

TC & JA McMahon Superannuation Fund

General Ledger

As at 30 June 2021

Transaction Date	Description	Units	Debit	Credit	Balance \$
<b>Property Expenses - Insurance Premium (41980)</b>					
5/9 Cypress Crescent, Cabarita Beach (IP-001)					
20/07/2020	1W1103647015920202 GENERAL INS HOME		59.02		59.02 DR
18/08/2020	1W1103647018920231 GENERAL INS HOME		59.02		118.04 DR
18/09/2020	1W1103647012220262 GENERAL INS HOME		59.02		177.06 DR
19/10/2020	1W1103647015520293 GENERAL INS HOME		59.02		236.08 DR
18/11/2020	1W1103647018620323 GENERAL INS HOME		59.02		295.10 DR
18/12/2020	1W1103647011820353 GENERAL INS HOME		59.02		354.12 DR
18/01/2021	1W1103647015221018 GENERAL INS HOME		59.02		413.14 DR
18/02/2021	1W1103647018421049 GENERAL INS HOME		61.45		474.59 DR
18/03/2021	1W1103647011421077 GENERAL INS HOME		61.45		536.04 DR
19/04/2021	1W1103647014821109 GENERAL INS HOME		61.45		597.49 DR
18/05/2021	1W1103647017821138 GENERAL INS HOME		61.45		658.94 DR
18/06/2021	1W1103647011121169 GENERAL INS HOME		61.45		720.39 DR
			<b>720.39</b>		<b>720.39 DR</b>

Total Debits: 720.39

Total Credits: 0.00

12 January 2021

001405 000



Company Secretary  
Tcja Superannuation Pty Ltd  
36 Coutts St  
BULIMBA QLD 4171



## Your insurance

Policy number

**W1-0596216-LLP**

Risk address

**Level 1**

**Unit 5**

**9 Cypress Crs**

**Cabarita Beach NSW 2488**

Monthly premium

**\$61.45**

Due for renewal on

**18 February 2021**

## It's time to renew your insurance policy

To the Company Secretary,

Thank you for choosing St.George Landlord Insurance. Your policy expires at 4pm on 18 February 2021 and we're pleased to offer to renew your policy for another year.

### Your policy will be renewed automatically

As you've chosen to pay monthly by direct debit, your policy will be renewed automatically on the expiry date. Unless we hear otherwise, we'll continue to deduct your new monthly premium of \$61.45 from your Commonwealth Bank account.

Please let us know if you need to make any changes to the nominated account.

### Please check the details

Your premium and some aspects of your policy (such as cover benefits or excesses) may have changed.

We want to be sure that you know exactly what you're covered for so please read your Product Disclosure Statement PDS(s) together with your Policy Schedule, as these set out the terms and conditions of your cover.

We have automatically adjusted your sum insured to make allowance for inflation and increased costs of construction materials and goods. Please check your sum insured to ensure you have sufficient cover for your needs.

### Any questions?

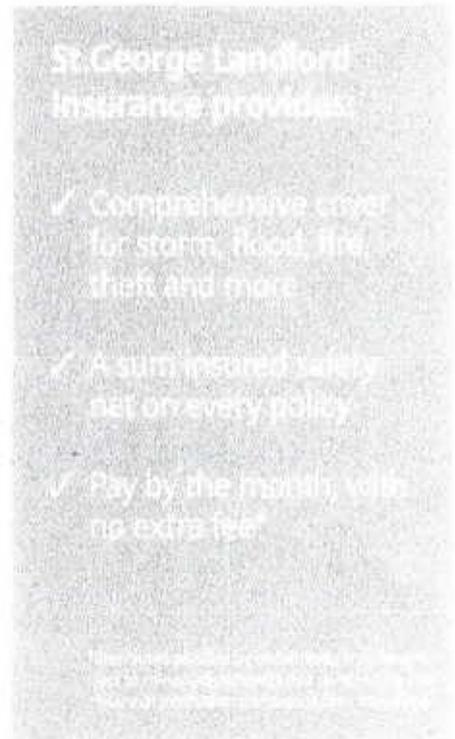
Please call St.George on **13 33 30**. We also offer a range of other insurance products – ask us for details. We'll be happy to help you.

Kind regards,



Peter Dennis

**Head of Product & Underwriting - General Insurance**



St. George Landlord Insurance provides:

- ✓ Capital drive cover for storm, flood, fire, theft and more
- ✓ A sum insured that gets up every policy
- ✓ Pay by the month with no extra fees

# Your insurance policy schedule

## Policy number

W1-0596216-LLP

## Cover

<b>Insured</b>	Tcja Superannuation Pty Ltd
Refer to your schedule for the period of insurance.	
<b>Insurer</b>	St.George Landlord Insurance is issued by Westpac General Insurance Limited ABN 99 003 719 319

## Last year's Premium

<b>Base premium</b>		\$504.96
<b>Government charges</b>		
Emergency/Fire Services Levy		\$85.80
GST		\$59.04
Stamp duty		\$58.44
<b>Annual premium</b>	\$59.02 per month	<b>\$708.24</b>

## Current Renewal Premium

<b>Base premium</b>		\$530.16
<b>Government charges</b>		
Emergency/Fire Services Levy		\$84.84
GST		\$61.56
Stamp duty		\$60.84
<b>Annual premium</b>		<b>\$737.40</b>
<b>Monthly premium</b>		<b>\$61.45</b>
(Subject to rounding; includes GST of \$5.13)		

The above premiums are a comparison between your Current Renewal Premium and last year's premium.

Last year's Premium is based on your selected level of cover, sum insured and other information set out in your Policy Schedule as at your last renewal. It does not reflect any changes you have made during the policy year. If you have made changes, Last year's Premium may not be directly comparable to the Current Renewal Premium.

The difference in premiums can be due to the following:

- Changes in the Emergency Service budget determined by the NSW government, which may increase or decrease the Emergency Services Levy applied to your current renewal.
- Any changes you may have made to your policy during the previous period such as:
  - Increasing or decreasing your Building or Contents sum insured
  - Adding or removing Landlord Extras cover
- Automatic indexation of your sum insured to allow for increased rebuilding and replacement costs.
- Changes to the expected cost of claims and business expenses including projected weather patterns
- Removal of discounts applicable for the first year only

For further information regarding the Emergency Services Levy please see the INFORMATION FROM THE NSW EMERGENCY SERVICES LEVY INSURANCE MONITOR which forms part of your insurance policy schedule.



# Your landlord insurance policy schedule

## Risk address

Level 1  
Unit 5  
9 Cypress Crs  
Cabarita Beach NSW 2488

## Type of policy

Landlord Insurance  
Essential Care

## Policy number

W1-0596216-LLP

## Policy

### Period of insurance

Effective date 18 Feb 2021  
Expiry date 4pm on 18 Feb 2022

## Cover

	Sum insured	Excess
Buildings	nil	nil
Contents	\$14,164	\$500 ^
Legal liability	\$20,000,000	nil

^Comprises minimum excess \$100 and voluntary excess \$400.

## Property

Built	1980
External walls	Brick Veneer
Roof material	Concrete Tile
Building type	Unit
Licensed property manager	Yes
Security devices	There are no security devices listed on this policy.

