

AIA ELITE HOME CARE

POLICY DOCUMENT

SECTION 1: GENERAL DEFINITIONS

The following definitions will apply to this Policy (where applicable):

1. **Accident** or **Accidental** refers to unforeseen and involuntary event.
2. **Act of Terrorism** refers to an act of any person or group of persons, whether acting alone, on behalf of or in connection with any organisation or government, committed for political, religious, ideological, economic, ethnic, nationalistic, racial, or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear. Robberies or other criminal acts primarily committed for personal gain and acts arising primarily from prior personal relationships between perpetrator and victims will not be considered as an Act of Terrorism. Act of Terrorism also includes any act which is verified or recognised by the relevant government as an act of terrorism
3. **Building** refers to the physical structure of the Property Insured and it shall include the Building Items.
4. **Building Item** refers to any or all of the following: fixtures, fittings and/or interior decorations within the Property Insured and/or the ceiling, cornices, wiring, lighting, flooring, walls, doors, windows, built-in wardrobes, kitchen cabinets, gates and/or fences around and pertaining to the Property Insured.
5. **Child** refers to any and all of your legal or biological child/children.
6. **Contents** refer to household contents and personal property owned, used or worn by you, your Family Members or the Domestic Assistant but does not include bonds, bills of exchange, currency notes, cheques, credit cards, deeds, document of title, manuscripts, passports, stamps, share certificates and travel tickets and Personal Valuables.
7. **Domestic Assistant** refers to the person legally employed by you to perform household duties within the Property Insured provided that such person is:
 - (a) living or working in the Property Insured; and
 - (b) between the ages of 18 and 50 years old.

For the purpose of the following provisions, the definition of Domestic Assistant includes such person living or working in the Property Insured with your connivance:

- (a) Coverage Extension VI (Coverage for Unscheduled Personal Valuables within the Building) under Part 2 of Section 2 (Contents);
 - (b) Coverage Extension III (Loss of Cash and/or Cashcard) under Part 3 of Section 2 (Worldwide Unscheduled / Scheduled Personal Valuables); and
 - (c) Section 3: General Exclusion.
8. **Excess** refers to the amount to be borne by you and is the portion of the claim for which you are liable in each and every loss.
 9. **Family Members** refer to your Spouse, the Child, Parents and/or Siblings permanently residing with you in the Property Insured.
 10. **Festive Seasons** refer to New Year's Day, Chinese New Year, Hari Raya Puasa, Hari Raya Haji, Deepavali, Good Friday, Vesak Day and Christmas in Singapore.

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11. **Fine Arts** refer to items of historical value or artistic merit including collections of paintings, etchings, pictures, tapestries, rugs, art glassworks and other bona fide works of arts including but not limited to statues, antiques, rare books and manuscripts, porcelain and rare glass.
12. **Flood** refers to the overflowing of or deviation from normal channels of natural or artificial water courses or the bursting or overflowing of public water mains.
13. **Fungi** refers to any type or form of fungus, including but not limited to, all forms of mold or mildew and any mycotoxins, spores, scents, vapors, gas, or substance, including any byproducts, produced or released by fungi. It shall include bacteria which shall refer to the presence, growth, proliferation, spread or any activity of Fungi, wet or dry rot or bacteria.
14. **Hospital** refers to a facility which must include all of the following:
 - (a) is operated as a hospital and licensed with the appropriate regulators in accordance with the laws of the relevant geographical area;
 - (b) is open at all times;
 - (c) is operated mainly to provide diagnosis and treatment on an inpatient basis for which charges are levied;
 - (d) provides organised facilities for major surgery;
 - (e) provides a staff of one (1) or more doctors on call at all time;
 - (f) provides 24 hours nursing services by or under the supervision of registered nurses;
 - (g) is not primarily a skilled nursing facility, clinic, spas, hydroclinics, place for alcoholics or drug addicts, nursing home, rest home, convalescent home, home for the aged, place for treatment of mental disorders or a similar establishment; and
 - (h) maintains a daily medical record for each patient.
15. **Injury** refers to bodily injury sustained in an Accident and not through any other cause, illness or disease.
16. **Insured Amount** refers to the amount shown in relation to the selected coverage as set out in the Policy Schedule or endorsement (if any) or renewal certificate (if any), and which is used to determine the amount of benefits payable under this Policy.
17. **Parents** refer to your legal or biological father and/or mother.
18. **Period of Insurance** refers to the period during which the coverage under this Policy is effective, as stated in the Policy Schedule, endorsement (if any) or renewal certificate (if any).
19. **Personal Documents** refer to identity card, passport or driving license.
20. **Personal Valuables** refer to articles of jewellery, gold, silver or other precious metal, cash, cashcards, furs, stamps, coins, medal collection, wallets, watches, Works of Art, antiques and photographic and video cameras and their standard package of related accessories.
21. **Physician** refers to any person qualified in western medicine who is registered with the medical council of the country of his practice to render medical or surgical services and, in providing such treatment, is practising within the scope of his licensing and training, but excluding you, your Spouse and all immediate family members of such persons.
22. **Policy** refers to:
 - (a) this document;
 - (b) the Policy Schedule;
 - (c) the application of this Policy;
 - (d) declarations of this Policy;
 - (e) the endorsements (if any); and
 - (f) the renewal certificate (if any).
23. **Policy Date** refers to the date stated in the Policy Schedule or endorsement (whichever is later) and refers to the date when coverage under this Policy takes effect. The date from which policy

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years, policy months, policy anniversaries and Premium Due Dates are determined shall be derived from the date stated in the Policy Schedule.

