



# Grange Insurance Solutions Pty Ltd

ABN 16 115 775 141

AFSL 292523

Trading as Grange Insurance Solutions

Level 1 Suite 5

PO Box 624

375 Charles Street

MT HAWTHORN WA 6915

NORTH PERTH WA 6006

Tel: (08) 9201 8000

Fax: (08) 9201 8077

Email: info@grangeinsurance.com.au

We have negotiated renewal of this Policy with your Insurer. Please note this invitation to renew is based on information provided by you when first proposing this insurance including any alterations requested. Please read carefully and contact your Account Broker should you need any changes.

Page 1 of 7

## TAX INVOICE

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

Invoice Date: 16/05/2022

Invoice No: 131613

Our Reference: DI TORO N

Please read carefully and contact your Account Broker should you need any changes. Your Account Broker is - Steve Guy

Nick & Laura Di Toro  
52 Lenori Rd  
GOOSEBERRY HILL WA 6076

**Class of Policy:** Landlord  
**Insurer:** The Hollard Insurance Company Pty Ltd  
465 Victoria Ave, Chatswood, NSW  
ABN: 78 090 584 473  
**The Insured:** Nick & Laura Di Toro As Trustee  
For The Di Toro Superannuation Fund

**Renewal**  
**Policy No:** PSFL0011925  
**Period of Cover:**  
From **13/06/2022**  
to **13/06/2023** at 4:00 pm

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

**Landlord Renewal 2022 - 2023**  
76 Sussex Road, FORRESTFIELD

### 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.

#### Your Premium:

Premium	UW Levy	Fire Levy	GST	Stamp Duty	Broker Fee
\$766.08	\$0.00	\$0.00	\$81.89	\$84.27	\$52.76

**TOTAL \$985.00**

(A processing fee applies for Credit Card payments)

Clients who are not satisfied with our services should contact our Complaints Officer. We are a member of Australian Financial Complaints Authority (AFCA), a free customer service. Further information is available from our office or you can contact AFCA directly on 1800 931 678 or visit www.afca.org.au.



Please turn over for further payment methods and instructions



**Billers Code: 20362**  
**Ref: 4047568191989220**



Pay by credit card (Visa, Mastercard, Amex or Diners) at [www.deft.com.au](http://www.deft.com.au) or Call 1300 78 11 45. A surcharge may apply.  
**DEFT Reference Number: 4047568191989220**



\*498 404756 08191989220



For payments by cheque see reverse.

**Grange Insurance Solutions Pty Ltd**

**Our Reference:** DI TORO N

**Invoice No:** 131613

**Due Date:** 13/06/2022

<b>Premium</b>	<b>\$766.08</b>
<b>U'writer Levy</b>	<b>\$0.00</b>
<b>Fire Levy</b>	<b>\$0.00</b>
<b>GST</b>	<b>\$81.89</b>
<b>Stamp Duty</b>	<b>\$84.27</b>
<b>Broker Fee</b>	<b>\$52.76</b>

**AMOUNT DUE \$985.00**

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## YOUR DUTY OF DISCLOSURE

Before you enter into a Contract of general insurance with an Insurer, you have a duty under the Insurance Contracts Act 1984 to disclose to the Insurer every matter that you know, or could reasonably expect to know, is relevant to the Insurer's decision whether to accept the risk of Insurance and if so, on what terms.

You have the same duty to disclose those matters to the Insurer before you renew, extend, vary or reinstate a Contract of General Insurance.

Your duty however does not require disclosure of matters:-

- that diminishes the risk to be undertaken by the Insurer - that is common knowledge
- that your Insurer knows or, in the ordinary course of business, ought to know
- as to which the compliance with your duty is waived by the Insurer.

## PRODUCT DISCLOSURE STATEMENT AND POLICY WORDING

The following Schedule of Insurance is a summary of the Policy Coverage. Please refer to your Product Disclosure Statement and Policy Wording for full policy terms, conditions and exclusions and should you have any queries, please contact our office.



Card

Contact your participating financial institution to make payment directly from your cheque or savings account.

You will be required to enter the Biller Code and BPAY reference number as detailed on the front of your invoice.

Pay by credit or debit card at [www.deft.com.au](http://www.deft.com.au) or by phone on **1300 78 11 45**.

**Grange Insurance Solutions Pty Ltd** accepts Mastercard, Visa, American Express & Diners Club Cards.

The phone payment line is a 24-hour service. Calls are charged at the cost of a local call (mobile extra).



