



Munro Property Group Pty Ltd ACN 007 878 079

## MISCELLANEOUS INVOICE

136 The Parade, NORWOOD SA 5067

T 08 8132 2020  
corporations@munroproperty.com.au  
www.munropropertygroup.com.au

Issued 08/11/2019 on behalf of:

LJ Hooker - Flinders Park  
240 Grange Road  
FLINDERS PARK SA 5025

Community Corporation 27030 Inc.  
ABN 80311201450  
Kings Quarter  
111-117 Kings Road  
SALISBURY DOWNS SA 5108  
for  
Lot 5 Unit 5  
Darkinger Property Pty Ltd

**Total**

Lot 5: Lot insurance premium period 7/12/19 to 7/12/20

435.07

**Amount Payable:**

**\$435.07**

Cheques should be made payable to 'Community Corporation 27030 Inc.'



**Telephone & Internet Banking - BPAY**

Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. To use the QR code, use the reader within your mobile banking app.  
More info: [www.bpay.com.au](http://www.bpay.com.au)

**Biller Code: 263970**

**Ref: 44330000012129**

Pay online or by phone with your credit card using PayWay.  
Go to [Info www.payway.com.au](http://Info www.payway.com.au) or call 1300 885 175 and use the provided PayWay biller code and reference number.

**Biller Code: 210823**

**Ref: 44330000012129**



**Amount Due**

**\$435.07**

**Due Date**

**1/12/2019**

**Amount Paid**

**\$**

LJ Hooker - Flinders Park  
Community Title Scheme 27030  
Lot 5 Unit 5



## MEMO

**RE:** Lot Owners CHU policy documents

**From:** MUNRO™ BODY CORPORATE

We are required under the obligations as an agent and the legislation to provide you with the relevant documentation regarding your policy presented.

Due to the large nature of the documents we refer you to the information located at the following URL Links as the printing would be unreasonable.

**COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES**

[http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11\\_15.pdf](http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf)

*Information contained in Policy 10 Lot Owners Homes brochure is a standalone version of Policy 10 of the Community Association Insurance Plan.*

**KEY FACTS SHEET**

[http://www.chu.com.au/wp-content/uploads/2015/07/ca\\_QM6431-0714\\_CHU\\_policy\\_10\\_lot\\_owners\\_KFS\\_web.pdf](http://www.chu.com.au/wp-content/uploads/2015/07/ca_QM6431-0714_CHU_policy_10_lot_owners_KFS_web.pdf)

*Key Facts Sheet sets out some of the events covered and not covered by this policy and other information you should consider.*

**COMMUNITY ASSOCIATION INSURANCE PLAN, PDS POLICY 10 – LOT OWNERS HOMES**

[http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11\\_15.pdf](http://www.chu.com.au/wp-content/uploads/2016/02/102641-CA-Policy-10-A5-WEB-11_15.pdf)

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**COMMUNITY ASSOCIATION INSURANCE PLAN & PDS**

[http://www.chu.com.au/wp-content/uploads/2016/02/102640-Community-Association-Strata-PDS-WEB-11\\_15.pdf](http://www.chu.com.au/wp-content/uploads/2016/02/102640-Community-Association-Strata-PDS-WEB-11_15.pdf)

*Our policy encompasses additional and increased benefits over the minimum required by law.*

If you require hard copies the documents, please do not hesitate to contact us so we are able to provide them to you.

136 The Parade NORWOOD SA 5067

T: 8132 2020 E: [corporations@munropropertygroup.com.au](mailto:corporations@munropropertygroup.com.au)

GROUND FLOOR, 208 GREENHILL ROAD EASTWOOD SA 5063  
Phone: (08) 8394 0444 Fax: (08) 8394 0445



**CHU**

Strata Insurance

Policy Number: ST503403 - 5  
Payment Reference No.: 907778701  
Period of Insurance:  
From: 07/12/19  
To: 07/12/20

MUNRO PROPERTY GROUP  
SUITE 3, 136 THE PARADE  
NORWOOD SA 5067

The Insured & Situation  
Darkinger Property Pty Ltd  
UNIT 5 111-117 KINGS ROAD  
SALISBURY DOWNS  
SA 5108

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**COMMUNITY ASSOCIATION INSURANCE PLAN - POLICY 10 LOT OWNERS HOMES**  
**INVITATION TO RENEW**

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Cover Selected	Current	Suggested
PART A INSURED PROPERTY (Building) Loss of Rent/Temp Accommodation (15%) Excess 5 Any event of any kind. \$300	280,900 42,135	294,945 44,242
PART B LIABILITY TO OTHERS	20,000,000	20,000,000
PART C MACHINERY BREAKDOWN	Not selected	Not selected
PART D CATASTROPHE (Lot Owners Home) Extended cover – Rent/Temp Accommodation	Not selected Not selected	Not selected Not selected
FLOOD  Excess FLOOD EXCESS \$300 Exclusion 1a does not apply.	Selected	Selected