24. **Portable Computer** refers to laptop, hand-held computer and mobile phone.
25. **Premium Due Date** refers to the date when the premium payment under this Policy is due.
26. **Principal Perils** refers to:
- (a) fire and subterranean fire, lightning and thunderbolt, explosion, aircraft or other aerial devices or articles dropped from such aerial devices;
 - (b) impact with the Building and/or Contents by any road vehicle, not belonging to or not under your or any Family Members' control;
 - (c) bursting or overflowing of water tanks, apparatus or pipes, but excluding:
 - (i) loss or damage to water tanks, apparatus or pipes,
 - (ii) loss or damage by water discharged or leaking from any installation of automatic sprinklers,
 - (iii) loss or damage occurring while the Property Insured or any part thereof is left unoccupied for more than 60 consecutive days;
 - (d) burglary, robbery, theft or any attempted burglary, robbery or theft provided that the loss or damage did not occur while the Property Insured or any part thereof is left unoccupied for more than 60 consecutive days. For such purposes of determining burglary, robbery, or theft, we do not require evidence of violent or forcible entry;
 - (e) hurricane, cyclone, typhoon or windstorm including flood or overflow of the sea occasioned thereby, but excluding subsidence or landslip;
 - (f) riots, civil commotion or acts of strikes or locked out workers or persons taking part in labour disturbance;
 - (g) malicious damage or vandalism, whether or not such act is committed in the course of disturbance of the public peace;
 - (h) earthquake or volcanic eruption;
 - (i) flood including overflow of the sea caused by earthquake or volcanic eruption, hurricane, cyclone, typhoon, windstorm and/or force majeure.
27. **Property Insured** refers to the private dwelling house, flat or apartment situated at the property insured address in Singapore and as shown in the Policy Schedule or endorsement, if any and of all domestic offices, stables, garages and outbuildings used solely in connection therewith and at the same property insured address.
28. **Scheduled Personal Valuables** refer to any Personal Valuables stated in the Policy Schedule.
29. **Siblings** refer to your legal or biological brother and/or sister.
30. **Spouse** refers to your legal spouse.
31. **Total Permanent Disability** refers to disability such that there is neither at the time disability commences nor at any time thereafter any work, occupation or profession that you can ever be capable of doing for compensation, profit or gain as a result of accidental bodily injury, sickness or disease as certified by a Physician.

The occurrence of any of the following conditions shall automatically give rise to presumption of Total and Permanent Disability:

- (a) total and irrecoverable loss of sight of both eyes;
- (b) loss by severance of two or more limbs at or above wrists or ankles; or
- (c) the total and irrecoverable loss of sight of one eye and loss by severance of one limb at or above wrist or ankle.

The loss of use of two limbs shall also meet the definition of Total and Permanent Disability provided such loss of use involves total and permanent loss of function of the limbs affected as determined by us.

32. **Traditional Chinese Medicine Practitioner** refers to any person qualified in traditional Chinese medicine who is registered with the Traditional Chinese Medicine Practitioners Board

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upon graduation from a traditional Chinese medicine school or course that is recognised by both the Ministry of Health of Singapore and the Traditional Chinese Medicine Practitioners Board or who is legally authorised and/or licensed in the geographical area of his practice to render medical services, and in providing such treatment, is practising within the scope of his licensing but excluding the you, your Spouse and all immediate family members of such person. Traditional Chinese Medicine Practitioner includes one (1) or more of the following:

- (a) an acupuncturist;
- (b) a bonesetter; and/or
- (c) a Chinese herbalist.

- 33. **Unscheduled Personal Valuables** refer to any Personal Valuables not stated in the Policy Schedule.
- 34. **We, us** or **our** refers to AIA Singapore Private Limited (Reg. No. 201106386R).
- 35. **Windstorm** refers to wind speed exceeding 60 km/hr.
- 36. **Work of Art** refers to product of one (1) of the Fine Arts.
- 37. **You** or **your** refers to the applicant and owner of this Policy whose name is shown in the Policy Schedule of this Policy.

Wherever the context requires, unless specified otherwise, words importing the singular shall include the plural and vice versa; and words importing a specific gender shall include all other genders.

SECTION 2: BENEFITS

PART 1: BUILDING

In the event of loss or damage to the Building caused by any of the Principal Perils, we will indemnify up to the Insured Amount of this benefit ("the Insured Amount of the Building benefit") for each Period of Insurance, such costs of:

- 1. repair:
 - (a) if the Building is partially damaged, where the costs will be the amount of the damage and the restoration of the damaged portion of the property to substantially the same condition prior to the damage; or
 - (b) if the Building Item is partially damaged; or
- 2. reinstatement:

if the Building is totally destroyed, where the costs will be the amount of re-building the Building;
or
- 3. replacement, if the Building Item is totally lost or damaged:
 - (a) as new, for the same kind or type, provided that the Building Item is not superior to or more extensive than the Building Item when new; or
 - (b) with the next available model with the nearest product specifications to the totally damaged or lost Building Item, if the model of that Building Item is no longer available in the market.