In Person

Please present page intact at any Australia Post Office.

Payments may be made by cash, cheque or EFTPOS.

Please make any cheques payable to 'DEFT Payment Systems for **Grange Insurance Solutions Pty Ltd**'.



Mail

Detach payment slip and mail with payment to:

**DEFT Payment Systems  
Locked Bag 2501  
PERTH WA 6001**

Please make cheques payable to 'DEFT Payment Systems for **Grange Insurance Solutions Pty Ltd**'.

Please note that receipts will not be issued for mailed payments.

*DEFT is a service of Macquarie Bank*

## Schedule of Insurance

<b>Class of Policy:</b>	Landlord	<b>Policy No:</b>	PSFL0011925
<b>The Insured:</b>	Nick & Laura Di Toro As Trustee For The Di Toro Superannuation Fund	<b>Invoice No:</b>	131613

This policy has been placed through  
Hollard Personal Insurance  
ABN 78 090 584 473  
465 Victoria Ave, Chatswood, NSW

Hollard Personal Insurance is an underwriting agency who has placed the policy with  
The Hollard Insurance Company Pty Ltd  
ABN 78 090 584 473  
465 Victoria Ave, Chatswood, NSW

### LANDLORD

**Policy Number** PSFL0011925  
**Period of Cover** 13/06/2022 to 13/06/2023

#### Insured

**Insured Name** Nick & Laura Di Toro as Trustee for the Di Toro  
Superannuation Fund  
**Date of Birth of Oldest Insured** 26/04/1971

#### Cover Summary

**Property Address** 76 Sussex Road, FORRESTFIELD WA 6058  
**Coverage** Accidental Damage  
**Excess** Building: \$500

#### **Your renewal premium comparison**

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

	<b>Last Year*</b>	<b>This Year</b>
Base Premium	\$617.81	\$766.08
Emergency Services Levy	\$0.00	\$0.00
Stamp Duty	\$67.96	\$84.27
GST	\$61.78	\$76.61
<b>Total Premium</b>	<b>\$747.55</b>	<b>\$926.96</b>

\* Last Year's premium represents the amount you were charged for your insurance policy at the beginning of the last policy term, plus or minus any changes you made throughout the policy term.

#### Property Details

**Property Address: 76 Sussex Road, FORRESTFIELD WA 6058**

**Occupancy Type** Rented to Tenants (long term basis)  
**Building Type** Freestanding House  
**Cover Type** Building Only

#### Sum Insured

**Building replacement value** \$206,000

**Liability Cover** \$20,000,000\*

\* Please refer to the PDS for coverage, sum insured and detailed terms and conditions

## Schedule of Insurance

**Class of Policy:** Landlord  
**The Insured:** Nick & Laura Di Toro As Trustee  
For The Di Toro Superannuation Fund

**Policy No:** PSFL0011925  
**Invoice No:** 131613

### Optional Extensions

Is your property managed by a professional property agent Yes  
Do you want cover for Theft by a Tenant No  
Do you want cover for Loss of Rent No  
Do you want cover for Rent Default No

### Building Details

#### **Construction**

Walls Double Brick  
Roof Tiles  
Year Built 1960 – 1969  
Number of levels 1  
Quality Standard quality  
Swimming pool, outdoor spa or lift No

### Interested Parties

None

### Notes

Printable notes None

### Additional Excesses

There are some additional Excesses that may apply to Your claim and they are summarised in the table below. Each separately identifiable event is treated as a separate Claim.

<b>Claim type</b>	<b>Amount of Excess (per Claim - more than one may apply)</b>
Earthquake or tsunami	Add \$250
*Loss of Rent where the property was let under a Covered Short Term Rental Arrangement at the time of the loss or damage	Add an amount equal to 5 days Rent.
Malicious Damage or Vandalism by Tenants, their visitors, or their visitors' children  Deliberate or Intentional Damage by Tenants, their visitors, or their visitors' children  *Theft by a Tenants, their visitors, or their visitors' children  *Rent Default	Add \$400 per Claim and Claim type (capped at \$1000 for all Claims of these types submitted at the same time or on the same Claim form).  In addition, for a Rent Default Claim where a tribunal has ordered the refund of the Bond Money (or part of it) to the Tenant on the grounds of hardship, add an amount equal to four weeks Rent.

\*Optional cover - applies only when Your Schedule shows that You have requested this cover.

