

# Policy Schedule

## Landlord Preferred Policy

*F123*

To sign up to receive your policy documents electronically please visit [terriscsheer.com.au/paperless](http://terriscsheer.com.au/paperless)



014-00329-6

26 April 2023

Tank Safe Super Co Pty Ltd  
17 Bradey Avenue  
HAMMONDVILLE NSW 2170

**POLICY NUMBER:** TS0648056LPP  
**AMOUNT DUE:** \$ 439.00  
**DUE DATE:** 15/06/2023

**Insured: Tank Safe Super Co Pty Ltd**

**Insured Address: 7/51 Cox Street, MUDGEE NSW 2850**

**Premium Type**

Renewal

**Sum Insured**

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

**Expiry Date**

15/06/2023. We invite you to renew your policy until 12:01am  
15/06/2024

**Excess per claim**

Loss of rent	\$0
Add. benefits in Sect 1, Liability	\$0
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

**Managing Agent**

Professionals - Mudgee

**Property Details**

The land size is less than 2 acres.  
There is no business activity operated from this property.  
The property is kept well maintained and in good condition\*

**Annual Premium**

**\$439.00**

This Policy Schedule is based on the information you gave us. Please check that this information is correct and complete. If any changes or additions need to be made now or during the period of insurance you must call us.

Last year's annual premium	\$425.00
	Change on last year 3.3 %

**Insurer:** AAI Limited ABN 48 005 297 807 AFSL 230859

**Special Conditions/Additional Information**

*CSA statement 29  
paid 13/06/23*

Please turn over for important policy information and payment details

TS00033.01/03/14 A

## Insured details

### What you have told us:

This document sets out the information that we have relied on to decide if we can insure you and on what terms. We may give you a copy of the information you have previously told us. If any of this information has changed, or is incorrect, please contact us.

### You have told us that you and anyone to be insured under the policy:

- have not had an insurer decline insurance, decline renewal on a policy or had special terms or conditions imposed on insurance
- have not, during the past 5 years, had 3 or more claims under a landlord or home and contents insurance policy or made a claim of more than \$5,000
- have not been convicted of theft or fraud in the last 5 years
- are not aware of any existing circumstances which may lead to a claim under this policy.

### When you need to contact us

It is important that you check the information provided on your Policy Schedule. If any details are incorrect or have changed, you should contact us to update your details.

Also, when you hold a policy with us, there are other circumstances you need to tell us about during the period of insurance. These circumstances are set out in the 'When you need to contact us' section of your PDS. If you do not contact us when you need to, you may not be covered under your policy and it may lead us to reduce or refuse to pay a claim and/or cancel your policy.

### Privacy

We appreciate privacy is important to you. We are committed to protecting your personal information. For further information, please refer to our Privacy Statement and Suncorp Group Privacy Policy by visiting [terriscsheer.com.au/privacy](http://terriscsheer.com.au/privacy) or call us on 1800 804 016.

## Premium Details

### Why your premium may change

Each time you renew your insurance, your premium is likely to change, even if your personal circumstances have not. There are many factors that may change your premium in any given year, examples include the amount your assets are insured for, your claims history, more accurate data, our claims experience and changes to repair/replacement costs. Your premium may also be impacted by changes to discounts.

The premium comparison has been included to assist you in understanding the changes to your premium, including the impact of any taxes and charges. The premium shown includes any discounts.

Cover	Last year	This year
Contents/Building	\$60,000	\$60,000
Weekly rent	Up to \$1,000	Up to \$1,000
Premium	\$316.48	\$326.91
Emergency Services Levy	\$37.98	\$39.23
GST	\$35.45	\$36.61
Stamp Duty	\$35.09	\$36.25
<b>Annual Premium (*)</b>	<b>\$425.00</b>	<b>\$439.00</b>

\* Please note that minor rounding may be present in your premium calculation.

### When referring to an amount from 'last year' on this notice

If you have made a change to your policy in the last 12 months, when we refer to an amount from last year, it may not be the amount you paid. To provide a more useful comparison, we are showing you an amount for your cover as of your most recent change. The amount from last year has been provided for comparison purposes only and should not be used for tax purposes.

