



SOUTHERN CROSS
INSURANCE BROKERS

INSURANCE RECOMMENDATION

Our recommendation for your insurance

Prepared for Harbourside Kitchen & Bar

PERIOD OF INSURANCE

1 December 2026 to 1 December 2027

ISSUED

13 October 2026

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At a glance

The cost of the cover we recommend, the quotes we obtained and the dates that matter.

\$38,226.19

TOTAL PAYABLE

3

QUOTES RECEIVED

1 December 2026

COVER STARTS

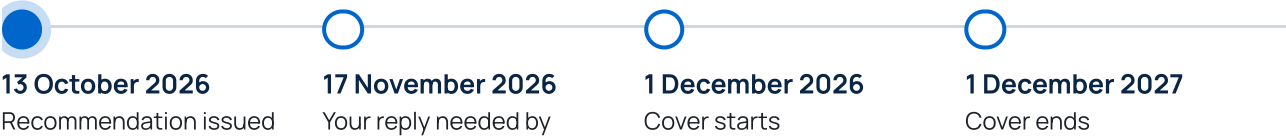
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INSURERS APPROACHED

Where your premium goes



Key dates



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Executive summary

Thank you for the opportunity to arrange the insurance of Harbourside Kitchen & Bar. This document sets out the cover and insurers we recommend for the period from 1 December 2026 to 1 December 2027, our reasons and the total cost.

Action needed. Please give us your instructions by **17 November 2026** so that your cover starts from 1 December 2026 without a gap.

General advice warning

Unless we have told you otherwise in writing, any advice in this document is general advice. It does not take into account your objectives, financial situation or needs. Before you act on it, consider whether it is appropriate for you and read the Product Disclosure Statement (PDS) and Target Market Determination (TMD) for each policy. If you would like advice that takes your circumstances into account, please ask us.

About Southern Cross Insurance Brokers

Southern Cross Insurance Brokers is an insurance broker. We work for you, not for the insurers: we look at the risks your business faces, take them to the insurers best placed to cover them and look after your policies and your claims through the year.

Southern Cross Insurance Brokers · ABN · Australian Financial Services Licence 123456

Scope of our advice

This advice covers your business insurance program only. It does not cover workers compensation, personal insurance or superannuation.

Your objectives and needs

You told us:

Protect both venues, stock and income against fire, flood and storm, cover liability to customers and suppliers, and keep premium growth under 10%.

Our recommendation

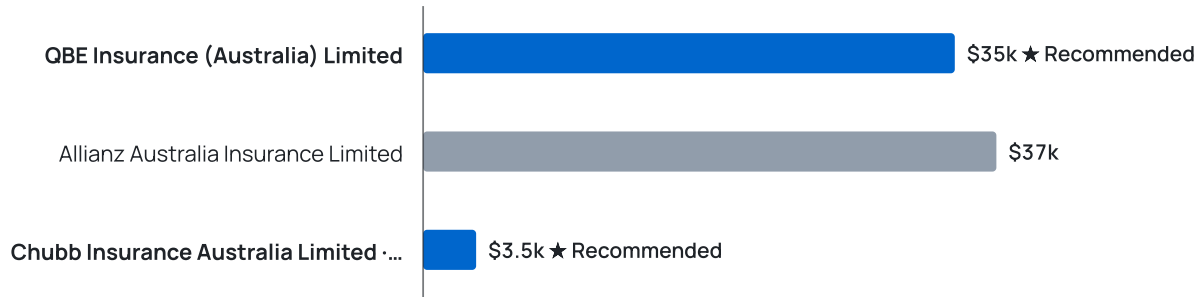
We recommend renewing with QBE for property, business interruption and liability, and moving cyber to Chubb, which offered broader cover for a similar premium.

Quotes we obtained

We approached 4 insurers on your behalf. 3 quoted and 1 declined. Their responses are summarised below.

Insurer	Class	Response	Premium	Key terms	Comments
QBE Insurance (Australia) Limited	All classes	Quoted	\$34,761.08	Incumbent. Flood included at Manly. \$20m liability.	
Allianz Australia Insurance Limited	All classes	Quoted	\$37,480.00	Flood excluded at both venues.	
Zurich Australian Insurance Limited	All classes	Declined			Outside appetite for licensed venues trading after midnight.
Chubb Insurance Australia Limited	Cyber	Quoted	\$3,465.11	\$1m limit, social engineering \$100k.	

Quotes received



Total payable for each quote. The recommended quote is highlighted.

Recommended cover

The covers we recommend. Premiums include taxes, levies and our fee. Full limits, sub-limits and excesses are in each policy schedule and wording.

Class of cover	Insurer	Sum insured	Limit	Excess	Basis	Premium
Property / ISR	QBE Insurance (Australia) Limited	\$3,850,000.00		\$2,500.00		\$21,682.63
Business Interruption	QBE Insurance (Australia) Limited	\$1,600,000.00		\$0.00		\$5,956.39
Public & Products Liability	QBE Insurance (Australia) Limited	\$20,000,000.00		\$1,000.00		\$7,122.06
Cyber	Chubb Insurance Australia Limited	\$1,000,000.00		\$5,000.00	Claims made	\$3,465.11

Insurer security

The insurers carrying each risk, their financial strength rating and regulatory status.

