



23 October 2018

000662 000



Company Secretary  
Jeff And Lidia Super Fund  
24 Marjorie Crs  
MAROUBRA NSW 2035



## Your insurance

Policy number  
**W1-S016131-LLP**

Risk address  
**Level 1  
Unit 8  
49 Boronia St  
Kensington NSW 2033**

Monthly premium  
**\$39.35**

Due for renewal on  
**28 November 2018**

## It's time to renew your insurance policy

To the Company Secretary,

Thank you for choosing St.George Landlord Insurance. Your policy expires at 4pm on 28 November 2018 and we're pleased to offer to renew your policy for another year.

### Your policy will be renewed automatically

As you've chosen to pay monthly by direct debit, your policy will be renewed automatically on the expiry date. Unless we hear otherwise, we'll continue to deduct your monthly premium of \$39.35 from your St George Bank account.

Please let us know if you need to make any changes to the nominated account.

### Please check the details

Your premium and some aspects of your policy (such as cover benefits or excesses) may have changed.

We want to be sure that you know exactly what you're covered for so please read your Product Disclosure Statement PDS(s) together with your Policy Schedule, as these set out the terms and conditions of your cover.

We're changing the way we calculate no claims discounts. If you want to know more about the discounts we offer, or to find out whether you will be affected by these changes, please call us.

### Any questions?

Please call St.George on **13 33 30**. We also offer a range of other insurance products – ask us for details. We'll be happy to help you.

Kind regards,

Peter Dennis  
**Head of Product & Underwriting - General Insurance**

### St George Landlord Insurance provides:

- ✓ Comprehensive cover for storm, flood, fire, theft and more
- ✓ A sum insured safety net on every policy
- ✓ Pay by the month with no extra fee

St George Landlord Insurance is a general insurance policy. It does not cover all risks. Please read the Product Disclosure Statement (PDS) for full details of cover, exclusions, conditions and limitations. Cover is subject to policy terms and conditions.

**We're here to help**



You can make a claim by calling 1300 655 459

St.George - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFS Licence No. 233714. St.George Landlord Insurance is issued by Westpac General Insurance Limited (except workers compensation cover where applicable) and distributed by the Bank. The Bank does not guarantee the insurance. This information does not take into account your personal circumstances. Read the *Product Disclosure Statement*, available at [www.stgeorge.com.au](http://www.stgeorge.com.au), to see if St.George Landlord Insurance is right for you.

# Your insurance policy schedule

## Policy number

W1-S016131-LLP

## Cover

<b>Insured</b>	Jeff And Lidia Super Fund
Refer to your schedule for the period of insurance.	
<b>Insurer</b>	St.George Landlord Insurance is issued by Westpac General Insurance Limited ABN 99 003 719 319

## Last year's Premium

<b>Base premium</b>	\$287.76
<b>Government charges</b>	
Emergency/Fire Services Levy	\$60.48
GST	\$34.80
Stamp duty	\$34.44
<b>Annual premium</b>	<b>\$417.48</b>

## Current Renewal Premium

<b>Base premium</b>	\$336.60
<b>Government charges</b>	
Emergency/Fire Services Levy	\$57.24
GST	\$39.36
Stamp duty	\$39.00
<b>Annual premium</b>	<b>\$472.20</b>
<b>Monthly premium</b>	<b>\$39.35</b>
(Subject to rounding; includes GST of \$3.28)	

The above premiums are a comparison between your current renewal premium and last year's premium.

The difference in premiums can be due to the following:

- The decision to defer the removal of the Emergency/Fire Services Levy (ESL) in NSW means the ESL applied to your current renewal premium may be higher than last year.
- Any changes you may have made to your policy during the previous period such as:
  - Increasing or decreasing your Building or Contents sum insured
  - Adding or removing Landlord Extras cover
- Automatic indexation of your sum insured to allow for increased rebuilding and replacement costs.
- Changes to the expected cost of claims and business expenses including projected weather patterns
- Removal of discounts applicable for the first year only



## Your insurance premium breakdown

Type of cover	Base premium	Emergency / Fire Services Levy	GST	Stamp duty	Total
1. Address: Level 1, Unit 8, 49 Boronia St, Kensington NSW 2033					
Contents	\$249.36	\$42.36	\$29.16	\$28.92	<b>\$349.80</b>
Landlord extras	\$87.24	\$14.88	\$10.20	\$10.08	<b>\$122.40</b>

