

Business Pack Insurance Renewal Invitation

QBE Insurance (Australia) Ltd
Head Office
Level 18, 388 George Street
Sydney NSW 2000
ABN: 78 003 191 035
AFS Licence No: 239545



Policy Number NIU694467BPK

ROSS'S ON NORFOLK PTY. LTD
PO BOX 218
NORFOLK ISLAND 2899

Account Number
NI0009378
Period of Insurance
From 23/10/2022
To 23/10/2023 at 4pm

Your Insurance Policy will expire at 4.00pm on the FROM DATE shown. To arrange cover : 1. Check the Sum(s) Insured, Policy Covers and Policy Wordings to understand what you are covered for. If any changes are required please advise us. 2. Pay the amount due before the FROM DATE. Please read DUTY OF DISCLOSURE on back of notice.

The Insured

KERRI-ANN AND STEVEN BROOKS

CHANNERS ON NORFOLK

Cover Summary

Location 144 TAYLORS ROAD, NORFOLK ISLAND NSW 2899

Business HOLIDAY HOUSES/FLATS OPERATION

Policy Section	Insured	Policy Section	Insured
Property	Yes	Machinery Breakdown	No
Business Interruption	No	Electronic Equipment	No
Theft	No	Employee Dishonesty	No
Money	No	Tax Audit	No
Glass	No	Transit	No
Broadform Liability	Yes	Employment Practices	No
General Property	No	Statutory Liability	No

Total Premium and Charges

Premium	\$7,850.16	ABN	None Noted
GST	\$0.00		
Stamp Duty			
Total Premium	\$7,850.16	SMSF paid \$1840.00 contribution.	

The amount of stamp duty paid is calculated under the relevant States/Territory Duties Act, based on where the risks, properties, contingencies or events are located.

Important Information about your Duty of Disclosure appears at the back of this schedule and on your application form. Please read this information carefully.

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YOUR PREMIUM COMPARISON

Policy number: NIU694467BPK
Policy expiry Date: 23/10/2022

To help you keep track of how your premium may change from year to year, we've included a quick comparison so that you can check this year's Total Premium against last year's premium.

Last year's premium shows the total amount you were charged for your policy, with any changes you made during the year, adjusted to make an annual like-for-like comparison.

We're often asked why premiums change from year to year. It's a natural question.

Your premium is likely to change each time you renew because premiums are affected by many different things, including changes in technology and repair costs, not just the sum insured or claims history.

We continually monitor the premiums we receive with the cost of paying claims, so we regularly review our pricing to get the balance right. It means that your premium is likely to change each time you renew, so here's your latest comparison.

	Last year	This year
Premium	\$7,476.36	\$7,850.16
Emergency Services Levy	\$0.00	\$0.00
GST	\$0.00	\$0.00
Stamp Duty	\$0.00	\$0.00
Intermediary service fee (incl. GST)*	\$0.00	\$0.00
Total Premium	\$7,476.36	\$7,850.16

If you need to know more

If you'd like to know more about premiums or other parts of your price like excesses or discounts, please speak with your insurance advisor.

*Applies to the whole policy not individual risks and will not appear for any sub section breakdowns.

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Multi Section Breakdown

This page provides a breakdown of the risks listed in your policy

Risk Number: 1		Policy Section: PROPERTY/BUSINESS INTERRUPTION	
Risk State: NSW			
		Last year	This year
Premium		\$5,086.77	\$5,341.10
Emergency Services Levy		\$0.00	\$0.00
GST		\$0.00	\$0.00
Stamp Duty		\$0.00	\$0.00
Total Premium		\$5,086.77	\$5,341.10

Risk Number: 2		Policy Section: LIABILITY	
Risk State: NSW			
		Last year	This year
Premium		\$2,389.59	\$2,509.06
Emergency Services Levy		\$0.00	\$0.00
GST		\$0.00	\$0.00
Stamp Duty		\$0.00	\$0.00
Total Premium		\$2,389.59	\$2,509.06

