

Date: As Per Printing Date

Dear Customer,

This Product Disclosure Sheet (PDS) is designed to provide you with some key information with regards to your 1 Home Plus Insurance.

Other customers have read this PDS and found it helpful; you should read it too.

1. What is 1 Home Plus Insurance?

1 Home Plus Insurance protects your property against loss or damage caused by fire and other perils. This insurance also provides additional new types of cover such as Inconvenience Allowance, Monthly Loan Repayment, Repair or Replacement of Burst Pipe and Loss or Damage to Title Deeds. This is designed exclusively for customers of Hong Leong Bank Berhad who are legally residing or employed in Malaysia.

2. Know Your Coverage

As an illustration, for RM450.00 (before Service Tax and Stamp Duty) premium annually, you will receive the following 1 Home Plus Insurance coverage based on sum insured of RM500,000 for a linked house constructed of brick walls and roofed with tiles.

This policy covers:	This policy excludes :
<p>Loss or damage to building and/or contents caused by:</p> <ul style="list-style-type: none"> • Fire, lightning, thunderbolt, subterranean fire • Explosion • Aircraft damage • Impact damage by road vehicles or animals (including Insured's own vehicles or animals)***^ • Bursting or overflowing of domestic water tanks, apparatus or pipes* • Theft but only if accompanied by actual forcible and violent entry or exit • Hurricane, cyclone, typhoon or windstorm** • Earthquake or volcanic eruption** • Flood excluding loss or damage caused by subsidence or landslip** • Robbery and hold up in the premises • Falling trees or branches and objects therefrom*** • Riot, strike and malicious damage <p>Additional covers:</p> <ul style="list-style-type: none"> • Inconvenience allowance • Monthly mortgage loan repayment • Repair or replacement of burst pipe • Escalation clause (10%) • Damage to title deeds by Fire or Flood <p>Note: This is not a complete list. Please refer to the policy wording for full list of coverages and limits.</p>	<ul style="list-style-type: none"> • Loss or damage due to subsidence & landslip. • War, invasion, act of foreign enemy, hostilities or warlike operations, civil war. • Any act of terrorism. • Wear and tear, gradual deterioration. • The 'Liability to the Public' section does not cover any asbestos related injury or damage involving the use, presence, existence, detection, removal, elimination or avoidance of asbestos or exposure or potential exposure to asbestos. <p>In the event of loss or damage occurred, the following Excess will apply:</p> <ul style="list-style-type: none"> • For peril marked with *, the first RM50.00 is not covered. • For peril marked with **, the first 1% of the total sum insured on buildings or RM200.00, whichever is the less. • For peril marked with ***, the first RM250 is not covered. • For peril marked with ^, the excess is only applicable to items belong to Insured only. <p>Note: You should refer to the policy wording for the full list of exclusions.</p>

By paying an **additional premium**, you can expand the coverage to include:

- Home contents cover ranges from RM10,000 to RM50,000 in full value or first-loss basis
- Subsidence and landslip (including for flood)
- Plate glass damage
- Loss or damage by hurricane, cyclone, typhoon or windstorm to outdoor fixtures and fittings
- Monthly loan repayment for involuntary unemployment
- Solar PV add-on

This is not a complete list. Please read the policy wording carefully for full details.

Duration of cover is for one year and you need to renew your insurance policy annually.

The benefit(s) payable under eligible product is protected by PIDM up to limits. Please refer to PIDM's TIPS Brochure or contact MSIG Insurance (Malaysia) Bhd or PIDM (visit www.pidm.gov.my).

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If you have any questions or require assistance on your 1 Home Plus Insurance, you can:



Call us at:
1-800-88-6163 or
603-2050-8228



Visit us at:
<https://www.msig.com.my/>



Email us at:
bancahotline@my.msig-asia.com

3. Know Your Obligations

For 1 Home Plus Insurance, you must pay the below premium:

The price you pay will be based on the sum insured, type of building and construction materials used and elected additional coverage.

Building Sum Insured	RM500,000.00
Standard Cover	RM450.00
+Additional Cover	
Subsidence and landslip	RM405.00
Total Gross Premium	RM855.00
You also have to pay the following fees and charges:	
Stamp Duty ^{^^}	RM10.00
Service Tax	8% of premium or RM68.40
Commission (included in premium)	15% of premium or RM128.25
Total Premium Payable	RM933.40

^{^^}Stamp duty payment for annual premium not exceeding RM150 is exempted until 31/12/2028. However, RM10 stamp duty shall be payable starting from 1/1/2029.

4. Other Key Terms

- Duty of Disclosure - You must provide complete and accurate information in the application/proposal form and disclose any matter that you know or could be expected to know to be relevant.
- You must ensure that your property is insured at the appropriate amount taking into account the renovation made to your property.
- If the amount insured in your insurance policy is less than the rebuilding cost (i.e. under-insurance), you are deemed to be self-insuring the difference. The average condition will apply in the event of a claim.
- Premium Warranty - Full premium is paid within sixty (60) days from commencement date of cover.
- The basis of compensation for loss or damage to the property:
 1. Market Value - it will pay the value of the property insured at the time of damage or loss less due allowance for wear and tear and/or depreciation and subject to the deduction of any excess and amount which you required to bear under the policy.
 2. Reinstatement Value - it will pay the cost of replacing or reinstating the damaged property of the same type or kind but not superior to or more extensive than the insured property when new, provided that the sum insured is adequate to cover the total cost of replacing or reinstating the property.
- Excess, being an amount you have to bear before you are paid. This is applicable for certain perils.
- Notice of Claim - Please provide a written notice to us with full details upon receiving notice of sustaining any accident, loss or damage within seven (7) days.

The list is **non-exhaustive**. You should refer to the policy wording for the full list of terms and conditions.

5. Can I cancel my policy?

Yes. You may cancel your policy at any time by giving a written notice to us. Upon cancellation, you are entitled to a refund of premium being adjusted on the basis of us retaining the customary short-term premium or minimum premium of RM60.

MSIG Insurance (Malaysia) Bhd is a general insurance company licensed under the Financial Services Act 2013 and regulated by Bank Negara Malaysia.

The information provided in this Product Disclosure Sheet is valid as at 1 January 2026.