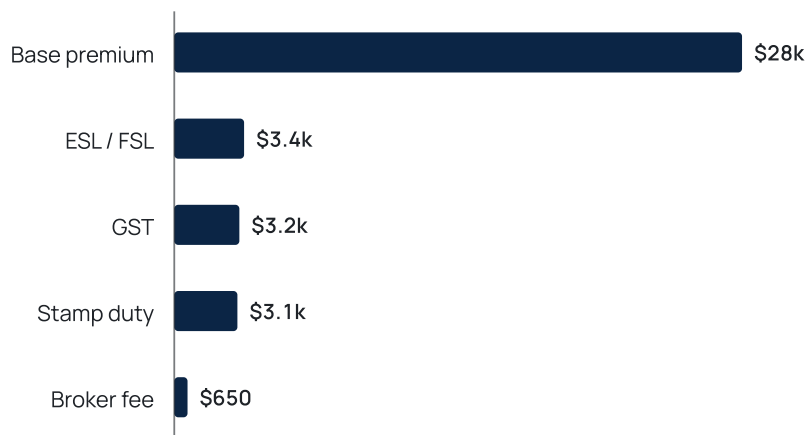
Class of cover	Insurer and share	Rating	Regulatory status	Basis
Property / ISR	QBE Insurance (Australia) Limited			

Class of cover	Insurer and share	Rating	Regulatory status	Basis
Business Interruption	QBE Insurance (Australia) Limited			
Public & Products Liability	QBE Insurance (Australia) Limited			
Cyber	Chubb Insurance Australia Limited			Claims made

Premium summary

Class of cover	Base premium	ESL / FSL	GST	Stamp duty	Broker fee	GST on fee	Total payable
Property / ISR	\$14,820.00	\$2,667.60	\$1,748.76	\$1,731.27	\$650.00	\$65.00	\$21,682.63
Business Interruption	\$4,210.00	\$757.80	\$496.78	\$491.81	\$0.00		\$5,956.39
Public & Products Liability	\$5,940.00		\$594.00	\$588.06	\$0.00		\$7,122.06
Cyber	\$2,890.00		\$289.00	\$286.11	\$0.00		\$3,465.11
Total	\$27,860.00	\$3,425.40	\$3,128.54	\$3,097.25	\$650.00	\$65.00	\$38,226.19

What makes up your premium



Total payable: **\$38,226.19**. Premiums include GST, stamp duty and emergency services or fire levies where they apply.

Premium funding

If you would like to pay your premium by instalments, we can arrange premium funding. The funder pays the premium to the insurers and you repay the funder, with interest, under a separate loan agreement. We may receive a commission from the funder. If you miss a repayment, the funder may cancel your policies.

How we are paid

The remuneration we expect to receive for arranging this insurance, in dollars.

Commission from insurers	\$5,499.75, paid by the insurers out of the premium shown
Our broker fee	\$650.00 plus GST, shown in the premium summary

Other benefits

Any non-monetary benefits we may receive are described in our Financial Services Guide

If a policy is cancelled

Whether we keep our fee and commission is set out in our Financial Services Guide

Conflicts of interest and associations

We act for you, but we may have relationships that could be seen to affect our advice. Insurers, underwriting agencies and premium funders may pay us commission. We may also receive other benefits from them, such as profit share or volume-based payments. We may have ownership or other links with some of the businesses we deal with.

Our Financial Services Guide explains these relationships. We manage conflicts of interest under our conflicts policy and will tell you about any conflict that is relevant to the advice in this document.

Things to consider before you decide

Replacing existing insurance

If this insurance replaces a policy you already hold, please consider the following before you cancel it.

- Keep your existing policy in force until we confirm the new cover has started, so there is no gap in cover.
- The new policy may cover less than your existing one or exclude matters your existing insurer had accepted. The differences we know of are set out in this document.
- A claims made policy may not cover claims arising from events before its retroactive date. Ask us whether your existing retroactive date can be kept.
- Tell your existing insurer, before that policy ends, about any facts or circumstances you know of that could lead to a claim.
- Cancelling a policy part way through the period may mean a cancellation fee or a smaller refund than you expect.

Risks this cover does not insure

The cover we recommend may not meet every need. The policy wordings set out what is excluded. Please ask us about anything you would like covered that is not.

These risks are not insured or not fully insured under the cover we recommend:

Flood cover is included for the Manly venue only. Neither venue has cover for loss of liquor licence or management liability.

Uninsured and underinsured risks

No insurance placement covers every risk. Some risks cannot be insured, some are excluded by the policies and some you may choose not to insure. You remain responsible for any loss that is not insured.

You are underinsured if a sum insured, limit of liability or indemnity period is less than the loss you could suffer. Please review these figures each year and tell us if you think any of them is too low, for example because rebuilding costs have risen, you have taken on larger contracts or your business would take longer to recover after a loss.

