Our Reference: BEVERLEYPR
Invoice No: 154744
Acct Man: Tony De Conno TR



Mail this portion with your cheque payable to:
De Conno & Blanco Insurance Brokers
113 Payneham Road
St Peters SA 5069



To pay with your
Master Card & Visa = 1%, Amex 1.5%, Diners 4%
Call 833 777 33

Amount Due	\$1,421.20
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IMPORTANT NOTICE TO POLICYHOLDERS YOUR RIGHTS AND OBLIGATIONS

INSURANCE CONTRACTS ACT 1984

We advise you of the following important matters in accordance with the provisions of the Insurance Contracts Act 1984.

YOUR DUTY OF DISCLOSURE

Before you enter into a contract of General Insurance, you have a duty under the Insurance Contracts Act 1984 to disclose to us every matter you know or could reasonably be expected to know that is relevant to a decision whether to accept the risk of the insurance and, if so, on what terms. This applies whether a specific question about such a matter has been asked or not.

You have the same duty to disclose those matters before you renew, extend, vary or reinstate your Insurance.

Your duty however does not require disclosure of matters:

- That diminishes the risk to be undertaken;
- That are of common knowledge;
- That are known, or, in the ordinary course of business ought to be known by the Company.

NON DISCLOSURE

If you fail to comply with your duty of disclosure, your entitlement may be reduced under the contract in respect of a claim or the contract may be cancelled. If your non disclosure is fraudulent, your contract may also be voided from its beginning.

AVERAGE OR CO-INSURANCE

As some contracts of insurance contain an Average or Co-insurance provision you will be considered your own insurer for the difference between the sum insured at the time of loss and 80% of the true value of the property lost or damaged. The effect of an Average or Co-insurance provision is that you will bear a rateable proportion of any loss in the event of under insurance.

SUM INSURED EXCEEDS INSURED'S INTEREST

The proposal contract provides insurance cover only in respect of your interest in the insured property and does not extend to provide insurance cover in respect of any interest which is not yours; other than those interests which are specially included by reference in the policy.

HOLD HARMLESS AGREEMENTS, CONTRACTING OUT AGREEMENTS, REMOVAL OF SUBROGATION RIGHTS

You may prejudice your rights to a claim if, without prior agreement from your insurer, you make any agreement that could prevent the insurer from recovering the loss from a third party. These "hold harmless" clauses are often found in leases, licences and contracts for maintenance, supply, construction and repair.

Do not sign these contracts without prior agreement with your insurer.

INSTALMENT CONTRACTS

If the proposed contract of insurance is to be paid by instalment and;

- (a) You fail to make payment in the specified manner or
- (b) Your financial institution or employer fails to make payment in the specified manner and the payment is one month overdue any claim that occurs after the instalment first became due will not be paid.

This condition of your policy applies as each and every instalment becomes due and cannot be disregarded by you because the Company previously accepted an instalment after the one month limit.

The effect of this is that your policy may be cancelled if your instalment is not received within one month of being due, and claims will be denied after this period.

REASONABLE PRECAUTIONS

You must take all reasonable precautions for the maintenance and safety of the property insured and the Company will not be liable for any loss, damage, injury or liability arising from a deliberated or fraudulent act committed by you or on your behalf.

INSURANCE PREMIUM PAYMENTS

All premiums must be paid within certain time limits from inception of cover – not from date of statement. If declarations for adjustable policies have not been completed a premium must be paid based on estimates.

Where the time limits are exceeded the Broker is required to inform the insurer of the nonpayment in writing. The insurer may take immediate action which may mean immediate cancellation of cover and the commencement of recovery action for 'time on risk' premiums. It is important that you observe all requests for payment within the period specified at the time of receiving your invoice/statements.

AFCA – eff 1/11/2018

Clients who have an Insurance Complaint should contact our customer relations/complaints officer. De Conno & Blanco Insurance Brokers also subscribe to the Australian Financial Complaints Authority (AFCA), a free customer service, and the General Insurance Brokers Code of Practice. Further information is available from this office

PRIVACY POLICY

We are covered by the Federal Privacy Act and its National Privacy Principles (NPPs), which set out standards for the collection, use, disclosure and handling of personal information. Please contact this office for a copy of our Privacy Policy.

Schedule of Insurance

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
The Insured: BEVERLEY PROPERTY NOMINEES PTY LTD	Invoice No: 154744
	Our Ref: BEVERLEYPR

IMPORTANT INFORMATION ABOUT YOUR RENEWAL

We have requested your renewal with several other companies and found that **CGU is still the most competitive in the market for premium, claims handling, and service.** We therefore recommend you remain with your current insurer.

Please check all the details are correct and accurately reflect the risk you wish to cover. If you have any queries, please contact our office.

