



CAMBRIDGE INSURANCE BROKERS PTY LTD

ABN 33 091 640 452 ACN 091 640 450 AFSL 232602

Suite 6, 1924 Beach Road MALAGA WA 6090
PO Box 2650 MALAGA WA 6944

Tel: (08) 9248 7944
Fax: (08) 9248 1344
Email: general@cambridgeins.com.au

We are pleased to provide the attached new policy for your review. Please carefully check all details to ensure coverage meets your requirements and advise our office of any changes. To finalise cover, please arrange payment and return of any applicable proposal form within 14 days.

Page 1 of 8

TAX INVOICE

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

Invoice Date: 1/11/2021

Invoice No: 156936

Our Reference: VALMADRE H

Should you have any queries in relation to this account,
please contact your Account Manager

Barry Hennigan

Valmadre Homes
Valmadre Constructions Pty Ltd
PO Box 804
DUNSBOROUGH WA 6281

Class of Policy: Business Insurance

Insurer: QBE Insurance (Australia) Limited
GPO Box N1116, PERTH WA 6843

ABN: 95 054 880 554

The Insured: Valmadre Family Super Fund

NEW POLICY

Policy No: 172U842095BPK

Period of Cover:

From **4/11/2021**

to **8/10/2022** at 4:00 pm

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

IMPORTANT INFORMATION

We draw your attention to the **Duty of Disclosure**
and **Important Information About Our Advice**
which is provided at the end of this Tax Invoice after
the insurer Policy Schedule.

NON-DISCLOSURE

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

If you are not satisfied with our services, please
contact our Complaints Officer on 08 9248 7944. We
are also members of the Australian Financial
Complaints Authority (AFCA) who can be contacted

Your Premium:

| Premium | UW Levy | Fire Levy | GST | Stamp Duty | Broker Fee |
|----------|---------|-----------|---------|------------|------------|
| \$795.13 | \$0.00 | \$0.00 | \$84.51 | \$87.46 | \$50.00 |

TOTAL **\$1,017.10**

(Excluding Credit Card fee)

Credit Card fee (inc GST) is

\$12.61



Acct Name: Cambridge Insurance Brokers Pty Ltd
BSB: 066129 Account: 10089304
Reference: VALMADRE H 156936

Our Reference: VALMADRE H

Invoice No: 156936

Acct Man: Barry Hennigan



Mail this portion with your cheque payable to:
Cambridge Insurance Brokers Pty Ltd
PO Box 2650
Malaga WA 6944



To pay with your
Mastercard or Visa 1.24% Fee Will Apply
Call (08) 9248 7944

AMOUNT DUE

\$1,017.10

Schedule of Insurance

Page 2 of 8

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

8/11/2021 1:42:24 PM monique - Account reprint to update the Insured Name & Interested Party as per the clients instructions.

Expiry date altered to 08/10/2022 (common due date), pro rata premium charged.

Business Insurance

Policy Number 172U842095BPK

Period of Cover 4/11/2021 to 8/10/2022 at 4pm

Insured
Insured Name Valmadre Property Pty Ltd

ABN 18 965 485 811
Address Unit 3 16 Griffin Drive
DUNSBOROUGH, WA, 6281

Policy Wording
QM8166

Cover Summary

Situation: Unit 3 16 Griffin Drive DUNSBOROUGH WA 6281 (Principal)

| Cover | Taken |
|--------------------------------|--------------|
| Property Damage | Taken |
| Business Interruption | Not Taken |
| Theft | Not Taken |
| Money | Not Taken |
| Machinery Breakdown | Not Taken |
| Electronic Equipment Breakdown | Not Taken |
| Public & Products Liability | Not Taken |
| Glass | Not Taken |
| General Property | Not Taken |
| Employee Dishonesty | Not Taken |
| Transit | Not Taken |
| Tax Audit | Not Taken |

Claims Experience

Any claims in the last 3 years under the sections to be insured? No

Situation Details

Situation: Unit 3 16 Griffin Drive DUNSBOROUGH WA 6281 (Principal)

