

23 October, 2020

Pham Commercial Property Pty Ltd  
2615 Old Cleveland Road  
Chandler Qld 4155

Dear Kim

**Policy Class:** SVU Business Pack  
**Renewal Date:** 03/11/20  
**Our Reference:** 19100219

We refer to your insurance details above which are due for renewal.

We are pleased to recommend renewal with your existing Insurer for the next 12 months. This recommendation is based on the insurance cover summarised in the enclosed invoice and in accordance with the Product Disclosure Statement (PDS) / policy wording provided.

**Please carefully review the Important Notices, invoice and summary of cover to ensure that you understand your policy and that risks covered and sums insured meet your requirements.**

It is very important that you read your duty of disclosure obligations which are detailed on the back of our invoice.

If your circumstances change during the period of insurance, or there is any variation to the information provided previously in respect to the risk/s to be insured or your claims record please contact our office so we can advise your insurers accordingly. The insurer may amend the premiums and/or policy conditions. If you do not tell us of material changes, your insurer may cancel your contract or reduce the amount they will pay if you make a claim.

This cover has been arranged without taking into account your objectives, financial situations or needs. You must, therefore, assess whether it is appropriate, in the light of your own individual objectives, financial situation or needs. Please consult the Product Disclosure Statement and/or the policy wording when making your decision.

In order to ensure continuity of cover, please finalise payment arrangements no later than 03/11/20. The enclosed paperwork provides further information on payment methods.

We thank you for your continued support and entrusting us to handle your insurance needs and look forward to being of assistance in the future.

If you have any queries regarding the renewal of your policy or require any additional insurance cover, please do not hesitate to contact us.

Yours sincerely,



**Shane Flower**  
Managing Director

Direct: 07 5500 3555  
Email: [shane.flower@proinsure.com.au](mailto:shane.flower@proinsure.com.au)

## Renewal

## TAX INVOICE

Pham Commercial Property Pty Ltd  
2615 Old Cleveland Road  
Chandler Qld 4155

**MEMORANDUM:** 19100219  
**CLIENT REF:** PHAM001  
**INVOICE NUMBER:** I354940  
**DATE:** 23/10/20  
**POLICY NUMBER:** 15T4568545  
**EXECUTIVE:** Shane Flower

**INSURER:** Insurance Australia Ltd (T/as CGU Insurance)  
GPO Box 9902 BRISBANE QLD 4001

**INSURED:** Pham Commercial Property Pty Ltd & Pham Kim  
Superannuation Pty Ltd ATF Pham Superannuation  
Fund

**PERIOD:** 03/11/20 to 03/11/21  
at 4pm Local Time

**CLASS:** SVU Business Pack

Premium	6,078.61
Fire/SES Levy*	0.00
U/W GST	607.87
Stamp Duty	601.79
Brokers Fee	100.03
Br Fee GST	10.00

**Sub Total** **7,398.30**

**AMOUNT PAYABLE** **\$7,398.30**

\*Note: Fire Levy for risks in NSW contains the  
State Emergency Services contribution.

### PARTICULARS:

Renewal of Policy | 16 Nudgee Road

#### E. & O.E. Important

1. It is essential that you disclose any changes in circumstances arising at any time which may affect your cover, and the sum insured should represent the full value of your property or liability.  
2. Unless otherwise stated, the cover granted together with the terms and conditions of the insurance are all as set out on the Underwriters Policy and/or documents, a copy of which is available on request.

**THIS DOCUMENT WILL BE A TAX INVOICE FOR GST WHEN FULL PAYMENT IS MADE.**



**PROINSURE**  
**PO BOX 201**  
**SANCTUARY COVE QLD 4212**

**CLIENT REF:** PHAM001  
**INVOICE NUMBER:** I354940  
**CLIENT:** Pham Commercial Property Pty  
Ltd  
**EFFECTIVE DATE:** 03/11/20  
Shane Flower/  
**AMOUNT PAYABLE:** \$7,398.30

## Important Information

### Your duty of disclosure for Wholesale Contracts of Insurance

Before you enter into an insurance contract, you have a duty to tell us anything that you know, or could reasonably be expected to know, may affect our decision to insure you and on what terms. You have this duty until we agree to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

You do not need to tell us anything that:

- reduces the risk we insure you for; or
- is common knowledge; or
- we know or should know as an insurer; or
- we waive your duty to tell us about.

### Your duty of disclosure for Retail Insurance Contracts

Before you enter into an insurance contract, you have a duty of disclosure under the Insurance Contracts Act 1984.

If we ask you questions that are relevant to our decision to insure you and on what terms, you must tell us anything that you know and that a reasonable person in the circumstances would include in answering the questions. You have this duty until we agree to insure you.

You have the same duty before you renew, extend, vary or reinstate an insurance contract.

Upon renewal of this policy, we may give you a copy of anything you have previously told us and ask you to tell us if it has changed. If we do this, you must tell us about any change or tell us that there is no change.

If you do not tell us about a change to something you have previously told us, you will be taken to have told us that there is no change. You have this duty until we agree to renew the contract.

### If you do not tell us something – which applies to both Wholesale & Retail Contracts of Insurance

If you do not tell us anything you are required to tell us, we may cancel your contract or reduce the amount we will pay you if you make a claim, or both. If your failure to tell us is fraudulent, we may refuse to pay a claim and treat the contract as if it never existed.

### 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.

### Average clause (under-insurance)

An average clause is included in the insurance policy which has the effect of reducing the amount recoverable when the amount insured is less than the value of the property.

### Brokers

If you have a problem with our performance, please discuss it with us. We agree to respond to your complaint within a maximum of thirty (30) working days. If you are still not satisfied, you may call the Insurance Brokers Dispute Facility on 1800 064 169 who will assist you.