Please contact Terri Scheer Insurance in the first instance if you have any questions about your policy.

### \*Property maintenance and condition

It is your responsibility to ensure that the property is kept well maintained and in good condition. This includes, but is not limited to: there are no blocked gutters, the roof is not rusted, your building is not infested with vermin, there is no termite damage and insured damage you have been compensated for has been repaired. Refer to the PDS for further details.

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

**Tank Safe Super Co Pty Ltd - 7/51 Cox Street, MUDGEE NSW 2850**

### Amount Payable

\$439.00

### Due Date

15/06/2023

### Policy Number

TS0648056LPP

### Payment Reference No

706480563

### Payment Options



By Phone: call us on 1800 804 016, with your Visa or Mastercard, using the Payment Reference No.



**Billers Code: 63461**

**Ref: 706480563**



### Telephone & Internet Banking - BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. To use the **QR code**, use the reader within your mobile banking app. More info: [www.bpay.com.au](http://www.bpay.com.au)

This is a Supplementary Product Disclosure Statement (SPDS) issued by AAI Limited ABN 48 005 297 807 AFSL No. 230859, trading as Vero Insurance.

This SPDS supplements the Terri Scheer Landlord Preferred Policy Product Disclosure Statement and Policy Wording (PDS) with a prepared date of 11/12/2020 and must be read together with the PDS and any other SPDS we have given you or may give you for the PDS.

The purpose of this SPDS is to:

- ◆ update information about how we will pay claims under the Additional Benefits 'Your legal expenses', 'Replacement of locks', 'Representation costs', 'Removal and storage of goods' and 'Re-letting expenses in excess of the bond' in 'Section 1: Loss of rent';
- ◆ update information about how we will pay claims under the Benefit within your sum insured 'Emergency Service damage' and 'Removal of damaged contents' in 'Section 2: Contents';
- ◆ update information about how we will pay claims under the Benefit within your sum insured 'Emergency Service damage' in 'Section 3: Building (tenant damage)';
- ◆ update information about how we will settle claims under 'How we settle contents claims' in 'Section 2: Contents' and under 'How we settle building claims' in 'Section 3: Building (tenant damage)';
- ◆ update the exclusion under the heading 'We do not cover' in insured event 'Prevention of access' in 'Section 1 : Loss of rent'; and
- ◆ update exclusions under the 'We do not cover' section of insured event 'Fire (including bushfire) or explosion' in 'Section 2: Contents', under the main heading 'What we do not cover (building)' in 'Section 3: Building (tenant damage)', and under the main heading 'Things we don't cover'.

#### Changes to the PDS

1. The paragraphs below the heading 'How we settle contents claims' on page 39 and above the heading 'Pairs and sets' on page 40 are deleted and replaced with:

When your claim for loss, theft or damage to your contents is covered, your contents may be replaced, repaired or we may pay you.

You can obtain a quote from your own repairer/supplier to repair or replace the contents and we will settle your claim by paying you, see below under the headings 'Repairing your contents' and 'Replacing your contents'.

If you do not obtain your own quote(s), we will aim to use a member of our supplier network to repair or replace damaged contents.

Sometimes it is not always possible or practical for a member of our supplier network to repair or replace damaged contents and this will determine how your contents claim will be settled.

This will not be possible or practical where:

- there is pre-existing damage to your contents item(s) or it is unsafe to repair them;
- we do not have a supplier for the lost or damaged items (or we do not have a supplier available in your area);
- the lost or damaged items cannot be itemised or measured (e.g. items that have been completely destroyed);
- there is no expertise available in Australia to repair the item;
- the contents are low value items; and/or
- replacement(s) for the contents item(s) are not available readily at a supplier(s) convenient to you.

We will tell you if this is the case and we will settle your claim by paying you, see 'Paying you' below.

How we settle will depend on the circumstances of the claim including the cost of repair or replacement, the type of item, the contents sum insured and any lower policy limits.

If the cost of repair or replacement exceeds your contents sum insured, you will be paid your contents sum insured.