Business Details

Selected Occupation House Construction
Annual Turnover \$ 5,000,000
Total number of staff - Full Time 2
Total number of staff - Part time/Casual 0

Schedule of Insurance

Page 3 of 8

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

Situation Details

Construction

Year built 2006

Building Details

Floors Concrete

Walls Concrete Tilt Slab

Roof Iron/Steel/Aluminium on steel

Expanded Polystyrene (EPS) 0%

Fire Protection Smoke Detectors - Non Monitored

Security Protection Deadlocks on doors, Local alarm

Other Details

Premises connected to town water Yes

Interested Parties

Interested Party # 1

Risks Property Damage
Name Secure Funding Pty Ltd
Nature of Interest 1st Mortgagee
Address

Property Damage cover section

Property Damage Information

Is your premises more than 50% vacant No

Sum Insured

Buildings \$ 500,000
Method of Settlement Reinstatement or replacement
Contents \$ Not Insured
Method of Settlement Reinstatement or replacement
Stock \$ Not Insured

Specified Items

Extra cost of reinstatement \$ As per policy wording
Removal of debris \$ As per policy wording
Rewriting of records \$ As per policy wording
Playing surfaces \$ As per policy wording

Optional covers

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

Applicable Excess

Excess \$ 500
Earthquake, tsunami, volcanic eruption or subterranean fire \$20,000 or 1% of the Total Sum Insured, whichever is the lower amount.

Schedule of Insurance

Page 4 of 8

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

Endorsements

Endorsement # 1

Name EXCLUDED PROPERTY STEADFAST
Code BFPS90

Wording

EXCLUDED BUSINESS PROPERTY

Notwithstanding anything in the Policy wording or Schedule to the contrary it is agreed and declared that the Business property cover section of this Policy does not cover any loss or damage to Buildings, Contents or Stock at any premises or site which is not a location listed in the Schedule but is a place where work is performed by you.

Endorsement # 2

Name CD & CYBER QM8166
Code BFPTC4

Wording

COMMUNICABLE DISEASE EXCLUSION

Extra cover 4. Infectious disease, etc. under the Business interruption cover section of the Policy is deleted and replaced as follows:

4. Infectious disease, etc.

We will cover you for interruption to or interference with your business due to closure or evacuation of the whole or part of the premises during the period of insurance by order of a competent government, public or statutory authority as a result of:

- a. bomb threat, vermin or pests or defects in the drains or other sanitary arrangements, occurring at the premises;
- b. manifestation of infectious or contagious human diseases, which prevents access to the premises;
- c. injury, illness or disease caused by the consumption of food or drink supplied at or from your premises during the period of insurance;
- d. murder or suicide occurring at the premises; or
- e. shark or crocodile attack occurring within a 20 kilometre radius of the premises during the period of insurance.

The following exclusion applies to the Business interruption cover section of this Policy.

There is no cover for any loss, damage, liability, claim, cost or expense of whatsoever nature, directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with:

- a. Rabies;
 - b. Cholera;
 - c. Highly Pathogenic Avian Influenza in humans;
 - d. any disease determined by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC);
 - e. a 'listed human disease', or any disease the subject of a biosecurity emergency' or 'human biosecurity emergency', under the Biosecurity Act 2015 (Cth);
- irrespective of whether discovered at the location of your premises, or outbreaks elsewhere.

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

A reference to the Biosecurity Act 2015 (Cth) includes any amendment, replacement, re-enactment or successor legislation. A reference to listed human disease, biosecurity emergency or human biosecurity emergency shall have the meaning found in any replacement definition, in any amendment, replacement, re-enactment or successor legislation, or where there is no replacement definition the term shall have the meaning of a term which is substantially similar in meaning as defined in or declared in any amendment, replacement, re-enactment or successor legislation.

The following exclusion applies to the Business Property cover section of this Policy.

CYBER EXCLUSION

This policy does not provide cover for any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Incident.

However, we will provide cover for physical loss or damage to the property insured which is caused by an insured event under the Business Property cover section, including business interruption resulting therefrom, directly occasioned by a Cyber Incident.

