



SOUTHERN CROSS
INSURANCE BROKERS

RENEWAL REPORT

Your insurance renewal

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 your renewal, how it compares with last year and the dates that matter.

\$38,226.19

TOTAL PAYABLE

▲ 7%

CHANGE ON LAST YEAR

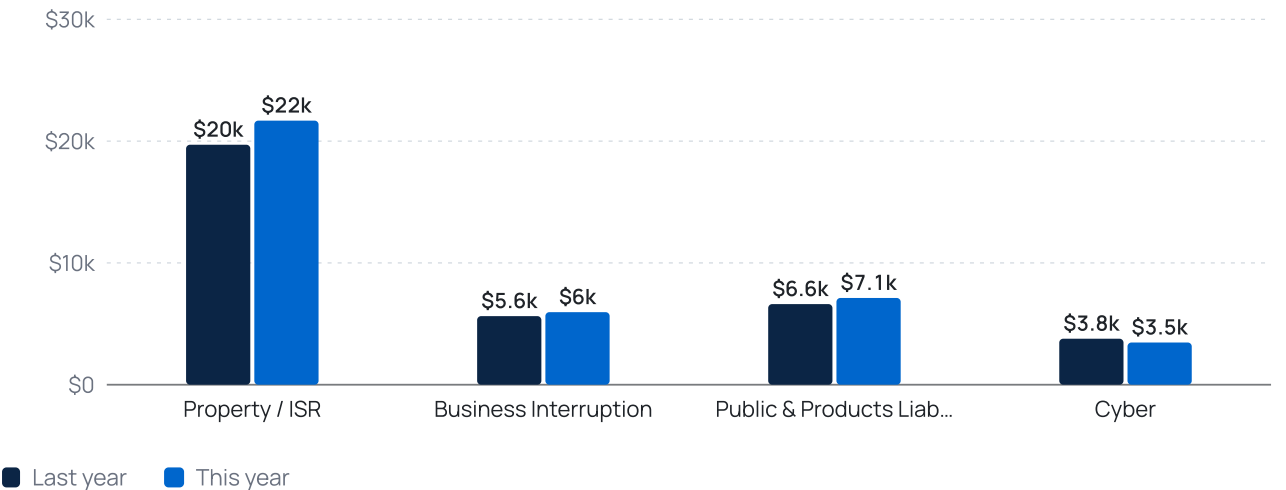
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INSURERS APPROACHED

3

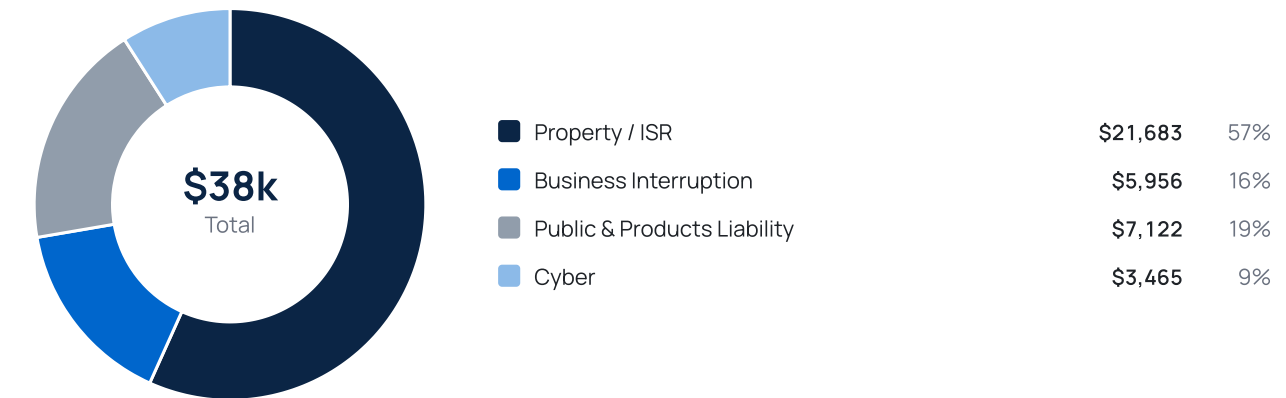
QUOTES RECEIVED

Premium by class of cover, last year and this year

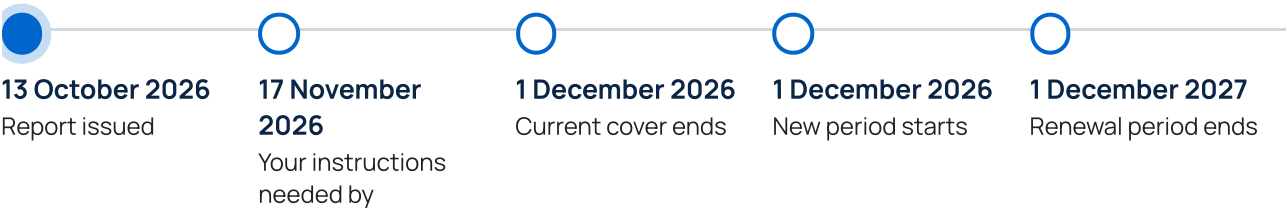


Totals payable, including taxes, levies and fees.