We will make payment under this benefit provided that:

- (a) the actual repair, reinstatement or replacement is completed within 90 days from the date of loss or damage, unless otherwise agreed;
- (b) when any Building is partially damaged, our liability shall not exceed the sum representing the cost which we could have paid for reinstatement if the Building had been wholly destroyed; and
- (c) our liability for the cost of repair, reinstatement or replacement will be such amount that has been actually incurred.

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COVERAGE EXTENSION

We will also provide cover for any of the following:

I. Automatic Coverage for Contents

In the event the Insured Amount of the Building benefit is \$80,000 or more, 5% of this said Insured Amount of the Building benefit will be used to provide coverage for Contents. The coverage extensions in Part 2 of Section 2 (Contents) are excluded under this Coverage Extension I (Automatic Coverage for Contents) benefit.

II. Accidental Breakage of Fixed Glass

In the event of accidental breakage (other than as a result of any of the Principal Perils) of fixed glass that formed part of the Building, we will pay up to the Insured Amount of the Building benefit for each Period of Insurance provided the total amount recoverable under this Coverage Extension II (Accidental Breakage of Fixed Glass) together with any other amounts payable under Part 1 of Section 2 (Building), shall not exceed the Insured Amount of the Building benefit for the Period of Insurance.

EXCLUSIONS

We will not pay this benefit for any loss or damage:

- (a) exceeding the Insured Amount of the Building benefit; and/or
- (b) that occur while the Building was unoccupied for more than 30 consecutive days.

III. Loss of Rent

In the event the Building is rendered uninhabitable as a result of any of the Principal Perils, we will indemnify you up to \$250 each day against such loss of rental payable to and actually incurred by you during the period necessary for the repair or reinstatement of the Building, provided that for each Period of Insurance:

- (a) the total amount recoverable under this Coverage Extension III (Loss of Rent) shall not exceed 20% of the Insured Amount of the Building benefit; and
- (b) the total amount recoverable under this Coverage Extension III (Loss of Rent) together with any other amounts payable under this Part 1 of Section 2 (Building), shall not exceed the Insured Amount of the Building benefit.

IV. Removal Costs

In the event of loss or damage to the Building caused by any of the Principal Perils, we will pay for such fees, clearance and shoring up costs incurred following such loss or damage provided that:

- (a) such fees are incurred with our prior written consent; and
- (b) the total amount recoverable under this Coverage Extension IV (Removal Costs) together with any other amounts payable under this Part 1 of Section 2 (Building), shall not exceed the Insured Amount of the Building benefit for each Period of Insurance.

V. Emergency Entry

In the event of the forced entry by any policemen, ambulance services or the civil defence, due to a life threatening emergency involving you and/or your Family Members, we will pay up to \$300 in any Period of Insurance for the loss or damage caused to the Building.

PART 2: CONTENTS

In the event of loss or damage to the Contents contained within the Property Insured caused by any of the Principal Perils, we will indemnify up to the Insured Amount of this benefit ("the Insured Amount of

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the Contents benefit”) for each Period of Insurance, provided that the actual repair or replacement is completed within 90 days from the date of loss or damage, unless otherwise agreed.

We will indemnify such costs of:

1. repair if the item is partially damaged; or
2. replacement, if the item is totally lost or damaged:
 - (a) as new, for the same kind or type, provided that it is not superior to or more extensive than the item when new; or
 - (b) replacement with the next available model with the nearest product specifications to the totally damaged or lost item if it is no longer available in the market.

A renewal bonus of \$2,000 will be provided under Part 2 of Section 2 (Content) coverage on a yearly basis starting from the first policy renewal immediately following the Policy Date, up to a maximum of four (4) consecutive renewals of the Policy.

EXCLUSIONS

We will not cover any loss of or damage to bonds, bills of exchange, currency notes, cheques, credit cards, deeds, document of title, manuscripts, medals, passports, stamps, share certificates and travel tickets and Personal Valuables as listed under Part 3 of Section 2 (Worldwide Unscheduled / Schedule Personal Valuables).

COVERAGE EXTENSION

We will also provide cover for any of the following:

I. Loss or Damage of Contents Temporarily Removed by Professional Movers

In the event of loss or damage to the Contents while professional movers are moving the Contents to a new home within Singapore, we will pay up to 15% of the Insured Amount of the Contents benefit for each Period of Insurance provided that:

- (a) such loss or damage does not result from the Contents being moved for sale or exhibition or to a furniture depository;
- (b) the total amount recoverable under this Coverage Extension I (Loss or Damage of Contents Temporarily Removed by Professional Movers) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit for the Period of Insurance; and
- (c) such loss or damage is immediately reported to the professional movers once you are aware of the same and we are furnished with a copy of such report before such loss or damage is assessed and paid by us.

