



**ace jerneh**

ACE Jerneh Insurance Berhad 03 2058 3000 tel/  
(9827-A) 03 2058 3333 fax  
Wisma ACE Jerneh  
38 Jalan Sultan Ismail  
50250 Kuala Lumpur  
Malaysia  
[www.acejerneh.com.my](http://www.acejerneh.com.my)

16/04/2014

**USJ Starville Management Corporation**  
Phase 174 Starville Apartment  
Jalan USJ 19/6  
Subang Jaya  
47620 Selangor

Dear Sir/Madam

Your Policy No : **HQ-F0241756-KPO**

Thank you for insuring with us.

We would like to invite you to **renew your policy, which will fall due on 30/06/2014.**

Should you wish to review your coverage, your agent or broker would be happy to assist you.

**Your agent or broker is :**

Simon Poon Agency  
48-A Jalan Hujan Rahmat Dua  
Taman O.U.G.  
Off Jalan Kelang  
58200 Kuala Lumpur

Tel : 016-234 8808

Yours sincerely

*ACE Jerneh Insurance Bhd*



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**RENEWAL NOTICE NOTIS PEMBAHARUAN**

Property OneFlexi

**POLICY NO NO POLISI : HQ-F0241756-KPO**

<b>Insured Pihak diinsurankan :</b> USJ Starville Management Corporation Phase 174 Starville Apartment Jalan USJ 19/6 Subang Jaya 47620 Selangor	<b>Policy Period</b> Tempoh Polisi	01/07/2014 to 30/06/2015 (Both Dates Inclusive / Kedua-dua Tarikh Tertakluk)	
	<b>Date of Issue</b> Tarikh Dikeluarkan	16/04/2014	
	<b>Producer Code</b> Kod Producer	N1308AHQ	
	<b>Bill Currency</b> Bil Matawang	Ringgit Malaysia	
	<b>I/C or B/Regn No</b> KP atau No Perngn	SEL : 3767/10	
	<b>Prof/Business</b> Prof./Bisnes		
	<b>Premium</b> Premium	RM 35,719.00	
	<b>Stamp Duty</b> Duti Setem	RM 10.00	
<b>Total Due</b> Jumlah Perlu Bayar	RM 35,729.00	<b>Service Tax</b> Cukai Servis	RM 0.00
<b>Additional Insured</b> Tambahan Pihak Diinsurankan : USJ Starville Management Corporation and the respective parcel owners and/or financial institutions f.t.r.r. & i.			
<b>Mortgagee/Leasing/Hire Purchase</b> Penerima Gadai Janji/Pemajakan/Sewa Beli : ABN-Amro Bank Berhad Affin Bank Berhad Affin Islamic Bank Berhad Alliance Bank Malaysia Berhad Al-Rajhi Bank Malaysia Berhad Am Islamic Bank Berhad AmBank (M) Berhad American International Assurance Company Limited Aseambankers Malaysia Bhd Bahagian Kewangan Pejabat Setiausaha Bahagian Pinjaman Perumahan Perbendaharaan Malaysia Bangkok Bank Berhad Bank Buruh (M) Berhad Bank Islam (M) Berhad Bank Kerjasama Rakyat Malaysia Berhad Bank Muamalat Malaysia Berhad Bank Negara Malaysia Bank Of America Malaysia Berhad Bank Of China (Malaysia) Berhad			

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 Malaysia

Telekom Malaysia Berhad  
 Tenaga Nasional Berhad  
 The Bank Of Nova Scotia Berhad  
 The Chase Manhattan Bank (M) Berhad  
 The Royal Bank Of Scotland Berhad  
 United Overseas Bank (Malaysia) Bhd  
 Malaysia Building Society Berhad

**The Policy Schedule and Specifications are to be read together as one contract. On the following, the Property of the Insured or held in trust or on commission for which the Insured is responsible:**

Jadual polisi ini dan spesifikasinya hendaklah dibaca sebagai satu kontrak. Di atas, harta pihak yang diinsuranskan atau yang dipertanggungjawab di atas kepercayaan atau komisen:

Location : 1  
 Lokasi

**SECTION I (Fire)**

Construction : 1A  
 Binaan  
 Situation : Phase 174 Starville Apartment  
 Situasi  
 Jalan USJ 19/6  
 Subang Jaya  
 Selangor  
 Postcode : 47620  
 Poskod  
 Occupied as : Condominium/Apartment  
 Diduduki Sebagai  
 Occupation Code : 1001  
 Kod Pekerjaan  
 Basic Rate : 0.040760 %  
 Perkadaran