This cover is based solely on the information you have provided to us. Should further information be advised or become available to us, we reserve the right to modify any aspect of this quote, or to revoke it in full.

Please find attached the proposal, kindly complete it in full and return it to us together with your remittance within 7 days of the due date.

This schedule is subject to the limitations, conditions and additional excesses applicable to the relevant insurance policy issued by the Underwriter.

Please check all the details are correct and accurately reflect the risk you wish to cover. Please contact our office for any queries.

PRINCIPAL UNINSURED PROPERTY / PERILS / RISKS

Various exclusions and uninsured areas apply to all parts of this policy. Please refer to the policy document for full details.

YOUR DUTY OF DISCLOSURE - WHAT YOU NEED TO TELL US

You are required to tell your Insurer anything that you know or should know could affect their decision to insure you. If you do not tell us this information, your Insurer can reduce the amount of a claim, or they can treat your policy as if it never existed.

CGU PADLOCK INSURANCE - STEADFAST WORDING

INSURED:	BEVERLEY PROPERTY NOMINEES PTY LTD
PERIOD OF INSURANCE:	From 01.12.2020 To 01.12.2021
PROPERTY OWNER:	COMMERCIAL BUILDING
SITUATION OF PROPERTY:	CORNER 2 MYER COURT, BEVERLEY SA 5009 & 19 MCLEAN STREET BEVERLEY SA 5009
TENANTS:	ASSA ABLOY - DOORS HANDLES - LOCKWOOD PRODUCTS BRAZZALE CONSTRUCTIONS
INTERESTED PARTY:	COMMONWEALTH BANK

Section 1 - Property including Accidental Damage

Building & Contents	Sum Insured
Specified Items	\$ 900,000

Excess: \$500

Additional Benefits

Rewriting of records	\$ 50,000
Temporary protection and security guards	\$ 25,000
Exploratory costs	\$ 25,000
Government fees	\$ 25,000

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Environmental Upgrade	10%
Fire Extinguishment 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 (over sum insured if exhausted)	\$100,000
Extra Cost of Reinstatement	\$350,000
Accidental Damage	up to Sum Insured

Theft

Works of art, antiques and curios	\$50,000
Rewriting of Records	\$50,000
Home office contents	\$25,000

Section 2 - Loss of Income

Indemnity Period	18 Months
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Sum Insured

Gross Rental Income for Indemnity Period	\$120,000
Increased Cost of Working	\$100,000

Excess: \$500

Additional Benefits

Accountants' Fees	\$ 50,000
Claims preparation costs	\$ 50,000

Section 3 - Theft, Money and Rent Default

Section 3 - Part A Theft

Sum Insured

Building & Contents	\$ 900,000
-Excess: \$500	

Limits as per policy wording, except as amended below:

Property in the open air	\$ 10,000
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Additional Benefits

Rewriting of records	\$ 50,000
Home office contents	\$ 25,000

Section 3 - Part B Money

Sum Insured

Money while contained in your private residence	\$5,000
Money on the premises outside Business Hours	\$5,000
Money on the premises during business, in transit, in a securely 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"	

Tenant must be in the building longer than 12 months, and must be professionally managed.

Schedule of Insurance

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
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Section 4 - Glass

Breakage of Glass at the Situation **Sum Insured**
Replacement Value
Excess: \$500

Below: **Policy Limit**
(i) Sign writing or ornamentation affixed to glass)
(ii) Alarm tape or wiring fixed to glass) \$7,500
(iii) Temporary shuttering, boarding up)
(iv) Window frames and tiled shop fronts)

Section 5 - Taxation audit

Taxation audit or investigation costs **Sum Insured**
\$10,000
Excess: Nil

Section 6 - Legal costs for Occupational Health and Safety breaches

Legal costs & expenses incurred under O&HS legislation **Sum Insured**
\$100,000
Excess: Nil

Section 7 - Liability

Public Liability Limit **Limit of Indemnity**
\$ 20,000,000
Products Liability Limit \$ 20,000,000
Excess: \$500 - property damage only

Additional Benefits

Damage of Loss of Goods in your Possession **\$ 250,000**
or Legal control

Section 8 - Machinery

Blanket Cover **Sum Insured**
\$ Not Insured
Excess: \$500
Air-conditioning plant utilising centrifugal, hematic or
Semi (cooling towers) \$ Not Insured

UNOCCUPIED PREMISES ARE NOT COVERED

If your property becomes unoccupied / vacant / unfurnished please call this office immediately. Most policies become void once this occurs.

CGU PADLOCK

When reading this policy schedule it should be noted that :
Sections and parts of sections which have not been taken are shown as not insured.
Cover details do not show covers which have not been taken.
Refer to the policy wording for definitions of the items shown in this schedule.

IMPORTANT NOTICES

Policy Amendments

These amendments should be read in conjunction with your policy booklet as the terms described now form part of your policy.