II. Loss or Damage to Frozen Food due to Break Down of Deep Freeze Unit

In the event of the deterioration of food and drinks contained in any deep-freeze unit, we will pay up to \$250 for each Period of Insurance provided that:

- (a) we are not responsible for the first \$50 of each and every claim;
- (b) the deep freeze unit was less than five (5) years old and was installed in the Building;
- (c) the deterioration was resulting from the breakdown or explosion of such refrigeration or non-operation of any thermostatic or automatic controlling devices pertaining to the deep freeze unit; and
- (d) the total amount recoverable under this Coverage Extension II (Loss or Damage to Frozen Food due to Break Down of Deep Freeze Unit) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit for the Period of Insurance.

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EXCLUSIONS

We will not pay this benefit for any loss or expenses caused by:

- (a) the failure of the electricity supply as a direct or indirect consequence of the deliberate act by the supply authority and/or their employees; and/or
- (b) the disconnection of the electricity supply whether accidental or otherwise at the Building in which the deep freeze unit is contained.

III. Accidental Death or Theft of Pedigree Pets

In the event of an Injury resulting in the Accidental death or theft of pedigree pets, we will pay up to \$500 for each Period of Insurance provided that the total amount recoverable under this Coverage Extension III (Accidental Death or Theft of Pedigree Pets) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit for the Period of Insurance.

Documentary proof of ownership and pedigree are required in the event of a claim.

IV. Coverage for Portable Computer

In the event of loss of or damage to your and/or your Family Members' Portable Computer within the Building caused by any of the Principal Perils, we will pay as follows, for each Period of Insurance:

- (a) up to \$150 for mobile phones;
- (b) up to \$300 for hand-held computer; and
- (c) up to \$1,200 for laptops.

We will make payment under this benefit provided that:

- (a) the total amount recoverable under this Coverage Extension IV (Coverage for Portable Computer) is \$1,200; and
- (b) the total amount recoverable under this Coverage Extension IV (Coverage for Portable Computer) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit for the Period of Insurance.

We will also provide worldwide coverage for theft of your and/or your Family Members' Portable Computer within automobiles provided that all windows, doors, luggage compartment or boot, sun roof and windscreen of the automobile are completely closed and securely locked and such items are not visible to the public.

V. Replacement of Locks & Keys

In the event the locks and keys of the Property Insured within the Property Insured are damaged as a result of any of the Principal Perils, we will pay up to \$250 for the replacement of the locks and keys of the Property Insured for each Period of Insurance provided that the total amount recoverable under this Coverage Extension V (Replacement of Locks & Keys) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit for the Period of Insurance.

VI. Coverage for Unscheduled Personal Valuables within the Building

In the event that you and/or your Family Members' Unscheduled Personal Valuables are lost or damaged within the Building as a result of any of the Principal Perils and the Insured Amount of the Contents benefit is \$4,000 or more, we will reimburse such costs of:

1. repair if the item is partially damaged; or
2. replacement, if the item is totally lost or damaged:

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- (a) as new, for the same kind, brand or type, provided that it is not superior to or more extensive than the item when new; or
- (b) replacement with the next available model with the nearest product specifications to the totally damaged or lost item if it is no longer available in the market.

We will make payment under this benefit provided that the total amount recoverable under this Coverage Extension VI (Coverage for Unscheduled Personal Valuables within the Building) for each Period of Insurance shall not exceed the lower of:

- (a) \$2,500 per article; or
- (b) 50% of the Insured Amount of the Contents benefit or \$20,000, whichever is lower.

If the Personal Valuable lost or damaged as a result of any of the Principle Perils is cash and/or cashcard(s), we will pay up to \$500 except where such loss arises from fraud, theft or dishonesty of the Domestic Assistant or is due to error or omission.

VII. Alternative Accommodation

In the event the Property Insured is rendered uninhabitable as a result of any of the Principal Perils, we will pay up to \$250 each day for such reasonable expenses actually incurred by you for alternative accommodation before the reinstatement of the Property Insured, provided that for each Period of Insurance:

- (a) the total amount recoverable under this Coverage Extension VII (Alternative Accommodation) shall not exceed 20% of the Insured Amount of the Contents benefit; and
- (b) the total amount recoverable under this Coverage Extension VII (Alternative Accommodation) together with any other amounts payable under this Part 2 of Section 2 (Contents), shall not exceed the Insured Amount of the Contents benefit.

PART 3: WORLDWIDE UNSCHEDULED / SCHEDULED PERSONAL VALUABLES

In the event of physical loss or damage to Personal Valuables worldwide, we will indemnify you and your Family Members for such:

1. repair, if the item is partially damaged; or
2. replacement, if the item is totally lost or damaged:
 - (a) as new, for the same kind, brand or type, provided that it is not superior to or more extensive than the item when new; or
 - (b) with the next available model with the nearest product specifications to total damaged or lost item if it is no longer available in the market.

We will make payment under this benefit provided that:

- (a) the total amount recoverable under this Part 3 of Section 2 (Worldwide Unscheduled / Scheduled Personal Valuables) shall not exceed 50% of the Insured Amount of Contents benefit;
- (b) the total amount recoverable for you and your Family Members' Unscheduled Personal Valuables for each Period of Insurance shall not exceed the lower of:
 - (i) \$2,500 per article; or
 - (ii) \$5,000;
- (c) the maximum amount payable for you and your Family Members' Scheduled Personal Valuables shall not exceed the amount per article listed in the Policy Schedule; and
- (d) there is submission of official receipt or any documentary proof of purchase.