No. No.	Description of Property Insured Keterangan harta yang Diinsuranskan	Rating (%) Perkadaran	Sum Insured(RM) Jumlah Diinsuranskan
Item 1	On eight (8) storeyed building (excluding foundations) including furniture, fixtures and fittings, plant, inclusive of boundary walls, gates and fences, landscape, drains, playgrounds, multi-purpose hall, underground electricity systems, pipes/tanks, machinery and equipment and other content.	0.124560	36,000,000.00
Item 2	On eight (8) storeyed building (excluding foundations) including furniture, fixtures and fittings, plant, inclusive of boundary walls, gates and fences, landscape, drains, playgrounds, multi-purpose hall, underground electricity systems, pipes/tanks, machinery and equipment and other content therein or thereon including property in the open, the property of the Insured or held by them in trust or on commission.  On ground floor and 1st floor	0.124560	4,000,000.00
<b>Total Sum Insured</b>			<b>40,000,000.00</b>

**SECTION II (Money)**



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**SECTION VII (All Risk)**

Situation : As Per Section I  
Situasi

No.	Description of Property Insured	Sum Insured(RM)
No.	Keterangan harta yang Diinsurankan	Jumlah Diinsurankan
Item 1	On all fixed office machines and equipment of JMB's office	100,000.00
<b>Total Sum Insured</b>		<b>100,000.00</b>

Subject to the Clauses, Warranties and Endorsements applicable and attached hereto :  
Tertakluk kepada fasal fasal, waranti dan endoramen tertera dan dikepil disini:-

**Memorandum**

It is hereby declared and agreed that the insurance provided under Section VII - ALL RISKS shall exclude loss or damage which are covered by Section I - FIRE.

Subject otherwise to the terms and conditions of this policy.

**SECTION VIII (Public Liability)**

Situation : As Per Section I  
Situasi

Territorial Limit : Within Malaysia  
Had Wilayah

No.	Description of Interest Insured	Limit of Indemnity (RM)*
No.	Keterangan harta yang Diinsurankan	Jumlah Diinsurankan
Item 1	Any one accident/occurrence	1,000,000.00
Item 2	Any one Period of Insurance	Unlimited

\* Limit of indemnity in respect of any one accident or series of accident arising out of one event.

**SECTION X (Errors & Omission)**

Situation : As Per Section I  
Situasi

Territorial Limit : Within Malaysia  
Had Wilayah

Jurisdiction : Malaysia  
Bidang Kuasa

Retroactive Date : 01/07/2013  
Tarikh Retroaktif

No.	Description of Interest Insured	Limit of Indemnity (RM)*
No.	Keterangan harta yang Diinsurankan	Jumlah Diinsurankan
Item 1	Any one accident/occurrence	1,000,000.00
Item 2	Any one Period of Insurance	1,000,000.00

\* Limit of indemnity in respect of any one accident or series of accident arising out of one event.

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THIRD PARTY VERIFICATION / PENGESAHAN PIHAK KETIGA

In compliance with Section 16(2) of the Anti-Money Laundering Act 2001, I hereby certify that the following document(s) was verified and authenticated by me at the point of sales. Selaras dengan pematuhan Seksyen 16(2) Akta Pencegahan Pengubahan Wang Haram 2001, saya dengan ini mengesahkan bahawa Dokumen yang disebut di bawah telah disahkan ketulenannya ketika urusniaga dijalankan.

Individual Applicant / Pemohon Individu and Institutional Applicant / Pemohon Institusi forms with fields for documents, staff names, NRIC numbers, dates, and signatures. Includes checkboxes for document types like NRIC, Business Registration, etc.

"Third Party" means Insurance agents, insurance brokers or staff of insurance companies. / "Pihak ketiga" bermaksud ejen insurans, broker insurans atau kakitangan syarikat insurans.

Note: For Insurance policies with premium exceeding RM50,000.00 and RM100,000.00 per annum in respect of Individual and group policies respectively, a copy of the documents verified will be retained by the Company.

Nota: Untuk Polisi Insurans dengan Premium tahunan yang melebihi RM50,000.00 bagi Polisi Individu dan RM100,000.00 bagi polisi berkelompok, satu salinan daripada dokumen yang telah disahkan akan disimpan oleh Pihak Syarikat.