The way we handle your personal information

We collect personal information from you for the purpose of providing you with insurance products, services, processing and assessing claims. You can choose not to provide this information, however, we may not be able to process your requests.

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We may disclose information we hold about you to other insurers, an insurance reference service or as required by law. In the event of a claim, we may disclose information to and/or collect additional information about you from investigators or legal advisors.

If you wish to update or access the information we hold about you, contact us.

Section 1 - Property

This section insures buildings, contents and specified items for physical loss, damage or destruction by any cause not otherwise excluded.

An outline of the Additional Benefits for Section 1 is shown below.

Details of the cover provided can be found on pages 8 to 14 of the policy.

Section 2 - Loss of Income

This section of the policy covers the Owners Gross Income if the Business is interrupted or interfered with as a result of physical loss, destruction or damage to Property insured under Section 1, Property, Section 3A, Theft, Section 3B, Money, Section 4, Glass and Section 8, Machinery

An outline of the Additional Benefits for Section 2 is shown below.

Details of the cover can provided be found on pages 15 to 16 of the policy.

Section 3**Part A Theft**

Part A covers loss of or damage to Property up to the maximum sum insured on Section 1 as a result of theft.

An outline of the Additional Benefits for Section 3 Part A is shown below.

Details of the cover provided can be found on pages 18 to 20 of the policy.

Part B Money

Part B covers loss of Money (in transit, on the premises during business hours or in a locked safe or strongroom up to \$50,000.

An outline of the Additional Benefits for Section 3 Part B is shown below.

Details of the cover provided can be found on pages 20 to 22 of the policy.

Part C Rent Default

This section covers loss of rent as a result of rent default by a tenant. Cover is available for up to 26 weeks rent default.

When Rent Default is selected, cover is also extended to cover Rental Upgrades up to \$5000

Details of the cover provided can be found on pages 23 to 24 of the policy.

Section 4 - Glass

This section covers the replacement value of all internal and external Glass including signs. We also cover up to \$7,500 for additional expenses for sign writing, shuttering and window frames.

An outline of the Additional Benefits for Section 4 is shown below.

Details of the cover provided can be found on pages 24 to 25 of the policy.

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
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Section 5 - Taxation Audit

This section covers the necessary costs of Professional Fees as a result of an audit or investigation by a federal or state Commissioner of Taxation relating to your liability to pay income tax, payroll tax, land tax, capital gains tax or fringe benefits tax in respect of your Business.

Details of the cover provided can be found on pages 26 to 27 of the policy.

Section 6 - Legal costs for Occupational Health and Safety breaches

This section covers any reasonable legal costs and expenses incurred in appealing against the imposition of a fine; a prohibition notice; or a determination by any court or tribunal under any workplace, occupational health and safety, or similar legislation.

Details of the cover provided can be found on pages 27 to 29 of the policy.

Section 7 - Liability

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.

An outline of the Additional Benefits for Section 7 is shown below.

Details of the cover provided can be found on pages 31 to 35 of the policy.

Section 8 - Machinery

This section provides cover against sudden and unforeseen physical destruction or physical damage to machinery, electronic equipment or pressure vessels that requires repair or replacement to enable normal working of the machinery to continue.

An outline of the Additional Benefits for Section 8 is shown below.

Details of the cover provided can be found on pages 35 to 39 of the policy.

This overview is intended as only a brief summary of the features, benefits, and covers provided by the Padlock insurance policy. Each section of the policy is subject to exclusions, terms and conditions. For full details of the cover provided please refer to the Policy Wording (CGU Padlock Insurance Policy - Steadfast - CV678 CID0192 REV6 10/16).

Additional Benefits**Section 1 Property**

1. Architects' , surveyors' and legal fees
2. Reinstatement of Sum Insured
3. Floor Space Ratio Index (Plot Ratio)
4. Undamaged Foundations
5. Rewriting of records
6. Removal of debris
7. Temporary protection and security guards
8. Exploratory costs
9. Government fees
10. Environmental upgrade
11. Catastrophe - Property
12. Discharge of mortgage(s)
13. Capital additions
14. Fire extinguishment costs
15. Property temporarily removed
16. Landscaping and playing surfaces
17. Clothing, tools & personal effects
18. Home Office Contents
19. New Property - Temporary Cover

Schedule of Insurance

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
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20. Cost of clearing blocked drains, pipes, filters and pumps

Section 2 Loss of Income

1. Reinstatement of Sum Insured
2. Murder, Suicide or Disease
3. Prevention of Access, Public Utilities, Computer Installations, Commercial Complexes
4. Documents

Section 3

Part A Theft

1. Rewriting of records
2. Temporary protection and security guards
3. Injury during Theft
4. Reinstatement of Sum Insured
5. Property insured temporary removed
6. Theft In the open air
7. Locks and Keys
8. Clothing tools & personal effects
9. Environmental upgrade
10. Additional property - Provisional cover
11. Equipment on hire
12. Theft without forcible and violent entry into or from your building