**Interested Parties**

BANK OF SOUTH AUSTRALIA

Base Premium:	329.30	Base Premium:	345.07
Levies:	0.00	Levies:	0.00
GST:	35.93	GST:	37.51
Stamp Duty:	39.84	Stamp Duty:	41.75
CHU Admin Fee:	30.00	CHU Admin Fee:	30.00
<b>TOTAL:</b>	<b>435.07</b>	<b>TOTAL:</b>	<b>454.33</b>
Darkinger Property Pty Ltd Authorised Rep Comm	65.86	Darkinger Property Pty Ltd Suggested Authorised Rep Comm	69.01
Authorised Rep Comm GST	6.59	Suggested Authorised Rep Comm GST	6.90
	435.07		454.33

**Refer to Important Information for Duty of Disclosure and Excess Descriptions.**  
**Please refer to Product Disclosure Statement and Policy Wording QM563-0619**

Date of Issue: 28/10/19

Our Ref: L007695

Your current cover expires at 4.00 pm on 07/12/19.

To ensure continuation of cover, payment must be made before this date. Our recommendations are based on general trends and information. We have not considered your particular circumstances. Before taking out this insurance, consider whether our recommendation is appropriate to your needs, objectives and financial situation and consult the Product Disclosure Statement. This document becomes a Tax Invoice if paid in full.

## IMPORTANT INFORMATION

### insurers

Policies issued by CHU Underwriting Agencies Pty Ltd ABN 18 001 580 070 AFS Licence No: 243261 on behalf of the insurers:-  
QBE Insurance (Australia) Limited ABN 78 003 191 035 of 8 Chifley Square Sydney NSW 2000 (AFS Licence No: 239545)

### your duty of disclosure

Before you renew or vary this contract of insurance, 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.

Also, 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

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.

### excesses - explanatory notes

Whenever an Excess Number and amount is shown in the Schedule, You have to pay or contribute the stated amount for each loss arising out of or consequent upon that numbered Event.

The Event to which the number refers is:

1. Damage by water or liquid, including exploratory costs incurred in locating the source of damage, caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
2. Damage by water or liquid, other than that caused by the bursting, leaking, discharging or overflowing of tanks, apparatus or pipes.
3. Breakage of or damage to glass or mirrors.
4. Storm and/or tempest.
5. Any Event of any kind.
6. Damage to electric motors.
7. Malicious acts, vandalism, graffiti.
8. Impact caused by road Vehicles or animals.
9. Burglary or theft or any attempt thereat.



### Workers compensation wages declaration - (applicable in WA, TAS and ACT only)

Number of employees: \_\_\_\_\_ Total wages paid (not including those paid to contractors): \$ \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Policy No: ST503403 - 5 Plan No: Darkginger Property Pty Ltd

# LOT OWNERS HOMES

MUNRO PROPERTY GROUP  
SUITE 3, 136 THE PARADE  
NORWOOD SA 5067

Date: 28/10/19  
Payment Reference No.: 907778701

## RENEWAL INVITATION thank you for choosing CHU

### Pay in 3 easy steps

#### ① Please check

- All documents.
- Refer to 'Important Information' overleaf.
- Advise us if anything needs changing.

#### ② To make changes

- Please call 08 8394 0444 or
- Email [info\\_SA@chu.com.au](mailto:info_SA@chu.com.au)

#### ③ To pay

- Please follow the 'How to Pay' instructions  
For more information please visit  
[www.chu.com.au](http://www.chu.com.au). Thank you.

### How to Pay - convenience of 5 options



**EFT / DIRECT DEPOSIT**  
Macquarie Bank BSB: 182-222  
Account No.: 301926960  
Payment Reference No.: 907778701



Biller Code: 667154  
BPAY Reference: 30192696000907778701

Pay this bill online via internet banking.



**CHEQUE** Send your cheque, together with the Payment Slip below  
Payable to: **CHU Underwriting Agencies Pty Ltd**  
Mail to: **GPO Box 4571 Sydney NSW 2001**



**CREDIT CARD** at [www.chu.com.au](http://www.chu.com.au)  
Please quote payment reference 907778701  
Payments by credit card may attract a surcharge



**POST OFFICE** Present the payment slip below with  
your payment at any Australia Post outlet or agent.



### CHU PAYMENT SLIP

Please complete this slip for cheque  
and post office payments ONLY

**DEFT**  
PAYMENT SYSTEMS

Please choose and tick box

Darkginger Property Pty Ltd  
UNIT 5 111-117 KINGS ROAD  
SALISBURY DOWNS SA 5108

PREMIUM	
Current Cover	Suggested Cover
\$435.07	\$454.33

Amount Paid

**POSTbillpay**



\*453 301926960 00907778701

\$

Please add amount and turn over  
for further instructions

## CHU Underwriting Agencies Pty Ltd

### Claims History

**Strata Plan:** Darkginger Property Pty Ltd  
**Policy Number:** ST503403 - 5  
**Situation of Risk:** UNIT 5 111-117 KINGS ROAD  
 SALISBURY DOWNS  
 SA 5108

Date of Occurrence	Claim Number	Claim Type	Outstanding Claim Estimate	Excess	Amount Paid	Date Reported
<b>Outstanding Claims</b>						

**Paid Claims**



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LJ Hooker - Flinders Park

Community Title Scheme 27030

Lot 5

Unit 5



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