EXCLUSIONS

We will not pay this benefit for any loss or expenses:

- (a) arising from theft of Personal Valuables left in unattended touring or convertible cars or unattended vehicles unless all windows, doors, luggage compartment or boot, sun roof and

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- windscreen are completely closed and securely locked and such Personal Valuables are not visible to the public; and
- (b) of more than \$300 for a wallet unless proof of purchase is provided.

COVERAGE EXTENSIONS

We will also provide cover for any of the following:

I. Hole-in-one

In the event you and/or your Family Members complete(s) a hole-in-one in a golf club, we will reimburse up to \$500 to cover the cost of any food and drinks, which by any local custom or rules of that club you and/or your Family Members is (are) required to extend to the club's members within seven (7) days from the date of the hole-in-one.

Any claim must be accompanied by a written confirmation from the authorised officer from the golf club that the hole-in-one was achieved and the receipts for the cost of celebratory food and/or drinks on the date of accomplishment at the golf club.

II. Loss of or Damage to Travelling Baggage and /or Clothing

In the event the travelling baggage and/or clothing insured under Part 2 of Section 2 (Contents) checked in or accompanying you and/or your Family Members are lost or damaged while outside your and/or your Family Members' country of residence or in the process of departure therefrom or arrival thereto, we will indemnify up to \$1,500 per person or \$2,000 per family in excess of airline, common carrier or lodging facilities settlement provided that the said travelling baggage and/or clothing fall within the definition of Contents.

III. Loss of Cash and/or Cashcard

In the event of loss or damage to your and/or your Family Members' cash and/or cashcard, we will pay up to \$250 except where such loss arises from fraud or dishonesty of the Domestic Assistant or shortages due to error or omission.

IV. Misuse of Credit Cards and/or Auto-Teller Machine (ATM) Cards due to Loss or Theft

In the event of any misuse by any unauthorised persons of lost or stolen credit card and/or ATM cards belonging to you and/or your Family Members, we will pay up to \$1,000 for each Period of Insurance for any charges that you and/or your Family Members is (are) held responsible to the credit card company or the bank provided the credit card company and/or bank has received due notification of such loss or theft in accordance with the terms under which the credit card or ATM card was issued.

Any loss or theft not reported to the credit card company or bank within 24 hours of discovery are excluded from coverage in this Policy.

V. Loss or Damage of Personal Documents

In the event of any loss or damage to your and/or your Family Members' Personal Documents, we will indemnify against the cost of the replacement of the Personal Documents up to \$100.

EXCLUSION

This Coverage Extension V (Loss or Damage of Personal Documents) does not apply to the renewal cost of the Personal Documents upon expiry.

PART 4: FESTIVE SEASONS BENEFIT

In the event of any loss or damage to the Contents and/or Personal Valuables within the Building caused by any of the Principal Perils, for a period of 10 days before and including the start of the Festive Seasons, we will pay up to \$300 provided that we receive satisfactory proof of loss or damage

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and proof that such loss or damage occurred during the period of coverage under this benefit, relevant documents indicating the Festive Season and a copy of the police report.

PART 5: WORLDWIDE PERSONAL LIABILITY

In the event you and/or your Family Members are held legally liable in a personal capacity to a third party as a result of any of the following occurring in Singapore or while travelling worldwide, we will indemnify you and/or your Family Members (provided that each Family Member shall observe, fulfill and be subjected to the terms of this Part 5 of Section 2 (Worldwide Personal Liability) as though they were you) up to the Insured Amount of this benefit, for each Period of Insurance:

- (a) accidental bodily injury to any person (not a Family Member) and at the time of the occurrence of the event giving rise to the injury, such person is not engaged by you or your Family Members for services; or
- (b) accidental loss or damage to property:
 - (i) belonging to any person not being a Family Member; and
 - (ii) not placed by that person under the charge of or under the control of you, your Family Members or the Domestic Assistant.

We will make payment under this benefit provided that the total amount payable under this Part 5 of Section 2 (Worldwide Personal Liability) shall not exceed the Insured Amount of this benefit in respect of any one (1) claim or series of claims arising out of any one (1) insured event for the Period of Insurance.

EXCLUSIONS

We will not pay this benefit for any loss or expenses arising from:

- (a) any errors or omissions howsoever occurring that arises from any of your and/or your Family Members' business activities;
- (b) any contract of indemnity or agreement which imposes on you and/or your Family Members liability for which you or your Family Members would not otherwise have been under unless such liability would have attached even in the absence of such contract or agreement;
- (c) the ownership, maintenance, operation, use, loading and unloading of any aircraft, watercraft, locomotive, motor vehicle or any mechanically propelled vehicle;
- (d) any sickness, disease or death howsoever caused; or
- (e) any bodily injury or loss or damage to property belonging to your and/or your Family Members' contractor, servant or agent.

COVERAGE EXTENSION

We will also provide cover for any of the following:

- (a) your legal costs and expenses incurred by you and/or your Family Members with our prior written consent in defending any claim;
- (b) your personal representatives in the event of your death for legal liability incurred by you provided that such personal representatives shall observe, fulfill and be subjected to the terms of this Part 5 (Worldwide Personal Liability) as though they were you.