Part B Money

1. Reinstatement of Sum Insured
2. Theft by Employee
3. Loss of Money in the custody of your real estate agent or other representative
4. Injury during Theft
5. Personal Money

Part C Rent Default

Rental Upgrades
Legal Expenses

Section 4 Glass

1. Additional Expenses
2. Reinstatement of Sum Insured

Section 7 Liability

1. Defence costs and expenses

Section 8 Machinery

1. Additional Costs associated with Repair
2. Inflation Protection for Specified Machinery
3. Consulting Engineers' Fees
4. Cover for Additional Machinery

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
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IMPORTANT - PLEASE READ - Amendment to Your Policy.**War, Terrorism and Nuclear Exclusion**

Exclusion 1 of General Exclusions is deleted and replaced by the following:

- 1 a) any consequence of war, invasion, act of foreign enemy, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power.
- b) terrorism; being an act, which may include but is not limited to an act involving the use of force or violence and/or threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), which from its nature or context is done for, or in connection with, political, religious, ideological or ethnic or similar purposes or reasons, including the intention to influence any government and/or to put the public, or any section of the public, in fear.
- c) confiscation or nationalisation, or requisition or destruction of or damage to property by or under orders of any government or public or local authority. However, we will pay for damage which occurs as a result of such an order if it prevents, or attempts to prevent fire or damage covered by this policy.
- d) any loss or destruction of or damage to property, personal injury, consequential loss, liability of whatsoever nature, directly or indirectly caused by or contributed to by, or arising from, ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste.
- e) loss, destruction, damage or liability directly or indirectly caused by or contributed to by, or arising from, nuclear weapons or nuclear material.

Electronic Data and Software Exclusion

The following is added to General Exclusions:

There is no insurance under this policy in respect of any claim of whatsoever nature which consists of or arises directly or indirectly out of or in connection with:

- (a)(1) total or partial destruction, distortion, erasure, corruption, alteration, misinterpretation or misappropriation of Electronic Data and/or Software,
- (2) error in creating, amending, entering, deleting or using Electronic Data and/or Software, or
- (3) total or partial inability or failure to receive, send, access or use Electronic Data and/or Software for any time or at all, from any cause whatsoever, regardless of any other contributing cause or event whenever it may occur.

Electronic Data means facts, concepts and information converted to a form useable for communications, display, distribution, interpretation, or, processing by electronic or electromechanical data processing or electronically controlled equipment.

Software means programs, procedures, and routines associated with the operation of electronic or electromechanical data processing or electronically controlled equipment, including any operating system.

- (b) However, for all sections of the policy or policies except those dealing specifically with public liability and/or products liability and/or machinery, in the event that a peril listed below (being a peril insured by this policy but for this exclusion) is caused by any of the matters described in paragraph (a) above, this policy, subject to all its provisions, will insure:

- (1) physical loss of or damage or destruction to property insured directly caused by such listed peril and/or,
- (2) consequential loss insured by this policy.

Further, this exclusion does not apply in the event that a peril listed below (being a peril insured by this policy but for this exclusion) causes any of the matters described in paragraph (a) above- fire, lightning, thunderbolt, aircraft or other aerial devices or articles dropped therefrom, earthquake, subterranean fire, volcanic eruption, storm, tempest, rainwater, snow, sleet, wind, hail, water, liquids or substances discharged, overflowing or leaking from fixed apparatus, fixed appliances, fixed pipes or other systems, riots, civil commotions, strikes or locked out workers or persons taking part in labour disturbances, explosions, impact by vehicles, animals or trees or branches of trees, communication masts, towers, antennae, satellite dishes, watercraft, meteorites, or theft of Electronic Data and/or Software solely where such theft is accompanied by theft of the computer hardware, firmware, medium, microchip, integrated circuit or similar device containing such Electronic Data and/or Software.

However, this exclusion does not apply to any section of the policy dealing specifically with glass.

Schedule of Insurance

Page 10

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
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WORKERS COMPENSATION INSURANCE IS COMPULSORY IF YOU HAVE EMPLOYEES. THIS COVER IS NOT PROVIDED UNLESS SPECIFICALLY SHOWN ON THE SCHEDULE. CGU INSURANCE CAN ARRANGE SEPARATE COVER IN THOSE STATES WHERE LEGISLATION PERMITS.

Change of Insurer Endorsement:

This endorsement is dated 01 August 2017 and will apply to all policies taken out, or with a renewal effective date on or after this date.

The information in this endorsement should be read with the last Policy you received for the Policy specified in your Policy Schedule and any other applicable endorsement.