### Overall Total

<b>Total annual premium</b>	<b>\$336.60</b>	<b>\$57.24</b>	<b>\$39.36</b>	<b>\$39.00</b>	<b>\$472.20</b>
<b>Total monthly premium</b>					<b>\$39.35</b>

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



## Your landlord insurance policy schedule

### Risk address

Level 1  
Unit 8  
49 Boronia St  
Kensington NSW 2033

### Type of policy

Landlord Insurance  
Quality Care

### Policy number

W1-S016131-LLP

### Policy

#### Period of insurance

Effective date 28 Nov 2018  
Expiry date 4pm on 28 Nov 2019

#### Interested party

St.George Bank a Division of W  
estpac Banking Corporation

#### Advantage Package benefit

10% discount

### Cover

	Sum insured	Excess
<b>Buildings</b>	nil	nil
<b>Contents</b>	\$22,050	\$500 ^
^Comprises minimum excess \$100 and voluntary excess \$400.		
<b>Legal liability</b>	\$20,000,000	nil

### Property

<b>Built</b>	2016
<b>External walls</b>	Double Brick
<b>Roof material</b>	Concrete Tile
<b>Building type</b>	Unit
<b>Licensed property manager</b>	Yes
<b>Site greater than 20,000sqms</b>	No
<b>Security devices</b>	Key operated deadlocks on all external doors.

## List of insured events

See the *Product Disclosure Statement* for full details and limits.

	Covered?
Earthquake	
Escape of liquid	
Explosion	
Fire	
Flood	
Impact	
Lightning	
Malicious acts	
Riot or civil commotion	
Storm	
Theft	 From a fully enclosed and lockable building at the site and up to \$2,000 in the open air at the site
Accidental breakage of glass	
Electrical motor burnout	

### Option

Landlord extras	
<b>Benefits included in your policy</b>	
Comprehensive cover for storm, flood, fire, theft and more	
Sum insured safety net	
Pay by the month, with no extra fee	
Legal liability	

# Landlord Insurance

## Supplementary Product Disclosure Statement

This Supplementary Product Disclosure Statement (SPDS) supplements the information in the Landlord Insurance Product Disclosure Statement, which was prepared on 11 August 2015 (PDS).

For Landlord Insurance policies issued on or after 30 June 2018, or renewed on or after 30 July 2018, the PDS should be read together with this SPDS.

The PDS, this SPDS and your policy schedule become your contract with us (only those parts of the PDS and this SPDS relevant to your choices will apply).

Effective: 30 June 2018

# Changes to the PDS

## 2.6 Your premium

A new paragraph is inserted at the end of the subsection headed **How is your premium calculated?** on page 7:

Based on your sums insured, a minimum premium may be applied.

A new subsection is added after the subsection headed **How is your premium calculated?** on page 7:

### **Increases to your premium on renewal**

Each time we offer to renew your policy, we will automatically adjust your sum insured, to make an allowance for increased costs of construction materials and goods (for Building cover) and replacement costs (for Contents cover). For more details, refer to *Sum insured automatic indexation* on pages 29 and 32. This will also result in an increase to your premium. If you want to adjust your sum insured at any time, please let us know.

The subsection headed **No claim discounts** on page 8 is deleted and replaced with the following:

### **No claim discount**

You may be eligible to receive a no claim discount on your premium.

When you initially take out a policy, your 'no claim discount' will be based on your previous claims history. The 'no claim discount' then increases by 5% for each claim free year, up to a maximum discount of 15%.

If we agree to pay a claim, any 'no claim discount' you have will be reduced by 5% for each claim made at your next renewal date.

New subsections are added after the subsection headed **Managing monthly payments** on page 8:

### **Changes to your premium**

When you ask us to make a change to your policy, and we agree, we may need to refund a portion of your premium or you may need to pay us additional premium to reflect the change in cover.

If you pay your premium by monthly instalments, your future monthly instalments will be automatically updated to reflect any change in premium.

If you pay your premium annually, we will send you a notice for payment if any additional premium is owing, or provide you with a refund, to reflect any change in premium.

### **What happens if you don't pay your premium?**

If you don't pay your premium, we may be able to cancel your policy. For more details, refer to *When can we cancel your policy?* on page 11.

