

# Financial Services Guide

## For Authorised Representatives of CHU Underwriting Agencies

CHU Underwriting Agencies Pty Ltd (CHU) has appointed your Strata Manager, Residential Manager, Owners Corporation Manager or Body Corporate Manager as its Authorised Representative (AR) to act on CHU's behalf. The AR's details are set out on the last page of this FSG.

This FSG covers the financial services provided by CHU's AR on its behalf. CHU has given authority to its AR to provide this Financial Services Guide (FSG) on its behalf. This FSG is an important document. Please read it carefully and keep it in a safe place for your reference and for any future dealings with CHU and its AR.

This FSG applies to all new and renewed insurance policies from 1 January 2020 and remains valid unless CHU issues a further FSG to replace it.

### Who is responsible for the financial services provided?

CHU is responsible for the financial services that the AR provides to you. CHU is also responsible for the content and distribution of this FSG. Any financial services provided in accordance with this FSG will only relate to products issued by CHU.

### The purpose of this FSG

The purpose of this FSG is to help you to make an informed decision about whether to use any of the financial services offered by the AR of CHU. It contains information about:

The services that CHU and its ARs offer you

- How CHU, CHU's ARs and others are paid
- How CHU manages any potential conflicts of interest
- Arrangements CHU has in place to compensate clients for losses and
- How you can make a complaint and how CHU will deal with it

### About CHU

CHU is an underwriting agency, dealing in specialist strata and community title insurance. CHU is a wholly owned entity of Steadfast Group Limited, ABN 98 073 659 677 (SGL). CHU holds an **Australian Financial Services License No 243261** (AFSL) issued by the Australian Securities and Investments Commission (ASIC) under the Corporations Act 2001 (Cth). The License allows CHU to provide advice on and deal in General Insurance products.

CHU offers a range of strata, community and other insurance products, which CHU issues as agent for QBE.

### CHU Binder

CHU acts under a Binder on behalf of the Insurer, QBE Insurance (Australia) Limited ABN 78 003 191 035 (AFSL No 239545) (QBE) when providing financial services to you. This means that CHU acts for QBE and not you. This Binder allows CHU (and its AR) to accept your application for insurance as if CHU is the Insurer.

### About CHU's AR

When acting in the capacity as CHU's AR, the AR represents and act on behalf of CHU when providing financial advice and/or arranging insurance for you.

The AR is authorised pursuant to CHU's AFSL to provide financial advice in relation to General insurance products for retail and wholesale clients and arrange your Body Corporate, Strata, Community Title or other related insurance policies that meet the insurance requirements under the Strata and Community Title laws in your State or Territory. To assist in your decision-making, the AR will give you information about the insurance product by providing you with a Product Disclosure Statement (PDS).

CHU's AR will only make a general recommendation or give an opinion about the CHU insurance policy ("General Advice"). The AR will do this without considering your specific individual objectives, financial situation or needs.

### Product Disclosure Statement

If the AR offers to arrange an insurance policy for you, they will also provide you with a Product Disclosure Statement (PDS). The PDS will contain important information about the particular policy, which will assist you in making an informed decision about whether to purchase the policy.

**The PDS is an important document. You should read it carefully to decide if the product features suit your objectives, financial situation and needs before making a decision to purchase the Policy. Please keep the PDS in a safe place for your reference and for any future dealings with CHU.**

### Premium, Commissions, Profit Shares, Financial Incentives/Benefits, Administration Fees and Remuneration

#### Premium

When CHU issues you with an insurance policy, you will pay a "premium" based on CHU's assessment of the risk profile you have provided. The total amount you pay is the premium, which includes any government taxes/duties/levies such as GST, stamp duty and an administration fee if applicable.

When you pay your premium to CHU, CHU will retain its commission (see below) from the premium you pay and remit the balance to QBE. CHU will earn interest on the premium whilst it is in its account and earn a return. CHU will retain any interest earned on the premium.

You can choose to pay the premium by any of the payment methods set out in your invoice. You are required to pay CHU within the timeframe set out in the invoice. If CHU's AR is a Strata Manager, the usual practice is that you pay the AR for the services provided and they will deposit the payment into their trust account and then pay the premium to CHU.