Changes to your Policy:

Your Policy is amended by the following:

Change 1: Change to details of CGU Insurance Limited ABN 27 004 478 371, AFS Licence No. 238291

All references to "CGU Insurance Limited ABN: 27 004 478 371

AFS Licence No.238291" are deleted and replaced by "Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance".

Change 2: Change to details of CGU Insurance Limited

All references to "CGU Insurance Limited" are deleted and replaced by "Insurance Australia Limited trading as CGU Insurance".

Insurer

Insurance Australia Limited



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	Renewal
Policy No:	01R6459827
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From	1/12/2020
To	1/12/2021 at 400pm

Details: See attached schedule for a description of the risk(s) insured

19 MCLEAN STREET, BEVERLEY SA 5009
TENANTED BY BRAZZALE CONSTRUCTIONS

YOUR DUTY OF DISCLOSURE
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NOTICE OVERLEAF

YOUR PREMIUM

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Admin Fee
\$2270.73	\$0.00	\$0.00	\$225.81	\$274.75	\$-12.49

Total	\$2758.80
Excluding Credit Card Fee	

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Acct Man: Tony De Conno TR



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De Conno & Blanco Insurance Brokers
113 Payneham Road
St Peters SA 5069



To pay with your
Master Card & Visa = 1%, Amex 1.5%, Diners 4%
Call 833 777 33

Amount Due	\$2758.80
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The proposal contract provides insurance cover only in respect of your interest in the insured property and does not extend to provide insurance cover in respect of any interest which is not yours; other than those interests which are specially included by reference in the policy.

HOLD HARMLESS AGREEMENTS, CONTRACTING OUT AGREEMENTS, REMOVAL OF SUBROGATION RIGHTS

You may prejudice your rights to a claim if, without prior agreement from your insurer, you make any agreement that could prevent the insurer from recovering the loss from a third party. These "hold harmless" clauses are often found in leases, licences and contracts for maintenance, supply, construction and repair.

Do not sign these contracts without prior agreement with your insurer.

INSTALMENT CONTRACTS

If the proposed contract of insurance is to be paid by instalment and;

- (a) You fail to make payment in the specified manner or
- (b) Your financial institution or employer fails to make payment in the specified manner and the payment is one month overdue any claim that occurs after the instalment first became due will not be paid.

This condition of your policy applies as each and every instalment becomes due and cannot be disregarded by you because the Company previously accepted an instalment after the one month limit.

The effect of this is that your policy may be cancelled if your instalment is not received within one month of being due, and claims will be denied after this period.

REASONABLE PRECAUTIONS

You must take all reasonable precautions for the maintenance and safety of the property insured and the Company will not be liable for any loss, damage, injury or liability arising from a deliberated or fraudulent act committed by you or on your behalf.

INSURANCE PREMIUM PAYMENTS

All premiums must be paid within certain time limits from inception of cover – not from date of statement. If declarations for adjustable policies have not been completed a premium must be paid based on estimates.

Where the time limits are exceeded the Broker is required to inform the insurer of the nonpayment in writing. The insurer may take immediate action which may mean immediate cancellation of cover and the commencement of recovery action for 'time on risk' premiums. It is important that you observe all requests for payment within the period specified at the time of receiving your invoice/statements.

AFCA – eff 1/11/2018

Clients who have an Insurance Complaint should contact our customer relations/complaints officer. De Conno & Blanco Insurance Brokers also subscribe to the Australian Financial Complaints Authority (AFCA), a free customer service, and the General Insurance Brokers Code of Practice. Further information is available from this office

PRIVACY POLICY

We are covered by the Federal Privacy Act and its National Privacy Principles (NPPs), which set out standards for the collection, use, disclosure and handling of personal information. Please contact this office for a copy of our Privacy Policy.

Schedule of Insurance

Class of Policy: Commercial Property Owners Policy	Policy No: 01R6459827
The Insured: BEVERLEY PROPERTY NOMINEES PTY LTD	Invoice No: 154744
	Our Ref: BEVERLEYPR

IMPORTANT INFORMATION ABOUT YOUR RENEWAL

We have requested your renewal with several other companies and found that **CGU is still the most competitive in the market for premium, claims handling, and service.** We therefore recommend you remain with your current insurer.

Please check all the details are correct and accurately reflect the risk you wish to cover. If you have any queries, please contact our office.

This cover is based solely on the information you have provided to us. Should further information be advised or become available to us, we reserve the right to modify any aspect of this quote, or to revoke it in full.

Please find attached the proposal, kindly complete it in full and return it to us together with your remittance within 7 days of the due date.

This schedule is subject to the limitations, conditions and additional excesses applicable to the relevant insurance policy issued by the Underwriter.

Please check all the details are correct and accurately reflect the risk you wish to cover. Please contact our office for any queries.

PRINCIPAL UNINSURED PROPERTY / PERILS / RISKS

Various exclusions and uninsured areas apply to all parts of this policy. Please refer to the policy document for full details.