<b>Class of Policy:</b>	Landlord	<b>Policy No:</b>	PSFL0011925
<b>The Insured:</b>	Nick & Laura Di Toro As Trustee For The Di Toro Superannuation Fund	<b>Invoice No:</b>	131613

### DISCLOSURE STATEMENT

***This document contains important information about our remuneration and any relevant associations or interest that we may have that may influence our advice.***

#### **Remuneration**

In arranging cover for you, we will be remunerated by commission payment and/or fee.

Our representatives are remunerated by way of salary and as shareholders of Grange the directors will be entitled to profit share arrangements.

We will be remunerated by commission payment and/or fee as follows:

	Amount	GST	Total
Broker Fee	52.76	5.28	58.04
Commission	191.52	19.16	210.68
<b>Total Income</b>	<b>244.28</b>	<b>24.44</b>	<b>268.72</b>

#### **Sunrise**

Where we have used electronic data interface (Sunrise) to process your policy, we may, as a result, receive an additional commission amount of between 1% - 2% for utilising this system. This amount is included in the commission paid to us by the insurers and is not an additional charge to you.

#### **Premium Funding**

If we arrange premium funding for you, we will be paid a commission by the premium funder. We may also charge you a fee (or both). The commission that we are paid by the premium funder is usually calculated as a percentage of your insurance premium (including government fees or charges).

Our commission rates for premium funding are in the range of 0% - 2% of funded premium. In addition to this commission payment, we may be entitled to receive an override of between 0% - 1% of your premium, depending upon the total amount of premium we fund with providers.

#### **Referral Fee**

If you have been referred to us by a third party we may share up to 20% of our commissions with them. This is not an additional cost to you.

#### **Relationships and/or Benefits**

Grange is a Steadfast Group Limited (Steadfast) Network Broker. Steadfast has exclusive arrangements with some insurers and premium funders (Partners) under which Steadfast will receive between 0.5 – 1.5% commission for each product arranged by us with those Partners. Steadfast is also a shareholder of some Partners. We may receive a proportion of that commission from Steadfast at the end of each financial year (or other agreed period).

As a Steadfast Network Broker we have access to member services including model operating and compliance tools, procedures, manuals and training, legal, technical, banking and recruitment advice and assistance, group insurance arrangements, product comparison and placement support, claims support and group purchasing arrangements. These member services are either funded by Steadfast, subsidised by Steadfast or available exclusively to Steadfast Network Brokers for a fee.

You can obtain a copy of Steadfast's FSG at [www.steadfast.com.au](http://www.steadfast.com.au).

Grange may receive a performance based remuneration incentive of up to 3% of premiums from insurers, QBE, CGU, Zurich and GIO. This remuneration is payable if we meet certain agreed sales and/or profitability targets set by the insurer. Grange may also receive financial, marketing and training assistance from the insurers, which its representatives may indirectly benefit from.

From time to time our representatives may receive certain training allowances and 'hospitality benefits' (such as tickets to sporting events, movies, meals, bottles of wine, hampers). The receipt of these benefits is not based upon the volume of business placed with the provider but is more of an ad hoc reward. The maximum value of these during the year is unable to be determined. However, the details of such benefits so far received are able to be viewed on a specially maintained Register. Please ask us if you wish to view our register.

<b>Class of Policy:</b>	Landlord	<b>Policy No:</b>	PSFL0011925
<b>The Insured:</b>	Nick & Laura Di Toro As Trustee For The Di Toro Superannuation Fund	<b>Invoice No:</b>	131613

## Important Notices

### 1. Your Duty of Disclosure

Before you enter into a contract of general insurance and up until the commencement of the insurance, you have a duty, under the Insurance Contracts Act 1984, to tell the underwriter of anything that may affect the underwriters' decision whether to insure you and on what terms. You must tell the underwriter about anything that you know, or could be reasonably expected to know taking into account the nature and extent of the insurance cover to be provided and the class of persons who would ordinarily be expected to apply for such insurance cover.

For Eligible Contracts (Eligible Contracts involve individuals purchasing insurance for motor vehicles with carrying capacity under 2 tonne, motorcycle, home building and contents, residential strata, travel, personal accident and sickness and consumer credit) the above duty only applies to questions asked of you by the underwriter. In answering any such questions you must tell them anything that you know and that a reasonable person in the circumstances would include.