#### Commission

QBE pays a commission to CHU for each policy issued or renewed. The commission amount is 12.5% to 30% of the base premium paid by you (excluding any government taxes, duties and levies). The commission amount is included in the total amount you pay for your policy and not in addition to the policy.

CHU will also pay its AR a commission of up to 20% of the base premium paid by you (excluding taxes and charges). The commission amount will be set out in your invoice.

#### QBE Profit Share

QBE may pay to CHU, a profit share, which is based upon QBE's underwriting profitability on the CHU portfolio of policies. Due to the contingent nature of insurance and the way the arrangement is set up, it is not possible to know the exact amount, if any, to which CHU may be entitled until the end of the qualifying period.

### **SGL – Benefits**

As CHU is a wholly owned subsidiary of SGL, it has access to shared services from SGL, including compliance tools, manuals and training as well as legal, banking and group purchasing arrangements. These services are funded by SGL, subsidised by SGL or SGL receives a fee for them (see below).

### **Prudential Investment Company of Australia (PICA)**

If CHU's AR is a member of the Prudential Investment Company of Australia ACN 004266817 (PICA), or any of CHU's AR's related companies or associates is a member of PICA, then the following applies:

PICA has entered into an arrangement with QBE and CHU in relation to the provision of general insurance products, including the CommunitySure Insurance Solutions brand, QBE and CHU products. Under this arrangement, PICA may receive payments/commissions from QBE and CHU which may include management fees, sponsorship and profit share.

The exact amount(s) payable to PICA is unknown at the time this FSG is provided as the amount of the management fees, profit shares etc. depends upon future events.

### **CHU's Platinum Program**

If a CHU AR qualifies for the Platinum Program, CHU may pay the AR an additional amount of up to 1% of the AR's total Gross Written Premium with CHU over a given period. It is not possible to know the amount paid to the AR until the end of the qualifying period. Please ask your AR if you need more information.

### **Administration fees**

CHU will charge you an Administration Fee for each policy issued or renewed through the AR. The fee is to meet CHU's costs to prepare and distribute documents. The exact fee amount is noted separately on your invoice and will vary depending on the product purchased and how you elect to receive policy documents. CHU can tell you the exact fee at the time you contact them (via the AR). The Administration Fee is not refundable in the event of cancellation unless the insurance policy is cancelled either within the cooling-off period or is a full term cancellation.

### **Remuneration of AR employees**

Individual ARs engaged by the Corporate Authorised Representative are salary employed but may also receive a bonus payment for meeting sales targets from the Authorised Representative.

### **Further information on Premiums, Commissions, Profit Shares, Financial Incentives/Benefits, Fees and Remuneration**

You may request particulars of CHU's and CHU's AR's remuneration, commission, fees, profit sharing and other benefits, including to the extent relevant, a statement of the range of amounts or rates within a reasonable time following receipt of this FSG and before CHU provides any financial service to you.

## **Other Important Relationships and Associations**

**QBE Insurance (Australia) Limited ABN 78 003 191 035 (QBE)** – CHU has an arrangement with QBE where CHU distributes general insurance products issued by QBE and branded CHU. The products are distributed under CHU's licence by CHU's representatives.

CHU wholly owns CHUISAVER Underwriting Agency Pty Ltd (ABN 85 613 645 239) (AFSL 491113).

### Conflicts of interest

CHU takes any actual, apparent and potential conflicts of interest seriously and has a conflict of interest policy, with which CHU and its AR must comply. Conflicts of interest are circumstances where some or all of your interests are or may be inconsistent with or diverge from some or all of CHU's or its AR's interests. CHU manages conflicts of interest through adequate controls, disclosure and avoidance. CHU also provides training to its employees and its AR to identify conflicts of interest and encourage the early reporting of potential conflicts of interest.

### Privacy Promise

CHU and its AR are committed to protecting your privacy in accordance with the Privacy Act 1988 (Cth) and the Australian Privacy Principles. CHU has a Privacy Promise (located in its PDS) and a Privacy Policy on its website ([www.chu.com.au](http://www.chu.com.au)) which deals with the privacy and security of your personal information. If you apply for one of CHU's insurance products, CHU or its AR will collect information from you to decide whether to arrange insurance for you, on what terms and to handle any claims you make. You can request details of the information CHU holds about you at any time.