YOUR DUTY OF DISCLOSURE - WHAT YOU NEED TO TELL US

You are required to tell your Insurer anything that you know or should know could affect their decision to insure you. If you do not tell us this information, your Insurer can reduce the amount of a claim, or they can treat your policy as if it never existed.

CGU PADLOCK INSURANCE - STEADFAST WORDING

INSURED: BEVERLEY PROPERTY NOMINEES PTY LTD

PERIOD OF INSURANCE: From 01.12.2020 To 01.12.2021

PROPERTY OWNER: COMMERCIAL BUILDING

SITUATION OF PROPERTY: CORNER 2 MYER COURT, BEVERLEY SA 5009 & 19 MCLEAN STREET BEVERLEY SA 5009

TENANTS: ASSA ABLOY - DOORS HANDLES - LOCKWOOD PRODUCTS
BRAZZALE CONSTRUCTIONS

INTERESTED PARTY: COMMONWEALTH BANK

Section 1 - Property including Accidental Damage

Building & Contents	Sum Insured
Specified Items	\$ 900,000

Excess: \$500

Additional Benefits

Rewriting of records	\$ 50,000
Temporary protection and security guards	\$ 25,000
Exploratory costs	\$ 25,000
Government fees	\$ 25,000

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Environmental Upgrade	10%
Fire Extinguishment 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 (over sum insured if exhausted)	\$100,000
Extra Cost of Reinstatement	\$350,000
Accidental Damage	up to Sum Insured

Theft

Works of art, antiques and curios	\$50,000
Rewriting of Records	\$50,000
Home office contents	\$25,000

Section 2 - Loss of Income

Indemnity Period	18 Months
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Sum Insured

Gross Rental Income for Indemnity Period	\$120,000
Increased Cost of Working	\$100,000

Excess: \$500

Additional Benefits

Accountants' Fees	\$ 50,000
Claims preparation costs	\$ 50,000

Section 3 - Theft, Money and Rent Default

Section 3 - Part A Theft

Sum Insured

Building & Contents	\$ 900,000
-Excess: \$500	

Limits as per policy wording, except as amended below:

Property in the open air	\$ 10,000
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Additional Benefits

Rewriting of records	\$ 50,000
Home office contents	\$ 25,000

Section 3 - Part B Money

Sum Insured

Money while contained in your private residence	\$5,000
Money on the premises outside Business Hours	\$5,000
Money on the premises during business, in transit, in a securely 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"	

Tenant must be in the building longer than 12 months, and must be professionally managed.

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Section 4 - Glass

Breakage of Glass at the Situation **Sum Insured**
Replacement Value
Excess: \$500

Below: **Policy Limit**
(i) Sign writing or ornamentation affixed to glass)
(ii) Alarm tape or wiring fixed to glass) \$7,500
(iii) Temporary shuttering, boarding up)
(iv) Window frames and tiled shop fronts)

Section 5 - Taxation audit

Taxation audit or investigation costs **Sum Insured**
\$10,000
Excess: Nil

Section 6 - Legal costs for Occupational Health and Safety breaches

Legal costs & expenses incurred under O&HS legislation **Sum Insured**
\$100,000
Excess: Nil

Section 7 - Liability

Public Liability Limit **Limit of Indemnity**
\$ 20,000,000
Products Liability Limit \$ 20,000,000
Excess: \$500 - property damage only

Additional Benefits

Damage of Loss of Goods in your Possession **\$ 250,000**
or Legal control

Section 8 - Machinery

Blanket Cover **Sum Insured**
\$ Not Insured
Excess: \$500
Air-conditioning plant utilising centrifugal, hematic or
Semi (cooling towers) \$ Not Insured

UNOCCUPIED PREMISES ARE NOT COVERED

If your property becomes unoccupied / vacant / unfurnished please call this office immediately. Most policies become void once this occurs.

CGU PADLOCK

When reading this policy schedule it should be noted that :
Sections and parts of sections which have not been taken are shown as not insured.
Cover details do not show covers which have not been taken.
Refer to the policy wording for definitions of the items shown in this schedule.

IMPORTANT NOTICES

Policy Amendments

These amendments should be read in conjunction with your policy booklet as the terms described now form part of your policy.

The way we handle your personal information

We collect personal information from you for the purpose of providing you with insurance products, services, processing and assessing claims. You can choose not to provide this information, however, we may not be able to process your requests.

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We may disclose information we hold about you to other insurers, an insurance reference service or as required by law. In the event of a claim, we may disclose information to and/or collect additional information about you from investigators or legal advisors.

If you wish to update or access the information we hold about you, contact us.

Section 1 - Property

This section insures buildings, contents and specified items for physical loss, damage or destruction by any cause not otherwise excluded.