### Insurance brokers dispute facility

Clients who are not fully satisfied with our services should contact our customer relations/complaints officer. Pro-Insure Brokers also subscribe to the Insurance Brokers Dispute Facility (IBDF), a free customer service, and the General Insurance Brokers Code of Practice. Information is available from this office.

### Utmost good faith

This insurance is a contract based on the utmost good faith and there is implied in such a contract a provision requiring each party to it to act towards the other party, in respect of any matter arising under or in relation to it, with the utmost good faith.

### Cancellations

A broker service fee may be applied in the event of a mid term cancellation of the policy.



## How to Contact Us

### Office

1H Jabiru House, Masthead Way,  
Sanctuary Cove Q 4212

### Postal

PO Box 201 Sanctuary Cove Q 4212



**Phone** (07) 5500 3500



**Fax** (07) 5500 3599



Mon to Fri: 8:30am - 5:00pm



### Website

[www.proinsure.com.au](http://www.proinsure.com.au)



### Email

[info@proinsure.com.au](mailto:info@proinsure.com.au)

## Payment Methods



### Post Cheque

with remittance or complete details for credit card

*NB. Payment and mail charges apply*



### Pay by the month

Proinsure subscribes to Premium Funding. Please contact our office to make arrangements to pay your premium monthly.



### Funds Transfer

Pro-Insure Pty Ltd  
Bank: NAB  
BSB: 084 402  
Account: 84 429 6518

Please include client ref. no.



Billers Code: 230946

Ref: Please refer to front of notice

### Telephone & Internet Banking BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: [www.bpay.com.au](http://www.bpay.com.au)



### Phone

**07 5500 3500**  
during business hours for credit card payment



### Credit Card Payments

For your convenience we accept Mastercard and Visa. Should you wish to take advantage of this service please phone 07 5500 3500 OR complete the following details and return this form to our office.

*NB. A fee of 1% of the invoice total will apply. When requesting credit card payment, you are consenting to the additional cost.*

### Mastercard or Visa only

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Expiry date

CVV number

Name on card

Signature



Please detach and return with your remittance

**Policy Number** 15T4568545

**Period of Cover** 3/11/2020 to 3/11/2021 at 4pm

**Insured**

Insured Name Pham Commercial Property Pty Ltd & Pham Kim Superannuation Pty Ltd ATF Pham Superannuation Fund

Address 16 Nudgee Road  
HAMILTON, QLD, 4007

**Policy Wording**

Steadfast

**Cover Summary**

Section	Taken
Public and Products Liability	Taken
General Property	Not Taken
Employee Dishonesty	Not Taken
Tax Audit	Not Taken

**Situation: 16 Nudgee Road HAMILTON QLD 4007 (Principal)**

Section	Taken
Business Property	Taken
Business Interruption	Taken
Theft	Not Taken
Money	Not Taken
Machinery Breakdown	Not Taken
Electronic Equipment Breakdown	Not Taken
Glass	Not Taken

**Claims Experience**

Any claims in the last 3 years under the sections to be insured? Yes

**Claim # 1**

**Sections** Business Property

**Date Of Loss** 12/03/2020

**Incurred** \$ 7,000

**Description**

Lightning

**Preventative/Corrective action details**

**COVERS FOR ALL SITUATIONS**

**Public and Products Liability**

**Limit of Liability**

Limit of Liability - Public & Products Liability \$ 20,000,000

**Additional Benefit**

Property in Physical & Legal Control - Limit \$ 250,000

**Excess**

Property Damage Excess \$ 500

**Situation Details**

**Situation:** 16 Nudgee Road HAMILTON QLD 4007 (Principal)

**Business Details**

Property Owner - Retail (Not arcades/Malls)

Property Owner of Restaurant

Turnover \$ 78,000

Tenant Business Restaurant, Licensed, With Deep Frying

**Situation Details**

**Construction**

Multiple Buildings on site No

Year built 1954

**Building Details**

No. of Storeys 1

Floors Concrete

Walls Wood

Roof Iron/Steel/Aluminium on steel

Expanded Polystyrene (EPS) 1% - 14%

**Fire Protection** Fire Extinguishers, Fire Blankets

**Security Protection** Deadlocks on doors

**Interested Parties**

No Interested Parties noted

**Business Property**

**Sum Insured**

Building(s) Replacement Value \$ 517,500

Contents Replacement Value \$ Not Insured

Stock \$ Not Insured

Contents (Incl Stock) \$ Not Insured

Total Sum Insured \$ 517,500

Extra Cost of Reinstatement \$ As per wording

### Additional Benefits

Removal of Debris	\$ 103,500
Rewriting of Records	\$ 25,000
Playing Surfaces	\$ 50,000

### Optional Extension

Strata title mortgagee(s) interest cover only	Not Insured
Flood	Not Insured

### Excess

Property Damage	\$ 500
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### Imposed Conditions

#### Condition # 1

<b>Name</b>	Free Tax Audit Cover
<b>Code</b>	PE01

#### Wording

Section 1 Property - additional benefit 10. Taxation audit costs: subject to the terms and conditions of this additional benefit, 'Free Tax Audit cover applies'.

## Business Interruption

### Sum Insured

Cover Selected	Insurable Gross Profit
Indemnity Period (months)	18
Gross Profit	\$ 117,000
Additional Increase in Cost of Working	\$ 25,000
Accounts Receivable	\$ 7,500
Claims Preparation Costs	\$ 10,000
Total Sum Insured	\$ 159,500

### Additional Benefit

Documents	\$ 23,400
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### Optional Benefit

Goodwill	\$ Not Insured
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### Uninsured Working Expenses

Purchases	100%
Discounts Allowed	100%
Bad Debt	100%

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