Notwithstanding the foregoing, in the event that hardware or Electronic Data storage device of a Computer system insured under the Business Property cover section sustains physical damage caused by an insured event directly occasioned by a Cyber Incident, which results in damage to or loss of Electronic Data stored on that hardware or Electronic Data storage device, then the damage to or loss of such Electronic Data shall be recoverable and the basis of settlement for the recovery of the damaged or lost Electronic Data shall only be the cost of reproducing Electronic Data. Such costs shall include all reasonable and necessary expenses incurred in recreating, gathering or assembling such Electronic Data, but does not include the value of the Electronic Data to you or any other party even if such Electronic Data cannot be recreated, gathered or assembled.

For the purposes of this exclusion:

a. Cyber Incident shall include:

- i. unauthorised or malicious acts regardless of time and place, or the threat or hoax thereof;
 - ii. Malware or Similar Mechanisms;
 - iii. programming or operator error whether by you or any other person or persons;
 - iv. any unintentional or unplanned - wholly or partially - outage of your Computer System not directly caused by physical loss or damage;
- affecting access to, processing of, use of or operation of any Computer System or any Electronic Data by any person or group(s) of persons.

b. Computer System means any computer, hardware, information technology and communications system or electronic device, including similar system or any configuration of the aforementioned and including any associated input, output or Electronic Data storage device, networking equipment or backup facility.

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

c. Electronic Data means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programmes, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment.

d. Malware or Similar Mechanisms means any programme code, programming instruction or other set of instructions intentionally constructed with the ability to damage, interfere with or otherwise adversely affect computer programmes, data files or operations (whether involving self-replication or not), including but not limited to "Virus", "Trojan Horses", "Worms", "Logic Bombs" or "Denial of Service Attack".

***** PLEASE REFER TO POLICY WORDING FOR PRECISE DEFINITIONS *****

You should carefully read the Policy Schedule in conjunction with the Product Disclosure Statement (PDS) and/or Policy Wording to ensure the cover selected suits your needs. If you are uncertain of any aspect, please do not hesitate to contact our Office before proceeding with this insurance.

IMPORTANT INFORMATION ABOUT OUR ADVICE

It is imperative that you check the information carefully and advise this office immediately of any changes required. Failure to do so may result in inadequate or compromised cover. By proceeding with this offer of insurance as presented you are confirming that the information on our file and contained within is complete and accurate.

If you elect to pay utilising the services of a premium funder, we will be entitled to receive a commission payment of up to 3% of the premium funded. Where we arrange premium funding through Attvest for you we will receive a 1% override at the end of an agreed period.

From time to time we may receive certain 'hospitality benefits' (such as training, education, tickets to sporting events, movies, meals, bottles of wine, hampers). For further details relating to our remuneration, please ask a staff member or refer to our Financial Services Guide (**FSG**) previously provided. If you would like another copy of the FSG, please ask one of our staff and it will be provided to you free of charge.

YOUR DUTY OF DISCLOSURE

Before you enter into an insurance contract, you have a duty to tell the insurer anything that you know, or could reasonably be expected to know, may affect their decision to insure you and on what terms. You have this duty until they agree to insure you and before you renew, extend, vary or reinstate an insurance contract. You do not need to tell the insurer anything that reduces the risk they insure you for; or is common knowledge; or they know or should know as an insurer; or they waive your duty to tell them about.

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

PRIVACY STATEMENT

We are committed to protecting your privacy. We use the information you provide to advise about and assist with your insurance needs, including premium funding and claims.

We provide your information to insurance companies and agents that provide insurance quotes and offer insurance terms to you, companies that deal with your insurance claim (such as loss assessors & claims administrators) and premium funding offers and terms. We may also need to provide your information to contractors who supply services to us; however we will take reasonable measures to ensure that they protect your information as required under the Privacy Act 1988.

Your information may also be given to an overseas insurer (like Lloyd's of London) if we are seeking insurance terms from an overseas insurer, or to reinsurers who are located overseas. We will try to tell you where those companies are located at the time of advising you. We may also disclose information to the providers of our policy administration and broking systems who may be supported and maintained by organisations in New Zealand, the Philippines and Vietnam. Please note that the Privacy Act may not apply to these organisations. Certain technology service providers that we utilise e.g. cloud-based data storage and back up, survey technologies and social media providers, may store information across multiple countries.