PART 6: WORLDWIDE ACCIDENTAL MEDICAL REIMBURSEMENT

In the event you, your Spouse and/or the Child requires treatment by a Physician or a Traditional Chinese Medicine Practitioner or confinement in a Hospital due to Injury as a result of an Accident occurring in Singapore or when traveling worldwide during the Period of Insurance, we will pay the actual amount incurred for such treatment, hospital charges and nurses' fees, provided that:

- (a) such payment shall not exceed the Insured Amount of this benefit as the result of any one (1) Accident; and
- (b) such treatment, hospital charges and nurses' fees are incurred within 52 weeks from the date of the Accident.

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This benefit is only payable if:

- (a) you or your Spouse is below 65 years old; or
- (b) the Child, is at least one (1) year old and below 24 years old and is unmarried and a full-time student.

EXCLUSIONS

We will not pay this benefit for any expenses arising from:

- (a) any Injury for which compensation is payable under any law or program or for which benefits are payable under any other insurance policy;
- (b) you, your Spouse or the Child engaging or participating in air, military, or naval service in times of declared or undeclared war or while under order for warlike operations or restoration of public order (except where you, your Spouse or the Child are carrying out operationally ready national service duties pursuant to the Enlistment Act (Cap. 93));
- (c) any type of sickness; and
- (d) you, your Spouse or the Child engaging in professional sports where you, your Spouse or the Child would or could earn income from such an activity.

PART 7: WORLDWIDE ACCIDENTAL DEATH BENEFIT

In the event you, your Spouse and/or the Child sustains an Injury which results in your and/or his loss of life within 365 days from the date of an Accident occurring during the continuance of this Policy in Singapore or when travelling worldwide, we will pay the Insured Amount for this benefit.

This benefit is only payable if:

- (a) you or your Spouse is below 65 years old; or
- (b) the Child is at least one (1) year old and below 24 years old and is unmarried and a full-time student.

EXCLUSIONS

We will not pay this benefit for any loss arising from:

- (a) you, your Spouse or the Child engaging or participating in air, military, or naval service in times of declared or undeclared war or while under order for warlike operations or restoration of public order (except where you, your Spouse or the Child are carrying out operationally ready national service duties pursuant to the Enlistment Act (Cap. 93));
- (b) any type of sickness; and
- (c) you, your Spouse or the Child engaging in professional sports where the you, your Spouse or the Child would or could earn income from such an activity.

PART 8: DOUBLE INDEMNITY FOR ACCIDENTAL DEATH BENEFIT

In the event you sustain an Injury which results in your loss of life due to fire, theft, robbery or lightning within the Property Insured, we will pay double the Insured Amount for Worldwide Accidental Death benefit.

PART 9: 5-YEAR PREMIUM WAIVER

In the event of your death or Total Permanent Disability, we will pay five (5) times the yearly premium of this Policy towards this Policy over five (5) consecutive years. This means that the premium of this Policy for five (5) consecutive years immediately following your death or Total Permanent Disability will be waived.

We will make payment under this benefit provided that:

- (a) satisfactory proof of your death and/or Total Permanent Disability is given to us within 90 days after the death or Total Permanent Disability; and

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- (b) all certificates, information and proof is provided, at your or such other claimant's expense, in the form and nature required.

This benefit will automatically terminate on the earliest occurrence of any of the following:

- (a) on the date of the expiration of the period for which the last premium for this Policy is made;
- (b) on the policy anniversary occurring on or immediately following your 65th birthday;
- (c) on the date on which you stops being insured under this Policy; or
- (d) on the date on which this Policy ends.

We reserve the right to change, correct or end this benefit without giving prior notice.

EXCLUSIONS

We will not pay this benefit for your death or Total Permanent Disability caused directly or indirectly, wholly or partially, by any of the following occurrences:

- (a) suicide, regardless of sanity (within the first year of coverage);
- (b) Acquired Immunodeficiency Syndrome (AIDS);
- (c) pre-existing conditions for 12 months from the Policy Date;
- (d) engaging in military or naval duties during war or war-like operations, riots and civil commotion, strikes or terrorist activities; or
- (e) racing on horse or wheels.

SECTION 3: GENERAL EXCLUSIONS

Subject to the specific terms and exclusions applicable to the relevant sections of this Policy, this Policy shall not cover the following:

1. the first \$100 or 5% of the loss or damage of the respective Insured Amount, whichever is higher, for each and every loss caused by any of the Principal Perils except where such losses or damages result from fire. This provision shall not apply to Parts 6, 7, 8 and 9 of Section 2 and if there are other deductible provided in the other sections of this Policy;
2. any consequential losses or damages of any kind whatsoever unless it is specifically covered in this Policy;
3. wear and tear and depreciation, damage to property caused during the process of cleaning, dyeing, repairing or restoring, damage caused by the action of light or atmospheric conditions, moth, insects, vermin, inherent vice, latent defect or any other gradually operating cause;
4. loss (whether temporary or permanently) of the Property Insured or any part thereof by reason of confiscation, requisition, detention, destruction or occupation of such property or of any premises, vehicle or things containing the same by any government authorities;
5. transportation charges incurred by the repairman, plumber and any other home services engaged to attend to the loss or damage caused by the Principle Perils to the Property Insured other than life threatening emergency;
6. property on exhibition on fairgrounds or on the premises of any national or international exposition unless such premises are specifically described as covered in the Policy Schedule or endorsement, if any;
7. loss or damage caused to films, tapes, cassettes, cartridges or discs other than their value as unused material or the maker's list price for pre-recorded material;
8. loss or damage caused to contact lenses;
9. any loss or damage or liability directly caused by or contributed to by or arising from:
 - (a) nuclear weapons material; or