Underinsurance and average

Many property policies contain an average or co-insurance clause. If the sum insured is less than the full value of the property or less than the percentage of it the policy requires, the insurer may reduce any claim payment in proportion.

For example: a building that would cost \$1,000,000 to rebuild is insured for \$600,000, which is 60% of its value. A fire causes \$100,000 of damage. The insurer may pay only 60% of the loss (\$60,000) and you bear the remaining \$40,000.

Please review your sums insured each year. Allow for the full cost of rebuilding or replacement, demolition and removal of debris, professional fees and price increases over the period of insurance.

Claims made and notified policies

Some of the policies in this placement are written on a claims made and notified basis. They cover claims first made against you and notified to the insurer during the period of insurance.

Section 40(3) of the *Insurance Contracts Act 1984* lets you notify the insurer in writing, as soon as reasonably practicable after you become aware of them and before the policy ends, of facts that might give rise to a claim. If you do, the insurer cannot refuse to pay a later claim arising from those facts only because it is made after the policy has ended. Tell us straight away if you become aware of any such facts.

These policies may not cover claims arising from events before the retroactive date shown in the policy.

Your duty of disclosure

Business insurance. Before you enter into, renew, extend, vary or reinstate an insurance contract that is not a consumer insurance contract, section 21 of the *Insurance Contracts Act 1984* requires you to tell the insurer anything you know or could reasonably be expected to know that may affect their decision to insure you and on what terms. You have this duty until the insurer agrees to insure you. You do not need to tell the insurer anything that reduces the risk, is common knowledge, the insurer knows or should know as an insurer or the insurer has said it does not need to know.

Consumer insurance. If a policy is a consumer insurance contract, taken out mainly for personal, domestic or household purposes, section 20B instead requires you to take reasonable care not to make a misrepresentation to the insurer. Answer every question fully and honestly.

If you do not comply, the insurer may cancel your contract, reduce the amount it pays on a claim or do both. If your failure is fraudulent, the insurer may refuse to pay a claim and treat the contract as if it never existed.

Next steps

Confirm your instructions by 17 November. Tell us about any changes to your business before cover starts.

Authority to proceed

By signing below, Harbourside Hospitality Pty Ltd asks Southern Cross Insurance Brokers to arrange the insurance set out in this document, on the terms and for the premium shown, from 1 December 2026.

We confirm that we have read this document, including the important notices and our duty of disclosure or duty to take reasonable care not to make a misrepresentation. The information we have given you is true and complete and includes any changes. We agree to pay the premium within the insurers' terms of trade.

Signature, name and position of an authorised person and the date

Important notices

Financial Services Guide

Our Financial Services Guide (FSG) explains who we are, the services we are licensed to provide, how we and our staff are paid, any relationships that could influence our advice and how to make a complaint. We gave you a copy when we started working with you. Please ask us if you would like another.

How we are paid

When we arrange your insurance, the insurer or underwriting agency usually pays us a commission, calculated as a percentage of the base premium. We may also charge you a broker fee, which is shown in the premium summary. We may receive other benefits from insurers and premium funders, as our Financial Services Guide explains.

You can ask us at any time for the amount of commission and other remuneration we receive for the policies we arrange for you.

Utmost good faith

Every insurance contract is subject to the duty of utmost good faith in section 13 of the *Insurance Contracts Act 1984*. You and the insurer must each act towards the other honestly and fairly, including when a claim is made.

Agreements that limit your rights of recovery

If you agree with anyone, for example in a lease or a contract with a customer or supplier, to give up your right to recover a loss from them, the insurer's right to recover it may be lost too. Your policy may then not cover that loss. Tell us before you sign an agreement like this or if you already have one.

Terrorism cover

Under the *Terrorism and Cyber Insurance Act 2003*, property and business interruption policies for eligible commercial property include cover for loss from a declared terrorist incident, despite any terrorism exclusion. Insurers reinsure this cover with the Australian Reinsurance Pool Corporation. The premium for it is shown in the premium summary. Other policies may exclude terrorism.

GST and input tax credits

If you are registered for GST, tell us and the insurer your input tax credit entitlement for each policy. Claim payments are usually made net of the input tax credit you are entitled to, so sums insured should be set on a GST-exclusive basis. If you do not tell the insurer or the entitlement you give is wrong, you may have to pay GST on a claim payment.

Your privacy

We collect personal information to arrange and manage your insurance and your claims. We share it with insurers, underwriting agencies, premium funders, claims handlers and other service providers,

some of whom may be overseas. Our privacy policy explains how we handle your information, how you can see or correct it and how to complain. Ask us for a copy.

Complaints

If you have a complaint about our service, please tell us first so we can try to put it right. If you are not satisfied with our response, you may be able to take your complaint to the Australian Financial Complaints Authority (AFCA), a free and independent external dispute resolution service.

Australian Financial Complaints Authority · www.afca.org.au · 1800 931 678 · GPO Box 3, Melbourne VIC 3001

This report was prepared from a template. The broker named in it is responsible for its accuracy and for any advice given under their AFSL.