You have the same duty before you renew, extend, vary or reinstate an insurance contract. You do not need to tell the underwriter anything that:

- reduces the risk to be insured or that is of common knowledge;
- the underwriter knows or, in the ordinary course of business, ought to know;
- the underwriter has waived your duty to tell them about.

#### *Non-Disclosure*

If you fail to comply with your duty of disclosure, the insurer may be entitled to reduce its 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.

### 2. The Average Clause – Underinsurance

Many policies that cover loss of or damage to property contain what is called an "average clause". This means that you must insure for the correct value which may be replacement, indemnity or market value depending on the type of insurance cover arranged. If you are under insured your claim may be reduced in proportion to the amount of under insurance. If you are in any doubt regarding this clause in so far as it applies to your policy, please contact your Account Manager for assistance.

### 3. The Interest of Other Parties

Policy conditions exclude the interest of other persons or organisations not named (e.g. Mortgages, Lessors, Principals etc.) unless their interest is noted on the Policy.

### 4. Utmost Good Faith

Insurance contracts are subject to the doctrine of utmost good faith and this is part of the Law. Both parties must strictly adhere to utmost good faith and if you fail to do so you may prejudice any claim.

### 5. Subrogation Agreements / Hold Harmless Agreements

Where another person is liable to compensate you for any loss or damage otherwise covered by this policy, but you have agreed with that person either before or after the loss or damage occurred that you would not seek to recover any monies from that person, you will not be covered. These "hold harmless" clauses are often found in leases, in maintenance or supply contracts from burglar alarm or fire protection installers and in repair contracts. This notification requirement applies to all property covers and also to Public Liability insurance. It also has special connotation in Products Liability where you must not (without the insurer's agreement) hold a supplier harmless.

### 6. Claims Made

Your attention is drawn to the fact that some policies provide cover on a "claim made" basis which means that claims first advised to you (or made against you) and reported to your insurer during the Period of Insurance are recoverable irrespective of when the incident causing the claim occurred, subject to the provisions of any clause relating to a "retroactive date".

### 7. Change of Risk or Circumstances

Please tell us about any changes to your circumstances or business, such as location changes, new or changed business activities, as they could affect your insurances

### 8. Cancellation

Please note that in the event of cancellation of a policy before the expiry date some insurers make refunds of premiums on monthly or quarterly apportionments and therefore there may be a minimum charge. You may be obliged to pay this firm's commission and other broker fees. If premium funding has been arranged you may be also obliged to pay the interest component for the full year and other charges by the premium funder.

Before making any decisions to cancel this policy you should consult us concerning the charges involved and commissions and fees which may be retained by us.

### 9. Electronic Delivery Of Disclosure Notices

Please note that where possible we prefer to provide all correspondence and disclosure notices (including Financial Services Guides and Product Disclosure Statements) to you electronically, via email or links to websites etc. If you have provided your email address to us we will typically use that email address for all correspondence and disclosure notices. Should you not wish to be sent disclosure documents electronically please advise us accordingly and we will update our records accordingly.

<b>Class of Policy:</b> Landlord	<b>Policy No:</b> PSFL0011925
<b>The Insured:</b> Nick & Laura Di Toro As Trustee For The Di Toro Superannuation Fund	<b>Invoice No:</b> 131613

**10. Dispute Facility**

Clients who are not satisfied with our services can contact our Complaints Manager. Grange subscribes to the Insurance Brokers Code of Practice and is a member of the Australian Financial Complaints Authority (AFCA). As part of the Code obligations, we are committed to the fair and transparent resolution of disputes. If your complaint cannot be resolved to your satisfaction by Grange after 45 days, or such longer period as permitted by AFCA, you have the right to refer the matter to AFCA. You can contact AFCA on 1800 931 678, or via email at [info@afca.org.au](mailto:info@afca.org.au). The postal address for AFCA is GPO Box 3 Melbourne VIC 3001 and website [www.afca.org.au](http://www.afca.org.au).

**11. Privacy Statement**

We are committed to protecting your privacy and confidentiality in accordance with the *Privacy Act 1988 (Cth) including the Privacy Amendment (Enhancing Privacy Protection) Act 2012*. Grange Insurance Solutions Pty Ltd has developed a Privacy Policy which describes our current policies and practices in relation to the handling and use of personal information. A copy of our Privacy Policy is available on request or can be accessed on our website [www.grangeinsurance.com.au](http://www.grangeinsurance.com.au).