An outline of the Additional Benefits for Section 1 is shown below.

Details of the cover provided can be found on pages 8 to 14 of the policy.

Section 2 - Loss of Income

This section of the policy covers the Owners Gross Income if the Business is interrupted or interfered with as a result of physical loss, destruction or damage to Property insured under Section 1, Property, Section 3A, Theft, Section 3B, Money, Section 4, Glass and Section 8, Machinery

An outline of the Additional Benefits for Section 2 is shown below.

Details of the cover can provided be found on pages 15 to 16 of the policy.

Section 3

Part A Theft

Part A covers loss of or damage to Property up to the maximum sum insured on Section 1 as a result of theft.

An outline of the Additional Benefits for Section 3 Part A is shown below.

Details of the cover provided can be found on pages 18 to 20 of the policy.

Part B Money

Part B covers loss of Money (in transit, on the premises during business hours or in a locked safe or strongroom up to \$50,000.

An outline of the Additional Benefits for Section 3 Part B is shown below.

Details of the cover provided can be found on pages 20 to 22 of the policy.

Part C Rent Default

This section covers loss of rent as a result of rent default by a tenant. Cover is available for up to 26 weeks rent default.

When Rent Default is selected, cover is also extended to cover Rental Upgrades up to \$5000

Details of the cover provided can be found on pages 23 to 24 of the policy.

Section 4 - Glass

This section covers the replacement value of all internal and external Glass including signs. We also cover up to \$7,500 for additional expenses for sign writing, shuttering and window frames.

An outline of the Additional Benefits for Section 4 is shown below.

Details of the cover provided can be found on pages 24 to 25 of the policy.

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Section 5 - Taxation Audit

This section covers the necessary costs of Professional Fees as a result of an audit or investigation by a federal or state Commissioner of Taxation relating to your liability to pay income tax, payroll tax, land tax, capital gains tax or fringe benefits tax in respect of your Business.

Details of the cover provided can be found on pages 26 to 27 of the policy.

Section 6 - Legal costs for Occupational Health and Safety breaches

This section covers any reasonable legal costs and expenses incurred in appealing against the imposition of a fine; a prohibition notice; or a determination by any court or tribunal under any workplace, occupational health and safety, or similar legislation.

Details of the cover provided can be found on pages 27 to 29 of the policy.

Section 7 - Liability

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.

An outline of the Additional Benefits for Section 7 is shown below.

Details of the cover provided can be found on pages 31 to 35 of the policy.

Section 8 - Machinery

This section provides cover against sudden and unforeseen physical destruction or physical damage to machinery, electronic equipment or pressure vessels that requires repair or replacement to enable normal working of the machinery to continue.

An outline of the Additional Benefits for Section 8 is shown below.

Details of the cover provided can be found on pages 35 to 39 of the policy.

This overview is intended as only a brief summary of the features, benefits, and covers provided by the Padlock insurance policy. Each section of the policy is subject to exclusions, terms and conditions. For full details of the cover provided please refer to the Policy Wording (CGU Padlock Insurance Policy - Steadfast - CV678 CID0192 REV6 10/16).

Additional Benefits**Section 1 Property**

1. Architects' , surveyors' and legal fees
2. Reinstatement of Sum Insured
3. Floor Space Ratio Index (Plot Ratio)
4. Undamaged Foundations
5. Rewriting of records
6. Removal of debris
7. Temporary protection and security guards
8. Exploratory costs
9. Government fees
10. Environmental upgrade
11. Catastrophe - Property
12. Discharge of mortgage(s)
13. Capital additions
14. Fire extinguishment costs
15. Property temporarily removed
16. Landscaping and playing surfaces
17. Clothing, tools & personal effects
18. Home Office Contents
19. New Property - Temporary Cover

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20. Cost of clearing blocked drains, pipes, filters and pumps

Section 2 Loss of Income

1. Reinstatement of Sum Insured
2. Murder, Suicide or Disease
3. Prevention of Access, Public Utilities, Computer Installations, Commercial Complexes
4. Documents

Section 3

Part A Theft

1. Rewriting of records
2. Temporary protection and security guards
3. Injury during Theft
4. Reinstatement of Sum Insured
5. Property insured temporary removed
6. Theft In the open air
7. Locks and Keys
8. Clothing tools & personal effects
9. Environmental upgrade
10. Additional property - Provisional cover
11. Equipment on hire
12. Theft without forcible and violent entry into or from your building

Part B Money

1. Reinstatement of Sum Insured
2. Theft by Employee
3. Loss of Money in the custody of your real estate agent or other representative
4. Injury during Theft
5. Personal Money

Part C Rent Default

Rental Upgrades
Legal Expenses

Section 4 Glass

1. Additional Expenses
2. Reinstatement of Sum Insured

Section 7 Liability

1. Defence costs and expenses

Section 8 Machinery

1. Additional Costs associated with Repair
2. Inflation Protection for Specified Machinery
3. Consulting Engineers' Fees
4. Cover for Additional Machinery