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- (b) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel and, solely for the purpose of this exception combustion shall include any self-sustaining process of nuclear fission;
10. loss or damage or liability, if any act or event, out of or in the course of which such loss, damage or liability arises, constitutes or is a part of, or is committed or happens whether directly or indirectly by reason of or in connection with war, invasion, act of foreign enemy, hostilities or any warlike operations (whether war be declared or not) civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to a popular rising, military or usurped power, or martial law;
 11. any loss or damage arising due to being dispatched by sea or air under a bill of lading, airway bill or similar document;
 12. any loss or damage to Property Insured that is used in any part for the purpose of trade, business or profession or receiving paying guest;
 13. any losses, damages, costs or expenses of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to any Act of Terrorism; or
 14. all bodily injury or property damage caused by, arising out of, aggravated by or resulting from Fungi. This exclusion includes any liability imposed on you by any government authority for any loss or damage caused by, arising out of, aggravated by or resulting from Fungi. In addition, there is no coverage to test for, monitor, clean up, remove, re-mediate, contain, treat, de-toxify, neutralise, or in any way respond to, or assess the effects of Fungi.

This Policy shall not apply to any loss that is caused directly or indirectly, partly or wholly by any of the following occurrences:

1. the deliberate / wilful act, failure to act, omission, negligence, carelessness, default or involvement by you, your Family Members or the Domestic Assistant;
2. any unexplained loss or mysterious disappearance;
3. treatment of Injury after 52 weeks from the date of Accident;
4. treatment of alcoholism, drug abuse or any other complications arising therefrom, or Accident caused by and whilst under the influence of drugs or alcohol;
5. business or professional use in respect of photographic and sports equipment and accessories and musical instruments;
6. electrical or mechanical breakdown;
7. motor vehicles, boats, livestock, plants, cycles, and any equipment or accessories relating thereto;
8. Accidental damage or breakdown to sports equipment whilst in play;
9. riding on motorcycle, motor scooter, moped or mechanically assisted pedal cycle (whether as driver or pillion) for social, recreation, sports exhibition, competition or for any purpose of any kind whatsoever;
10. overwinding, denting or internal damage of clocks or watches;
11. Self-destruction or any attempt at self-destruction while sane or insane;
12. any violation or attempted violation of the law or resistance to arrest;
13. Pregnancy whether resulting in childbirth or otherwise, miscarriage, abortion or disease arising out of or resulting there from, birth control;

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14. Dental, aesthetic, cosmetic procedures, routine check up and diagnostic tests unless related to the treatment of an injury as a result of an accident;
15. Engaging in air travel, except as a passenger in a properly licensed aircraft operated by a licensed commercial passenger airline on a regular scheduled passenger trip over its established route;
16. racing of any kind including climbing, motorcycling, hunting, flying and any sports activities inclusive of skin/sky diving and any underwater activities;
17. pressure waves caused by aircraft and other aerial device;
18. malicious damage or vandalism by any person lawfully in the Property Insured;
19. construction, renovation, alteration, or decoration works on the Property Insured, unless we have been notified and we have specifically agreed in writing;
20. any/all illegal or unlawful act(s) by you, your Family Members or the Domestic Assistant or confiscation, detention or destruction by custom authorities or other officials; or
21. engaging or taking part in air, military, naval training, exercises, manoeuvres, warlike operations or handling of explosives or demolition materials or while under orders for restoration of public order, whether in time of peace, declared war, undeclared war or otherwise.

SECTION 4: GENERAL PROVISIONS

1. THE CONTRACT

This Policy is a legally enforceable agreement between you and us, and it is governed by and interpreted according to the laws of the Republic of Singapore. Subject to the terms and conditions of this Policy and prevailing laws, we agree to provide the benefits set out in this Policy in exchange for the premiums paid by you.

We will rely on the information provided to us in deciding whether or not to provide cover under this Policy. All statements made in the application of this Policy are, in the absence of fraud, regarded as representations and not warranties. In other words, you must answer all the questions in the application of this Policy accurately and reveal all the facts you know, or ought to know. Otherwise, we can void or deny a claim or vary the terms and conditions under this Policy.

2. MODIFICATIONS

This Policy's provisions cannot be changed or varied by any of our employees, independent contractors or agents unless such change is contained in an endorsement signed by our duly authorised officer.

The provisions in this Policy are subject to the provisions of the Insurance Act (Cap.142) and other relevant laws, including subsequent changes or replacements of such provisions from time to time. In response to regulatory requirements or changes beyond our control required by law, we may amend the terms and conditions of this Policy by informing you of the relevant changes and such changes will become effective from a date specified.

