

PRODUCT DISCLOSURE SHEET for Professional Indemnity Insurance (Office Bearer's and Body Corporate) – Management Corporation/Joint Management Body

IMPORTANT NOTE: Please read this Product Disclosure Sheet before you decide to take out the Professional Indemnity Insurance (Office Bearer's and Body Corporate) – Management Corporation/Joint Management Body. Be sure to also read the general terms and conditions.

1. What is this product about?

Joint Management Board (JMB) was introduced by the government through the Building and Common Property (Maintenance and Management) Act 2007, which give the rights to the property owner to look after their common properties (of Strata Titled Properties). Under the Act, the JMB itself as well as the individual committee members can now be sued by the purchasers for Breach of Duty. This policy is designed to protect the liability of the JMB and the individual committee members in their capacity as JMB committee.

2. What are the covers / benefits provided?

This insurance protects the JMB and the individual JMB committee member against claims for loss or damage by a client or a third party if they have made mistakes or are found to have been negligent in the services provided by them. This insurance will cover for the costs and expenses incurred up to the limit of liability as specified in the Policy Schedule.

The policy is issued with a limit of liability per any one accident and in aggregate during the period of insurance. This is a claims-made policy, which means the policy covers the policyholder when a claim is made during the period of cover and the loss must not occur before the retroactive date stated on the policy.

Duration of cover is for one year. You need to renew the policy annually (with exception to project related risks).

3. How much premium do I have to pay?

The premium you have to pay may vary depending on the nature of your business and our underwriting requirements.

Limit of Liability any one accident	:	RM	_____
Rate applicable on Limit of Liability	:		_____ %
Premium Payable	:	RM	_____

4. What are the fees and charges I have to pay?

The fees and charges that you will have to pay are:

Type	Amount
Service Tax	Subject to the prevailing rates as imposed by the Government of Malaysia
Stamp duty	RM10.00
Agent commission or where there is an intermediary involved	25% of the premium

5. What are some of the key terms and conditions that I should be aware of?

Importance of Disclosure

- STATEMENT PURSUANT TO FINANCIAL SERVICES ACT 2013, Section 129, Schedule 9, Para 5: It is the duty of the customer to take reasonable care not to make a misrepresentation to the licensed insurer when answering any question which the insurer may request that are relevant to the decision of the insurer whether to accept the risk or not and the rates and terms to be applied.
- You should ensure the proposal form is answered completely and accurately. Failure to take reasonable care in answering the questions may result in avoidance of contract, claim denied or reduced, terms changed or varied, or contract terminated.

Change in Risk

- This duty of disclosure for Non-Consumer Insurance Contract shall continue until the time the contract is entered into, varied or renewed. You must inform the insurer or your agent in writing on any information/material changes during the period of insurance so that the necessary amendments are endorsed into your policy.

Duty of Assured

- You shall exercise reasonable care that only competent employees are employed, take all reasonable precautions to prevent accidents and comply with all statutory regulations and maintain all premises, furnishings, fittings, appliances and plant in sound condition.
- You should not admit liability, offer promise or payment to claimant without our written consent. Should there be a claim or an incident that would potentially trigger a claim, you are to notify us immediately in writing.

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Formerly known as AmGeneral Insurance Berhad

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Premium Warranty

- The premium due must be paid and received by the insurer within sixty (60) days from the inception date of this policy/endorsement/renewal certificate.
- Failure to pay the premium within this period, the contract is automatically cancelled and Liberty General Insurance Berhad is entitled to the pro rata premium on the period you have been on risk.

Note: This list is non-exhaustive. Please refer to the policy contract for the terms and conditions under this policy.

6. What are the major exclusions under this policy?

This policy does not cover certain losses, such as:

- Dishonesty of employees
- War, Civil War
- Libel and Slander
- Fines, penalties and punitive damages
- Terrorism
- Asbestos
- Nuclear, Radioactive Contamination

Note: This list is non-exhaustive. Please refer to the policy contract for the full list of exclusions under this policy.

7. Can I cancel my policy and how do I cancel it?

You may cancel your policy by giving written notice to us. Upon cancellation, you are entitled to a refund of the premium on a pro-rate basis for the unexpired period of indemnity, subject to the minimum premium to be retained by us. No refund premium is allowed if there is a claim under the policy.

8. What do I need to do if there are changes to my contact details?

It is important that you inform us of any change in your contact details to ensure that all correspondences reach you in a timely manner.

9. Where can I get further information?

If you have any enquiries, please contact us at:

Liberty General Insurance Berhad
Formerly known as AmGeneral Insurance Berhad

Liberty Insurance Tower,
CT9, Pavilion Damansara
Heights,
3, Jalan Damanlela,
Pusat Bandar Damansara,
50490 Kuala Lumpur

Toll Free : 1800 88 3833
Email : customer@kurnia.com
Website : www.kurnia.com

10. Other types of Similar Insurance Cover Available

None.

IMPORTANT NOTE:

YOU SHOULD SATISFY YOURSELF THAT THIS POLICY WILL BEST SERVE YOUR NEEDS. YOU SHOULD READ AND UNDERSTAND THE INSURANCE POLICY AND DISCUSS WITH THE AGENT OR CONTACT THE INSURANCE COMPANY DIRECTLY FOR MORE INFORMATION.

Liberty General Insurance Berhad is licensed under the Financial Services Act 2013 and regulated by Bank Negara Malaysia.

The information provided in this disclosure sheet is valid as at March 2024.

The benefit(s) payable under this eligible policy is protected by PIDM up to limits. Please refer to PIDM's TIPS Brochure or contact Liberty General Insurance Berhad or PIDM (visit www.pidm.gov.my).