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IMPORTANT - PLEASE READ - Amendment to Your Policy.**War, Terrorism and Nuclear Exclusion**

Exclusion 1 of General Exclusions is deleted and replaced by the following:

- 1 a) any consequence of war, invasion, act of foreign enemy, hostilities (whether war is declared or not), civil war, rebellion, revolution, insurrection, military or usurped power.
- b) terrorism; being an act, which may include but is not limited to an act involving the use of force or violence and/or threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), which from its nature or context is done for, or in connection with, political, religious, ideological or ethnic or similar purposes or reasons, including the intention to influence any government and/or to put the public, or any section of the public, in fear.
- c) confiscation or nationalisation, or requisition or destruction of or damage to property by or under orders of any government or public or local authority. However, we will pay for damage which occurs as a result of such an order if it prevents, or attempts to prevent fire or damage covered by this policy.
- d) any loss or destruction of or damage to property, personal injury, consequential loss, liability of whatsoever nature, directly or indirectly caused by or contributed to by, or arising from, ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste.
- e) loss, destruction, damage or liability directly or indirectly caused by or contributed to by, or arising from, nuclear weapons or nuclear material.

Electronic Data and Software Exclusion

The following is added to General Exclusions:

There is no insurance under this policy in respect of any claim of whatsoever nature which consists of or arises directly or indirectly out of or in connection with:

- (a)(1) total or partial destruction, distortion, erasure, corruption, alteration, misinterpretation or misappropriation of Electronic Data and/or Software,
- (2) error in creating, amending, entering, deleting or using Electronic Data and/or Software, or
- (3) total or partial inability or failure to receive, send, access or use Electronic Data and/or Software for any time or at all, from any cause whatsoever, regardless of any other contributing cause or event whenever it may occur.

Electronic Data means facts, concepts and information converted to a form useable for communications, display, distribution, interpretation, or, processing by electronic or electromechanical data processing or electronically controlled equipment.

Software means programs, procedures, and routines associated with the operation of electronic or electromechanical data processing or electronically controlled equipment, including any operating system.

- (b) However, for all sections of the policy or policies except those dealing specifically with public liability and/or products liability and/or machinery, in the event that a peril listed below (being a peril insured by this policy but for this exclusion) is caused by any of the matters described in paragraph (a) above, this policy, subject to all its provisions, will insure:

- (1) physical loss of or damage or destruction to property insured directly caused by such listed peril and/or,
- (2) consequential loss insured by this policy.

Further, this exclusion does not apply in the event that a peril listed below (being a peril insured by this policy but for this exclusion) causes any of the matters described in paragraph (a) above- fire, lightning, thunderbolt, aircraft or other aerial devices or articles dropped therefrom, earthquake, subterranean fire, volcanic eruption, storm, tempest, rainwater, snow, sleet, wind, hail, water, liquids or substances discharged, overflowing or leaking from fixed apparatus, fixed appliances, fixed pipes or other systems, riots, civil commotions, strikes or locked out workers or persons taking part in labour disturbances, explosions, impact by vehicles, animals or trees or branches of trees, communication masts, towers, antennae, satellite dishes, watercraft, meteorites, or theft of Electronic Data and/or Software solely where such theft is accompanied by theft of the computer hardware, firmware, medium, microchip, integrated circuit or similar device containing such Electronic Data and/or Software.

However, this exclusion does not apply to any section of the policy dealing specifically with glass.

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WORKERS COMPENSATION INSURANCE IS COMPULSORY IF YOU HAVE EMPLOYEES. THIS COVER IS NOT PROVIDED UNLESS SPECIFICALLY SHOWN ON THE SCHEDULE. CGU INSURANCE CAN ARRANGE SEPARATE COVER IN THOSE STATES WHERE LEGISLATION PERMITS.

Change of Insurer Endorsement:

This endorsement is dated 01 August 2017 and will apply to all policies taken out, or with a renewal effective date on or after this date.

The information in this endorsement should be read with the last Policy you received for the Policy specified in your Policy Schedule and any other applicable endorsement.

Changes to your Policy:

Your Policy is amended by the following:

Change 1: Change to details of CGU Insurance Limited ABN 27 004 478 371, AFS Licence No. 238291

All references to "CGU Insurance Limited ABN: 27 004 478 371

AFS Licence No.238291" are deleted and replaced by "Insurance Australia Limited ABN 11 000 016 722 AFSL 227681 trading as CGU Insurance".

Change 2: Change to details of CGU Insurance Limited

All references to "CGU Insurance Limited" are deleted and replaced by "Insurance Australia Limited trading as CGU Insurance".

Insurer

Insurance Australia Limited