Where your premium goes



Key dates



Contents

At a glance	2
Executive summary	3
Changes in your business	4
Market approach	5
Schedule of covers	5
Premium summary	8
Our recommendations	9
Uninsured and underinsured risks	9
Claims	9
Next steps	11
Authority to proceed	11
Important notices	12

Executive summary

Your insurance is due to renew on 1 December 2026. We have reviewed your cover and the renewal terms. Below we set out what we recommend, what has changed and what we need from you.

The total cost of renewing is **\$38,226.19**, compared with \$35,729.79 for the expiring period. That is a change of **▲ \$2,496.40 (▲ 7%)**.

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

We aim to give you this report at least 14 days before your current cover ends, so you have time to consider it and ask us questions.

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.

Changes in your business

Insurers set your cover and premium on the information you give them. Before we confirm the renewal, please tell us if any of the following has changed since your insurance was last arranged or is about to change:

- the activities of the business or the products and services it provides
- turnover, wages or number of employees, by more than 10%
- the premises you occupy, their construction, use or security
- the value of buildings, contents, stock or other property
- any loss, damage or claim, including any circumstance that could lead to one
- any insurer declining, cancelling or imposing special terms
- the directors, partners or ownership of the business
- any criminal conviction of the business or its directors or partners

What you have told us has changed

You told us you added a second venue in Manly in March and turnover rose to about \$4.2m. We have declared both to insurers.

If nothing has changed

If you tell us nothing has changed or you do not tell us about a change, the insurers will renew your cover on the basis that the information you gave them before is still true and complete. In effect you are taken to have repeated it. If it is no longer correct, an insurer may be able to reduce or refuse a claim or cancel your policy.

Please check the information we hold, including last year's proposal or renewal declaration. Tell us about anything that is out of date before your insurance renews.

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.

Market approach

We approached 4 insurers on your behalf. 3 offered terms 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.	

How the market responded



Schedule of covers

The covers we recommend you renew. 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	Renewal premium	Change
Property / ISR	QBE Insurance (Australia) Limited	\$3,850,000.00		\$2,500.00	\$21,682.63	▲ 10%
Business Interruption	QBE Insurance (Australia) Limited	\$1,600,000.00		\$0.00	\$5,956.39	▲ 5.8%
Public & Products Liability	QBE Insurance (Australia) Limited	\$20,000,000.00	\$1,000.00		\$7,122.06	▲ 7.6%
Cyber	Chubb Insurance Australia Limited	\$1,000,000.00	\$5,000.00		\$3,465.11	▼ 8.3%

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			
Business Interruption	QBE Insurance (Australia) Limited			
Public & Products Liability	QBE Insurance (Australia) Limited			
Cyber	Chubb Insurance Australia Limited			Claims made

What has changed at renewal

Each class compared with the expiring period. Changes to limits and excesses are listed. Please also read any new endorsements or exclusions in the renewal documents.

Class of cover	Expiring	Renewal	Change	%	What changed
Property / ISR	\$19,703.48	\$21,682.63	▲ \$1,979.15	▲ 10%	No change

Class of cover	Expiring	Renewal	Change	%	What changed
Business Interruption	\$5,630.98	\$5,956.39	▲ \$325.41	▲ 5.8%	Excess: — → \$0
Public & Products Liability	\$6,618.48	\$7,122.06	▲ \$503.58	▲ 7.6%	Limit: \$10,000,000 → \$20,000,000
Cyber	\$3,776.85	\$3,465.11	▼ \$311.74	▼ 8.3%	Insurer changed; Limit: \$500,000 → \$1,000,000
Total	\$35,729.79	\$38,226.19	▲ \$2,496.40	▲ 7%	

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

Total payable at renewal: **\$38,226.19**, compared with \$35,729.79 for the expiring period (▲ 7%).

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 renewal, 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

Our recommendations

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

Uninsured and underinsured risks

Based on what we know of your business, these risks are not insured or not fully insured under this placement:

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

Claims recorded against your policies, most recent first. Outstanding amounts are insurers' estimates and may change.

Date of loss	Class	Description	Status	Paid	Outstanding	Incurred
14 August 2025	Property / ISR	Coolroom compressor failure, stock spoiled	Closed	\$8,420.00		\$8,420.00

Date of loss	Class	Description	Status	Paid	Outstanding	Incurred
2 February 2024	Public & Products Liability	Customer slipped on wet floor	Open	\$3,200.00	\$11,800.00	\$15,000.00
19 November 2022	Property / ISR	Storm damage to awning and signage	Closed	\$6,150.00		\$6,150.00
Total				\$17,770.00	\$11,800.00	\$29,570.00

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.

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.

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.

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.