CHU's/Steadfast's Privacy Officer can be contacted on

**Phone:** 02 9307 6656 or by writing to:  
**Postal Address:** PO Box A2016, Sydney South NSW 1235  
**Email:** [privacyofficer@steadfastagencies.com.au](mailto:privacyofficer@steadfastagencies.com.au)

### General Insurance Code of Practice

CHU and its AR supports and QBE is a signatory to the General Insurance Code of Practice issued by the Insurance Council of Australia (the Code).

### Your Duty of Disclosure

In accordance with the *Insurance Contracts Act 1984* (Cth) you have a duty of disclosure. For the full wording of your duty of disclosure, please refer to the PDS.

### CHU's Professional Indemnity Policy

CHU maintains a Professional Indemnity Policy (PI Policy) which satisfies the requirements for compensation arrangements under Section 912B of the *Corporations Act 2001* (Cth).

### Complaints and Dispute Resolution

If you are not satisfied with our products or services or a decision made in relation to your insurance claim, please let us using the contact details below.

If you have a complaint about a claim and/or service decision contact the Claims Consultant who was handling the Claim in the first instance. The consultant may be able to resolve the complaint for you.

When you first contact us, we will endeavour to resolve your complaint within the first 5 working days. If we have not been able to resolve this within 5 working days, we will refer your Complaint to our Internal Dispute Resolution (IDR) team for further review.

The IDR team will usually contact you within 15 days and will endeavour to resolve your complaint within 45 days of the date of the initial complaint.

### Australian Financial Complaints Authority (AFCA)

If CHU cannot resolve your Complaint to your satisfaction within 45 days of the initial complaint (or an agreement cannot be reached on a timeframe acceptable to you), you have the right to refer the matter to the AFCA:

**Contact number:** 1800 931 678 (free call)  
**Address:** GPO Box 3, Melbourne Victoria 3001  
**Website:** [www.afca.org.au](http://www.afca.org.au)  
**Email:** [info@afca.org.au](mailto:info@afca.org.au)

### How you can provide instructions

Should you wish to provide us with instructions in relation to the financial services and products we can offer, please contact us:

#### NSW /ACT

Level 33, 101 Miller St  
North Sydney NSW 2060  
Tel: 1300 361 263  
Email: [info\\_nsw@chu.com.au](mailto:info_nsw@chu.com.au)

#### Victoria/Tasmania

Level 21, 150 Lonsdale St  
Melbourne VIC 3000  
Tel: 03 8695 4000  
Email: [info\\_vic@chu.com.au](mailto:info_vic@chu.com.au)

#### Queensland/NT

Level 12, 145 Ann St  
Brisbane QLD 4000  
Tel: 07 3135 7900  
Email: [info\\_qld@chu.com.au](mailto:info_qld@chu.com.au)

#### Western Australia

Level 4, 55 St Georges Tce  
Perth WA 6000  
Tel: 08 9466 8600  
Email: [info\\_wa@chu.com.au](mailto:info_wa@chu.com.au)

#### South Australia

208 Greenhill Rd  
Eastwood SA 5063  
Tel: 08 8394 0444  
Email: [info\\_sa@chu.com.au](mailto:info_sa@chu.com.au)

### CHU AUTHORISED REPRESENTATIVE DETAILS

**MUST be completed by AR of CHU before providing this FSG to the client**

<b>Name of AR:</b> (company name):	CHRIS DARBY STRATA PTY LTD		
<b>ABN of AR:</b> (if applicable):	45 630 633 573	<b>AR ASIC No:</b>	1278408
<b>Address:</b>	LEVEL 1, 55 KEMBLA STREET WOLLONGONG NSW 2500		
<b>Phone:</b>		<b>Email:</b>	<a href="mailto:michaelv@jamesons.com.au">michaelv@jamesons.com.au</a>

This FSG was prepared on 1 January 2020.