### **Payment of amounts of \$1 or less**

If any premium that you owe us or we owe you at any time is \$1 or less, we may choose not to refund the difference or not to request payment of the additional amount. We will donate any surplus received by us to a registered charity of our choosing on an annual basis.



# 3 General exclusions

The subsection headed **Maintenance and building** on page 12 is deleted and replaced with the following, so that your policy does not cover any loss or damage that is caused by or arises from:

## Maintenance and building

- defects in design, structure, materials, workmanship or construction,
- failure to keep the property insured watertight, well maintained, structurally sound and secure.  
For example:
  - a storm can highlight defects rather than cause them, and
  - damage due to lack of maintenance or which happens gradually is not covered,
- failure to undertake building work that a relevant authority required you to undertake before the loss or damage occurred,
- obtaining permits or permissions to replace structures that were erected by you illegally or without planning permission, or
- tenants' or their guests' neglect of the property or poor housekeeping.

The subsection headed **Wear and tear, and environmental conditions** on page 12 is deleted and replaced with the following, so that your policy does not cover any loss or damage that is caused by or arises from:

## Wear and tear, and environmental conditions

- wear and tear, gradual deterioration, or fading,
- rust, corrosion, oxidisation, mould, mildew or atmospheric conditions,
- earth or soil movement (other than earthquake) including landslide, subsidence, erosion or heave,
- settling, expansion, shrinkage or vibration,
- actions or movements of the sea or high water (other than storm surge and tsunami),
- hydrostatic pressure, or
- tree roots.


The following subsection is added after the subsection headed **Common property** on page 13:

## Consequential loss

In addition to the above types of loss and damage, your policy does not cover consequential loss of any kind.

4.3 Insured events (Building and Contents)

The table under the subheading **Escape of liquid** on page 17 is deleted and replaced with the following:

 <b>Escape of liquid</b>	<b>Essential Care</b>	<b>Quality Care</b>
<b>Covered</b> Loss or damage caused by the sudden and accidental escape of liquid from any fixed pipe, fixed tank, waterbed, fish tank, or fixed item used to hold liquid.  We will also pay reasonable exploratory costs in locating the source of the damage, provided we have agreed to pay for the loss or damage caused by the escape of liquid.	✓  Excludes loss or damage resulting from liquid escaping from a shower recess	✓
<b>Not covered</b> <ul style="list-style-type: none"><li>• Loss, damage or repairs to the item from which the liquid escaped, and if the liquid escaped from a shower recess, the cost of re-tiling the walls or floor of the shower recess,</li><li>• repair or replacement of undamaged parts of your building and/or contents to match property that has been repaired or replaced, or</li><li>• loss or damage caused by gradual escape of liquid which is evident and which you fail to rectify.</li></ul>		

The final paragraph under the subsection headed **Storm - Not covered** on page 20 is deleted and replaced with the following:

Loss or damage caused by or resulting from: <ul style="list-style-type: none"><li>• gradual deterioration from hail, wind, snow or rain,</li><li>• hail, wind, snow or rain entering the building:<ul style="list-style-type: none"><li>- while construction work, alterations or additions are being carried out,</li><li>- as a result of doors, windows or other man-made openings not being closed, or</li><li>- through an opening not created by the storm or other insured event,</li></ul></li><li>• water seeping or running through or down the sides of earth or earth fill that is up against your building, or</li><li>• actions or movements of the sea or high water (other than storm surge and tsunami).</li></ul>
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#### 4.4 Landlord additional benefits

The table under the subheadings **Building additional benefits, Loss of rent** on page 28 is deleted and replaced with the following:

Loss of rent	Essential Care	Quality Care
<p>If the property is leased at the time of an insured event as set out in 4.3 <i>Insured events (Building and Contents)</i> (pages 16 to 23 of the PDS) and loss or damage makes the property unliveable and rent payments cease, then we will cover the lost rent.</p> <p>This expense will only be paid during the repair or replacement period and only while the property remains unliveable.</p>	X	<p>✓</p> <p>Up to 10% of the building sum insured or the amount of lost rent for up to 12 months from the date of the event, whichever is less</p>

The table under the subheadings **Contents additional benefits, Loss of rent** on page 31 is deleted and replaced with the following:

Loss of rent	Essential Care	Quality Care
<p>If the property is leased at the time of an insured event as set out in 4.3 <i>Insured events (Building and Contents)</i> (pages 16 to 23 of the PDS) and loss or damage makes the property unliveable and rent payments cease, then we will cover the lost rent.</p> <p>This expense will only be paid during the repair or replacement period and only while the property remains unliveable.</p> <p>If you also have Building cover, payment for loss of rent will be made under your Building cover only, and this additional Contents benefit will not apply.</p>	X	<p>✓</p> <p>Up to 10% of the contents sum insured or the amount of lost rent for up to 12 months from the date of the event, whichever is less</p>

# 5 Optional Landlord Extras cover

The subsection headed **Your Landlord Extras cover excess** on page 36 is deleted and replaced with the following:

## **Your Landlord Extras cover excess**

For each claim we agree to pay for Landlord Extras cover, your excess will be:

- Malicious Acts by Tenants \$300
- Theft by Tenants \$300
- Rent Default \$300

If you make a claim for more than one of the above benefits, you will need to pay a \$300 excess for each cover being claimed against.

## **7.1 What we will do when you make a claim**

The subsection headed **Recover** on page 41 is deleted and replaced with the following:

### **Recovery**

When someone other than you causes loss, damage, injury or legal liability that is insured, or partly insured, by your policy, you must obtain our consent before seeking to recover any such loss. We have the legal rights you have (subject to the *Insurance Contracts Act 1984*) to recover the amount of your insured loss in these circumstances and, in doing so, may make a claim or conduct, defend or settle any legal action, in your name. You are required to assist us in doing this. We may also take possession of the damaged property and decide what to do with it.

## **7.2 Evidence of ownership, value and loss**

The following text has been added as the second bullet point on page 42, so that the types of documents and information that we may request include, but are not limited to:

- Rent ledger and receipts, copies of the notices issued to tenant for termination of the rental agreement, court order documents.

## **7.3 How we settle your claim**

The bullet point about *Partial loss*, under the subsection headed **How your claim will affect your sum insured**, on page 44, is deleted and replaced with the following:

- **Partial loss:** If your claim is deemed to be a partial loss (that's anything less than the total sum insured), once your claim has been paid, we'll continue to cover you up to the full sum insured until your policy expires.

If you have a mortgage on the insured property and we're aware of it, at our discretion we may notify the mortgagee in the event of a partial loss claim and follow their instructions for settling the claim in relation to the mortgage.



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Landlord Insurance is issued by Westpac General Insurance Limited ABN 99 003 719 319 (except for workers compensation cover where applicable). St.George Bank – A division of Westpac Banking Corporation ABN 33 007 457 141 distributes the insurance, but does not guarantee the insurance.

This SPDS has been issued by Westpac General Insurance Limited ABN 99 003 719 319.

Prepared: 31 May 2018

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ST22414SPDS 0518



**AJAKA & CO.**  
CERTIFIED PRACTISING ACCOUNTANTS  
AND BUSINESS ADVISORS

A.B.N. 79 013 807 515  
PO Box 173, Maroubra NSW 2035  
Phone (02) 8347 2239 Fax (02) 8347 2259

JEFF AND LIDIA SUPER FUND  
24 MARJORIE CRESCENT  
MAROUBRA NSW 2035

**Tax Invoice**  
**2019-003155**

Ref: LINF1002  
27 June, 2019

Description	Amount
Preparation and lodgement of 2018 Self Managed Superannuation Fund Return Including: Detailed Statement of Financial Position, Operating Statement, Statement of Cash Flows, Auditor Report, Members Information Statement, Minutes	1,590.00
GST	159.00
Auditor fees	
Terms: 7 Days	Amount Due: \$ 1,749.00

Please detach the portion below and forward with your payment

✓ Paid  
27/6/19  
from joint  
superfund  
acc.

**ELECTRONIC FUNDS**

**TRANSFER**

AJAKA AND CO  
BSB: 062 198  
ACC NO: 1042 7037

**Remittance Advice**

JEFF AND LIDIA SUPER FUND

Cheque Mastercard Visa

☐☐☐

Card Number

<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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Cardholder .....

Signature .....

Expiry Date .....

Invoice: 2019-003155  
Ref: LINF1002  
27 June, 2019

Amount Due: \$ 1,749.00

