

MIDLAND INSURANCE BROKERS AUSTRALIA P/L
AFS LICENCE NO. 238963 ACN 006 528 329
23-25 ARGYLE PLACE SOUTH, CARLTON, VICTORIA 3053
PHONE: 1300 306 571 FAX: (03) 9349 2787



**CERTIFICATE OF INSURANCE
FOR SELF STORAGE CUSTOMERS**

Storage Facility Name _____

Certificate No. _____

The Applicant _____

Address _____

The applicant becomes an insured person for the amount of insurance selected below which will commence from the/...../..... subject to payment of the premium. When signed this application becomes part of the storage operators policy for customers goods underwritten by Lloyd's of London (via Miramar Underwriting Agency) and for the cover noted herein. This cover will cease either at the termination of your storage contract or if you request in writing at an earlier date.

This benefit is for replacement costs and the goods are to be insured for full replacement value to a maximum of \$50,000 for fire and perils and burglary which will not exceed \$25,000 per unit.

The cost of this insurance programme is calculated at a charge of \$ Per \$1,000 cover per month which includes all statutory charges and the administration fee payable to Midland Insurance Brokers and the facility.

Value of Goods _____ Unit No _____ Premium (including GST) \$ _____

Duty of Disclosure

Before entering into this contract, you have a duty under the Insurance Contracts Act (1984) to disclose to the insurer every matter known to you, or which you could reasonably be expected to know, which is relevant to the Insurer's decision to accept the risk and issue this Policy.

You have the same duty to disclose those matters to the Insurer before any endorsement or extension of this Certificate.

That duty does not require disclosure of matter

- i) that diminishes the risk
- ii) that is common knowledge
- iii) that is known to the Insurer or in the ordinary course of business ought to be known by the Insurer
- iv) as to which compliance with your duty is waived by the Insurer.

DECLARATION

I/We hereby declare that I/We have not made any claims in the last 5 years and that I/We have not been refused insurance or had my/our insurance declined in the past 5 years. I/We agree to bear the first \$500 each and every claim, except weather perils claims in QLD \$1,000 – refer Terms, Conditions and Other Important Information for additional excesses.

Date: Applicant's Signature:

TERMS, CONDITIONS AND IMPORTANT INFORMATION

About Midland Insurance Brokers

Midland Insurance Brokers Australia Pty. Ltd. AFS Licence No. 238963 was formed in April 2003 following the merging of all three existing companies having established insurance Broking histories of over 20 years.

The Perils: Fire, Lightning, Impact, Explosion, Earthquake, Aircraft, Riots and Strikes, Malicious Damage, Storm and Tempest and/or Water, Burglary which shall mean theft resulting from forcible entry to the Unit and/or premises and Accidental Damage (excluding whilst loading and/or unloading from the unit).

Exclusions: This cover does not include indemnity for:

- 1) Flood
- 2) Currency, deeds, securities, money, notes, jewellery, watches, precious stones, furs or garments trimmed with fur, painting, antiques, curios and works of art.
- 3) Boats, motor cycles and motor vehicles
- 4) Aircraft.
- 5) Any flammable liquid, gas or oil such as petrol, kerosene, LPG, aerosol, diesel fuel or engine oil, any corrosive chemicals or nitrates such as chlorine, sulphuric acid or fertilizer, tobacco, cigarettes, paint or tyres in bulk.
- 6) Loss or damage to customers property which is caused by its own:
 - a) wear, tear, rust, corrosion or deterioration.
 - b) mechanical breakdown, electrical breakdown, fault, inherent defect, omission or design, OR directly resulting from:
 - a) vermin, insects, mildew, spontaneous combustion, atmospheric or climatic conditions (other than storms).
 - b) detention, confiscation, destruction or requisition by customs or other authorities
- 7) Loss or damage caused by any consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not). Civil war, rebellion, revolution, insurrection, military or usurped power of confiscation or nationalization or requisition or destruction or destruction of or damage to government or public or local authority.
- 8) Loss or damage or the incurring of a liability caused by or arising from radioactivity or the use, existence or escape of any nuclear fuel, nuclear waste, or nuclear material.
- 9) Consequential loss or legal liability of any kind.
- 10) Loss or damage caused by subsidence, landslip, erosion of earth movement (other than earthquake).
- 11) Loss of property in the open air.

Excesses

\$500 each and every claim, except weather perils claims in QLD \$1,000.

Earthquake: Volcanic Eruption, Subterranean fire or Tsunami claims \$20,000 or an amount equal to 1% of the total asset value at the situation where the damage occurs, whichever is the lesser

Cyclone Excess: \$20,000 below the 26th parallel and \$50,000 above it

Basis of Settlement for loss or damage is:

- A) Cover is full replacement cost of household goods and effects, plant and equipment therefore **all** goods should be insured for their **full replacement value**. Stock losses are on indemnity basis.
- B) Archive records – the cost to reinstate &/or replace documents, but not the value of the information contained therein.

Claims: On the happening of any event likely to give rise to a claim you must:

- a) take all reasonable precautions without delay to minimize the loss or damage and to prevent further loss or damage,
- b) immediately inform the police if the property insured is lost or damaged and forcible entry or malicious damage has occurred or is suspected,
- c) notify your Self Storage Facility manager, as soon as possible,
- d) complete and lodge a claim form as soon as practicable and submit to Insurers all particulars of the claim,
- e) not authorize the repair of the property insured without Insurers consent,
- f) promptly forward to Insurers any writ, summons, communication received concerning the event or claim and YOU shall not negotiate, admit or repudiate liability without Insurers written consent,
- g) provide Insurers with all proofs and information as may reasonably be required together with a statutory declaration (if requested) of the truth of the claim and any matters connected therewith.

General Conditions: The Insurers are entitled to refuse to pay a claim without prejudice to any other right they may have under this Policy if:

- a) any claim is in any way fraudulent, or
- b) any fraudulent means or devices are used by you or anyone acting on your behalf to obtain any benefits under this Policy, or
- c) you made a fraudulent claim under this Policy or any other policy of Insurance that provided Insurance cover during any part of the period during which this Policy provides Insurance cover.

About Lloyd's

Lloyd's is a major general insurer in Australia, which is an Australian authorised insurer under the provisions of the Australian Insurance Act. Lloyd's syndicates have approximately \$1 billion placed in trust in Australia, purely to act as an additional layer of security to pay claims. Lloyd's is recognised by two leading independent international rating agencies, Standard & Poor's and AM Best who rate Lloyd's "A+" (Strong) and "A" (Excellent).

Miramar Underwriting Agency Pty Ltd ABN 97 111 534 797 / AFS Licence No. 314176.

This is General Advice only and does not take into account your individual objectives, financial situation or needs ('your personal circumstances'). Before using this advice to decide whether to purchase this Insurance policy, you should consider its appropriateness having regard to your personal circumstances.

Complaints

Clients who are not fully satisfied with these services should contact Midland Insurance Broker's complaints officer. Midland are also Members of the Insurance Brokers Disputes Limited, a free consumer service.

We also adopt the General Insurance Code of Practice.

Cooling off Period

If you are not satisfied with any aspect of this cover, your premium will be refunded in full and the cover cancelled from its commencement date if:

You return the Certificate to the Self Storage facility where your goods are stored within 14 days of the commencement date of the cover And Nothing has happened to give rise to a claim before you return the Certificate.