



Scott Jenkins <scottmichaeljenkins@gmail.com>

(Tax Invoice 2 of 2) Renewal - 156 Garryowen Road - Jenward Pty Ltd

1 message

CQ @ Consolidated Insurance Brokers <cq@cib.com.au>
 To: "scottmichaeljenkins@gmail.com" <scottmichaeljenkins@gmail.com>

Wed, May 18, 2022 at 7:40 PM

Dear Scott

We are pleased to confirm we have finalised your domestic landlord insurance renewal effective from **01/06/2022**.

Our Recommendation	<input checked="" type="checkbox"/> Move your cover to 360 Landlords for \$1,662.31 .
Key things to be aware of this year	<p>During our annual review of your insurance, we utilised a Building Calculation tool to ensure your coverage is adequate. Please take a moment to review the attached document which includes a recommended replacement cost for this property.</p> <p>According to this report, your sum insured should be at least \$430,000 (inc GST) to cover the replacement of your property in the event of a total loss.</p> <p>This year, IAL has withdrawn from the domestic insurance market and is unfortunately no longer offering renewal on your policy.</p> <p>We remarketed your policy based on a \$430k building replacement value and recommend you place your cover with 360 Landlords, who provides comparable cover under our broker wording for a total annual premium of \$1,662.</p> <p>Please refer to the full list of quotes below.</p>

Situation: 156 Garryowen Road, Redridge QLD 4660

Insured Name	Jenward Pty Ltd ATF Ward-Jenkins Super Fund	
Occupancy	Long Term	
Interested Party	None Noted	
Policy Coverage	Building:	\$430,000
	Contents:	\$60,000 (automatic cover)
	Loss of Rent:	\$405 per week for up to 12 months if the premises are damaged or uninhabitable due to an insured event
	Tenant Default:	✗ No Tenant Default Cover
	Landlord Liability:	\$20.0M
Excess	Basic excess:	\$375
	<i>Additional excesses may apply (e.g. for accidental & malicious damage)</i>	

Additional Information

Uninsured Risks / Gaps in Cover	<ul style="list-style-type: none"> • No Tenant Default Cover (this insurance protects you for situations where you're trying to evict a tenant who has stopped paying you rent, or who has defaulted on your lease arrangement) <p>If you are interested in adding this cover, please let us know as we would be happy to arrange a quote!</p>	
Full List of Quotes	Allianz:	Declined
	Blue Zebra:	\$6,646
	CGU:	\$2,855
	Hollard:	\$3,654
	IAL:	Withdrawn from market
	360 Landlords:	\$1,662

Just let us know if you'd like to make any changes to your policy and we'd be happy to update this for you!

Kind regards,



Renay Nielsen
Account Assistant
Consolidated Insurance Brokers

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🌐 www.cib.com.au

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3 attachments

Tax Invoice - Landlord Garryowen Road.pdf
220K

Building Calculator - 156 Garryowen Road.pdf
153K

360 Underwriting - CQIB Landlords - GLD102550 v102021.pdf
359K

Policy Schedule

Landlord Preferred Policy

PAID

5 May 2022

Jenward Pty Ltd as trustee for Ward-Jenkins Super Funf
 Funf
 PO Box 2018
 BUNDABERG QLD 4670

POLICY NUMBER: TS2259571LPP
AMOUNT DUE: \$ 0.00
DUE DATE: 19/06/2022

Insured: Jenward Pty Ltd as trustee for Ward-Jenkins Super Funf

Insured Address: 156 Garryowen Road, REDRIDGE QLD 4660

Premium Type

New Business

Period of Insurance

20/05/2022 until 12:01am 20/08/2023

Managing Agent

Australian National Properties Bundaberg

Property Details

The land size is between 2 and 5 acres.
 There is no business activity operated from this property.
 The property is kept well maintained and in good condition*

Sum Insured

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

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

Annual Premium

\$350.55

Includes GST of \$29.24 and Stamp Duty of \$28.94 and ESL of \$0.00

Please turn over and read Your duty to us: no misrepresentation. 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.

Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859

Special Conditions/Additional Information

Bonus 3 months cover applied.

Includes: Online Discount

Please turn over for important policy information and payment details

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