

## Landlord Property Protection

### Supplementary Product Disclosure Statement

This Supplementary Product Disclosure Statement (SPDS) is issued by Ukawa Pty Ltd trading as St. George Underwriting Agency (SGUA), (ABN 59 009 357 582, AFS Licence 236663) on behalf of the product issuer Assetinsure Pty Ltd (ABN 65 066 463 803, AFS Licence 488403).

This SPDS must be read in conjunction with the SGUA Landlord Property Protection Product Disclosure Statement (PDS) & Policy dated 1 May 2021.

### Changes to the PDS which apply to new policies and renewals from 5 October 2021

#### Changes to Important Information (pages 9-10):

1. Insert on page 9 of the PDS after the section titled '**Remuneration**' with the additional section below:

#### **Insurance is a consumer insurance contract**

This insurance is a consumer insurance contract for the purposes of the Insurance Contracts Act 1984

2. Replace the section on pages 9 & 10 of the PDS titled '**Your Duty of Disclosure:**' with the section below:

#### **Your duty to take reasonable care not to make a misrepresentation**

Before you enter into this contract of insurance, you have a duty to take reasonable care not to make a misrepresentation. You have a similar duty when you ask us to vary or extend the insurance, and when we offer to renew your insurance. This means that you need to take reasonable care to provide honest, accurate and complete answers to our questions. A misrepresentation includes a statement that is false, partially false, or which does not fairly reflect the truth.

When you ask us to vary or extend your insurance or before you renew your insurance, you need to take reasonable care to review any information that we provide to you for your confirmation and to tell us about any changes, if the information is no longer honest, accurate and complete.

If you are not sure of the answers to any of our questions, or whether the information you previously provided remains honest, accurate and complete, you should check it and find out. It is also important to understand that, in answering the questions and checking the information, you are answering for yourself and anyone else to whom the questions apply. If you are answering questions on behalf of anyone, we will treat your answers or representations as theirs.

As we use your answers to decide what insurance we will offer, to calculate your premium, and to assess any claim you make, it is essential that you contact us if you have any doubts.

If you do not take reasonable care in answering our questions, or to inform us of any changes, you may breach your duty. If that happens, your policy may be cancelled, or treated as if never existed, and any claim may be denied or not paid in full.

Whether you have taken reasonable care not to make a misrepresentation will be determined with regard to all relevant circumstances, including:

- the product type and its target market;
- explanatory material or publicity produced or authorised by us;

- how clear, and how specific any questions we asked were and how clearly we communicated to you the importance of answering those questions, and the possible consequences of failing to do so;
- whether or not an agent was acting for you;
- whether the contract was a new contract or was being renewed, extended, varied or reinstated;
- any particular characteristics or circumstances relating to you which we are aware or ought reasonably to have been aware.

Any misrepresentation made fraudulently is a breach of your duty.

If your circumstances make it difficult for you to know how to answer any of our questions, or you are not clear how to explain your situation to us, you should contact us.

### **Target Market Determination:**

3. Insert on page 16 of the PDS after the section titled '**Renewal Procedure**' with the additional section below:

#### **Target Market Determination**

From 5 October 2021, a target market determination for this product can be obtained by contacting us.

### **Contact Us**

If you have any questions about these changes, or wish to obtain a full copy of the PDS, please:

- Call us on 1800 355 559 or 08 6381 7100
- Email us at [resolution@sgua.com.au](mailto:resolution@sgua.com.au)