END

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Policy Number NIU694467BPK

Cover Details

Location 144 TAYLORS ROAD, NORFOLK ISLAND NSW 2899 **Risk Number** 1
Business HOLIDAY HOUSES/FLATS OPERATION
Interested Party None Noted

Property Section

Particulars	Total Sum Insured	Excess
Buildings	\$1,025,000	\$500
Contents	\$105,000	\$500

Reinstatement / extra cost conditions apply
Earthquake excess as per the policy wording

Clauses

- B64**

Your Business
Your Business specified in the Schedule is more fully described as:
Oldest cottage is 100 years old, next
is 50 years old and the other is 40 years
old. All extensively rennovated

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Policy Number NIU694467BPK

Cover Details

Location 144 TAYLORS ROAD, NORFOLK ISLAND NSW 2899 **Risk Number** 2
Business HOLIDAY HOUSES/FLATS OPERATION
Interested Party None Noted

Broadform Liability Section

Particulars	Total Sum Insured	Limit
Limit of liability, any one occurrence		\$20,000,000
Property in Your physical and legal control	As per the policy wording	

Excess \$500 for property damage claims only
\$0 for personal injury claims

The rating of this section is based on your business turnover being \$480,000. If there is any change to this, you must notify your intermediary.

Clauses

- ASL**
LISTING OF SITUATIONS YOU OPERATE FROM
Notwithstanding the territorial limits noted in the policy we acknowledge the following situations from which you operate your business:
Address
4 Little Cutters Corn Norfolk Island
144 Taylors Road, Norfolk Island

Additional Clauses

THIS PACKAGE DOES NOT INCLUDE WORKERS COMPENSATION INSURANCE. EMPLOYERS ARE REQUIRED BY LAW TO HAVE WORKERS COMPENSATION INSURANCE.
IF YOU WISH TO ARRANGE WORKERS COMPENSATION COVER PLEASE CONTACT YOUR AGENT OR BROKER OR ONE OF OUR BRANCHES.

This completes your policy

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Policy Payment Details

With the compliments of QBE Insurance Australia Ltd

Total Premium Payable \$7,850.16

Instalment - Premium Obligations

Where the premium is paid by Instalments:

- a) You will not be able to claim under this Policy if at the time the claim arises any instalment premium has remained unpaid.
- b) We may cancel this Policy at any time by giving notice if any instalment of premium has remained unpaid for 1 month or more.

Instalment	Deduction Date	Amount	GST Included	Status
1	29/10/2022	\$654.18		UNPAID
2	29/11/2022	\$654.18		UNPAID
3	29/12/2022	\$654.18		UNPAID
4	29/01/2023	\$654.18		UNPAID
5	28/02/2023	\$654.18		UNPAID
6	29/03/2023	\$654.18		UNPAID
7	29/04/2023	\$654.18		UNPAID
8	29/05/2023	\$654.18		UNPAID
9	29/06/2023	\$654.18		UNPAID
10	29/07/2023	\$654.18		UNPAID
11	29/08/2023	\$654.18		UNPAID
12	29/09/2023	\$654.18		UNPAID

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Your duty of disclosure

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.

If you do not tell us something

If you do not tell us anything you are required to, 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.

Underinsurance

The classes of insurance listed below contain provisions as to average and underinsurance. This means we require you to insure for the full value or maximum potential risk. If you do not do so, and you are underinsured, we will pay you less in the event of a claim, calculated by a formula in the policy which takes account of the degree of underinsurance.

Classes of insurance containing underinsurance clauses:

- Business Pack Insurance
- Contractors Plant and Machinery
- Construction/Liability
- Trades Pack Insurance
- Office Pack Insurance
- Fire
- Industrial Special Risks
- Farm Pack Insurance
- Loss of Profits
- Machinery and Electronic
- Industrial Special Plant

Insurer

This Policy is issued by QBE Insurance (Australia) Ltd
ABN 78 003 191 035,
AFS Licence No. 239545 of Level 18, 388 George Street Sydney.