When a member of our supplier network repairs or replaces your contents, we will try to find new materials to match undamaged parts. Sometimes this is not possible. See 'When we cannot match materials to undamaged parts' on page 42 for further details. There are also specific terms for how we repair or replace Carpets and floating floorboards, Curtains, Furniture coverings and Manchester (See pages 40 to 41 for further details).

## Repairing your contents

If your quote to repair the item is less than the cost of replacement, we will settle your claim by paying you the amount of your repairer's assessed quote. This means that we will not repair or replace or arrange for a service.

If you do not obtain a quote, we will engage a repairer within our supplier network who is able to complete the repairs to your contents to provide a quote. If this quoted cost to repair the item is less than the cost of replacement, we will authorise the repairs.

## Replacing your contents

If your quote to replace the item on a 'new for old' basis is less than the quoted cost to repair or if the item cannot be repaired, we will settle your claim by paying you the amount of your supplier's assessed quote. This means that we will not repair or replace or arrange for a service.

If you do not obtain a quote, and if our quoted cost to repair is more than the cost of replacement on a 'new for old basis' or if the contents item cannot be repaired you have the option to accept a replacement on a 'new for old' basis sourced through our supplier network. See page 41 for the meaning of 'new for old'.

## Paying you

We will pay you to settle your claim:

- If you obtain a quote from your repairer or supplier and we pay you the amount of your repairer's/supplier's assessed quote, see above under the headings 'Repairing your contents' and 'Replacing your contents'.
- If you do not obtain a quote to repair and you do not accept an offer to repair the contents item using our repairer within our supplier network you will be paid the quoted cost.
- If you do not obtain a quote to replace and you do not accept an offer to replace the contents item using a member of our supplier network you will be paid the amount of our supplier's assessed quote to replace the item. This may be less than what it would cost you to arrange the replacement in the market. We are able to secure supplier discounts from within our supplier network.
- If it is not possible or practical for a member of our supplier network to repair or replace damaged contents, we will pay you the amount of your repairer/supplier's assessed quote to repair or replace them on a 'new for old' basis.

To work out the amount of the assessed quote we will review the quote(s) provided by our supplier, or if it is not possible or practical for us to repair or replace the damaged contents or you have obtained your own quotes, the quote(s) you have provided to repair or replace the damaged contents, and assess those quote(s) to make sure that each quote is appropriate and reasonable for the scope of services or goods. This includes a consideration of the appropriateness of materials, repair method, labour and material costs and overall cost assessed to repair or replace the contents on a 'new for old' basis.

We will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

2. On page 26 under the main heading 'Basis on which claims are paid' under the section 'Claims for more than one insured event' insert the new section:

### **For Additional benefits under 'Section 1: Loss of Rent'**

If we pay a claim under an additional benefit in 'Section 1: Loss of Rent' we will settle your claim in accordance with that additional benefit. For the additional benefits 'Your legal expenses' (see page 21), 'Replacement of locks' (see page 21), 'Representation costs' (see page 21), 'Removal and storage of goods' (see page 22) and 'Re-letting expenses in excess of the bond' (see page 22) we will only settle your claim by paying you. This means we will not repair or replace or arrange a service.

If we settle your claim by paying you, we will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

3. On page 41 under the main heading 'Basis on which claims are paid' above the heading 'For contents and building claims' insert the new section:

### **For Benefits within your sum insured under 'Section 2: Contents'**

If we pay a claim under a Benefit within your sum insured under 'Section 2: Contents' we will settle your claim in accordance with that benefit.

For the Benefit within your sum insured 'Emergency Service damage' (see page 37) and 'Removal of damaged contents' (see page 37) we will only settle your claim by paying you. This means we will not repair or replace or arrange a service.

If we settle your claim by paying you, we will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

4. On page 50 under the main heading 'Basis on which claims are paid' above the heading 'Matching building materials' insert the new section:

**For Benefit within your sum insured under 'Section 3: Building (tenant damage)'**

If we pay a claim under Benefit within your sum insured under 'Section 3: Building (tenant damage)' we will settle your claim in accordance with that benefit. For the Benefit within your sum insured 'Emergency Service damage' (see page 47) we will only settle your claim by paying you. This means we will not repair or replace or arrange a service.