Class of Policy: Business Insurance
The Insured: Valmadre Family Super Fund

Policy No: 172U842095BPK
Invoice No: 156936
Our Ref: VALMADRE H

We do not trade, rent or sell your information. If you don't provide us with full information, we can't properly advise you, seek insurance terms for you, or assist with claims and you could breach your duty of disclosure. By asking us to assist with your insurance needs, you consent to the collection and use of the information you have provided to us for the purposes described above.

For more information about our approach and commitment to the protection of your personal information, ask us for a copy of our Privacy Policy or visit our website. Our Privacy Policy provides detailed information how we collect, use, disclose and protect your personal information, including how to access the personal information we hold about you, how to have the information corrected and how to complain if you think we have breached the privacy laws.

CANCELLATION NOTICE

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

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

Please Note: Should policy be Premium Funded and payment terms are not met, the premium funder is entitled to cancel the policy at any time without notice.

CHANGE OF RISK OR CIRCUMSTANCE

It is imperative to ensure ongoing adequate cover that you inform us of changes to your circumstances or risks e.g. business locations, operations or property. Please contact us if you are in any doubt as to whether an insurer should or should not be told of certain changes.

UNDER-INSURANCE

Some policies contain an Average or Co-insurance clause. This means that you must insure for the full value of your property and if you under-insure, your claim may be reduced in proportion to the amount of under-insurance. Some business interruption policies contain an Average/Co-insurance clause which has a different application. It is important that sum insureds are checked and are accurate.

A simple example illustrating the basic principle, application and effect of the Average / Co-Insurance clause is as follows:

| | |
|-------------------------------------|--------------|
| Full Value of the Property Insured | \$ 1,000,000 |
| Policy Sum Insured / Declared Value | \$ 500,000 |

Therefore you would be self insured for 50% of the full value.

| | |
|---|------------------------------|
| Amount of Claim | \$ 100,000 |
| Amount Payable by the insurer as a result of the application of the Average / Co-Insurance clause | \$ 50,000 (50% of \$100,000) |

INTERESTED PARTIES

Check with us whether the insurer will include someone else as an insured or note their interests before you agree to this in a contract or lease. Most policy conditions will exclude indemnity to other parties (e.g. mortgages, lessors, principals etc.) unless their interest is properly noted on the policy so this must be requested when taking out the insurance.

NOTIFICATION OF CLAIMS

Notify us and/or your insurer immediately of all incidents that may give rise to a claim against you after they come to your attention. Most of your policies do not provide indemnity in respect of events that occurred before the insurance commenced. They cover events that occur during the policy period.

Some policies (e.g. professional indemnity insurance) provide cover on a "claims made" basis. This means that claims first advised to you (or made against you) and reported to your insurer during the policy period are insured under that policy, irrespective of when the incident causing the claim occurred. If you become aware of circumstances, which could give rise to a claim, notify the insurer during the policy period.

Schedule of Insurance

| | | | |
|-------------------------|----------------------------|--------------------|---------------|
| Class of Policy: | Business Insurance | Policy No: | 172U842095BPK |
| The Insured: | Valmadre Family Super Fund | Invoice No: | 156936 |
| | | Our Ref: | VALMADRE H |

SUBROGATION AND HOLD HARMLESS AGREEMENTS

You may prejudice your rights with regard to a claim if, without prior agreement from your insurers, you enter into an agreement with a third party that prevents the insurer from recovering the loss from that, or another party. Your policies contain provisions which allow the insurer to recover their liability from the responsible party. Any agreement you enter into that excludes or limits your rights to recover damages from another party in relation to any loss, damage or destruction contravenes these provisions.

If you have any such agreements, we may be able to negotiate with your insurer to permit them and therefore we request you to advise us of their existence. Examples of such agreements are the "hold harmless" clauses which are often found in lease agreements, maintenance and supply contracts.