If we settle your claim by paying you, we will pay you by direct deposit into your bank account, or if available, you can choose to be paid with a voucher, store credit or stored value card.

5. Delete the paragraph under the heading 'How we settle building claims' on page 48 and replace with:

We will aim for you to use your own builder to repair or rebuild the damage to your building. See below under 'When your builder does the repair or rebuild' for how we will settle your building claim when your builder does the repair.

If you choose not to use your own builder to repair or rebuild the damage to your building we will aim to use a member of our supplier network to repair or rebuild the damage to your building. See below under 'When a member of our network does the repair or rebuild' for how we will settle your building claim when a member of our supplier network is able to complete the repair or rebuild.

Sometimes it is not always possible for a member of our network to repair or rebuild (e.g. where there is pre-existing damage). This will determine how the building claim will be settled.

We will tell you if this is the case and we will settle your claim by paying you, see below under 'When a member of our supplier network is unable to complete the repair or rebuild'.

How we settle will depend on the circumstances of the claim including the cost of repair or rebuild, the building sum insured and any policy limits.

6. Above the heading 'When we settle the building claim we will not' on page 49 insert:

**When a member of our supplier network is unable to complete the repair or rebuild**

When your claim for loss or damage to the building is covered and a member of our supplier network is unable to complete the repair or rebuild we will ask you to engage a builder to provide a scope of works and provide a quote on the cost to repair or rebuild your building on a 'new for old' basis.

Once the scope of works and quote is provided to us, we will arrange for it to be assessed. This will involve reviewing the quote to determine it is appropriate and reasonable for the scope of works. This includes a consideration of the appropriateness of materials, repair method, labour and material costs and overall cost effectiveness. If the quote is appropriate and reasonable for the scope of works, we will then pay you the assessed amount. If it is not, the quote may be adjusted. This may include adjusting the scope of works or the quote. We will then pay you the adjusted amount of the quote.

7. Under insured event 'Prevention of access' in 'Section 1 : Loss of rent' on page 20, under the 'We do not cover' section delete:

– tenant was residing in the building at time of loss or damage

and replace it with:

– unless a tenant was residing in the building at time of incident.

8. Under insured event 'Fire (including bushfire) or explosion' in 'Section 2: Contents' on page 32, under the 'We do not cover' section delete:

Loss or damage arising from:

- Smoking of cigarettes, pipes, cigars, vapes or by use or consumption of any drug;
- Arcing or melting;
- Gradual exposure to fire, heat, ash, soot and smoke during recurring incidents of fire or bushfire over an extended period of time.
- Pollution or vapour from a home heater or a cooking appliance unless a fire spreads from the initial source.

and replace it with:

- Loss or damage arising from smoke and/or vapour from cigarettes, pipes, cigars, vapes or use or consumption of any drug.

Loss or damage arising from:

- Arcing or melting;
- Gradual exposure to fire, heat, ash, soot and smoke during recurring incidents of fire or bushfire over an extended period of time;
- Pollution or vapour from a home heater or a cooking appliance unless a fire spreads from the initial source.

9. Under the main heading 'What we do not cover (building)' in 'Section 3: Building (tenant damage)' on page 46, delete the dot point:

- Smoking cigarettes, pipes, cigars, vapes or any drugs.

and replace it with:

- Smoke and/or vapour from cigarettes, pipes, cigars, vapes or use or consumption of any drug.

10. Under the main heading 'Things we don't cover' on page 77, delete the dot point:

- Smoking of cigarettes, pipes, cigars, vapes or by use or consumption of any drug

and replace it with:

- Smoke and/or vapour from cigarettes, pipes, cigars, vapes or use or consumption of any drug.

11. Delete the heading and text of 'How and when benefits are provided' on page 7.

12. Delete the heading and text of 'Claim payments' on page 61.

13. Under the heading 'Additional benefits' on page 21, add:

The following are additional benefits that come with your policy at no extra cost. You may be entitled to the additional benefits in this section. See the additional benefits for when they apply. All of the conditions of the policy and the 'Things we don't cover' on pages 74 to 82 apply to the additional benefits.