3. FREE LOOK

We will give 14 days from the time you receive this Policy to decide whether you want to continue with it.

If you do not want to continue, you may cancel this Policy in writing and get a refund of premiums paid, including Goods and Services Tax (GST) without interest, provided no claim has been made under this Policy.

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This Policy shall be considered to be delivered and received by you on the date we send this Policy via electronic mail, or seven (7) days from the date we mail this Policy to the mailing address indicated in the application for this Policy via post.

4. CLAIMS PROCEDURES

(a) Time for Notice of Claim

We must receive notice of claim for loss under this Policy ("Notice of Claim") within 30 days from the date of such loss. Failure to give a Notice of Claim within the time indicated shall not automatically invalidate any claim if it is shown to our satisfaction that it was not reasonably possible for you or such other claimant to notify us and that the Notice of Claim was given as soon as practicable.

(b) Notice to Police

In all cases of loss or damage, you shall give immediate notice to the police within 24 hours. You will have to furnish us a copy of the police report as part of the documents supporting your claim.

(c) Proof of Claim

You or such other claimant shall submit a claim in writing to us at your or such other claimant's own expense within 30 days after the occurrence of such loss or damage for which a claim may be made under this Policy with such detailed particulars including the possibility of retaining such damaged items and proofs as may be required by us and affirmative proof must be furnished at your or such other claimant's expense together with any official statement of accounts and receipts.

(d) Sufficiency of Notice

There must be sufficient particulars in the Notice of Claim to enable us to identify you and/or the Property Insured.

(e) Form for Filing Proof of Loss

We will, upon receipt of such notice, furnish to you or such other claimant such forms for filing proof of loss.

(f) Payment of Loss

Each claim for loss shall be adjusted separately. When the amount of each loss is determined after adjustment, the applicable deductible amount in the Policy shall be subtracted before we pay the net amount.

(g) Article Forming Part of a Pair or Set

For losses or damages to an article that is part of a pair or set, the value of the particular part lost or damaged shall not exceed the Insured Amount.

(h) Medical Examination

We shall have the right and opportunity to examine you or such other claimant when and as often as we may reasonably require during the pendency of the claim, and also the right and opportunity to require an autopsy to be conducted in the case of death.

(i) Legal Proceedings

No proceedings may be commenced against us prior to the expiration of 60 days after filing and furnishing written proof of loss to us in accordance with the terms of this Policy. Under no circumstances should such proceedings be commenced against us after two (2) years from the earlier of the date on which written proof of loss has been or should be so furnished in accordance with the terms of this Policy.

(j) Disputes

Notwithstanding any provisions of this Policy, in the event of any dispute or disagreement regarding the appropriateness or correctness of any diagnosis, we have the right to require an examination of you or such other claimant or the evidence used in arriving at such diagnosis to be conducted by a party acknowledged to be an expert in the field of medicine concerned and as selected by us. The opinion of such expert on the diagnosis in dispute will be binding on you or such other claimant and us.

5. OWN INSURER

If at the time of any loss or damage, the Insured Amount of any article is less than the total value of the article, you will be your own insurer for the difference.

6. NON-ADMISSION

Neither you nor such other claimant shall make any admission, offer, promise or payment to any third party without our prior written consent. We may at our discretion take over and conduct in your or such other claimant's name the defence of any claim or commence any claim for indemnity or damages against any third party, and shall have full discretion in the conduct of any proceedings in the settlement of any claim and both you and such other claimant shall give all such information and assistance as we may require.

7. FRAUD AND MISREPRESENTATION

If you or such other claimant or anyone acting on his/their behalf fraudulently makes any claim under this Policy or obtains any sum payable under this Policy through fraudulent means or devices, all benefits paid under this Policy shall be forfeited and must be immediately repaid. This Policy will be terminated immediately and there will be no refund of premiums.

8. ARBITRATION

Any differences arising as to the amount to be paid under this Policy (liability being otherwise admitted) shall be resolved by reference to arbitration in Singapore at our election in accordance with the arbitration rules of Singapore Arbitration Centre in force at that time which rules are deemed to be incorporated by reference to this clause. No action in court may be commenced against us before the award made as a result of such proceedings.

9. REASONABLE PRECAUTIONS

You shall:

- (a) use all reasonable diligence and care to keep the Building in a proper state of repair and if any defect is discovered, shall cause such defect to be made good as soon as possible and in the meantime cause such additional precautions to be taken for the prevention of Injury, loss or damage as the circumstances may require. We are not liable for any Injury, loss or damage caused by a defect which you have failed to remedy after having received notice of such defect either from us or any person or public body;
- (b) exercise all reasonable precautions for the maintenance and safety of the Building; and
- (c) take all reasonable precautions to minimise any Injury, loss or damage which may occur and to take all reasonable steps to recover any property lost.

10. OTHER INSURANCES

We shall not be liable for any loss, damage or liability which at the time of the happening of such loss, damage or liability is insured by or would but for the existence of this Policy be insured by any other policy or policies except in respect of any excess beyond the amount which would have been payable under the policy or policies had this insurance not been effected.

You shall give us notice of any insurance or insurances already effected, or which may subsequently be effected, covering any of the contents or property insured under this Policy. Unless such notice is

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given and the particulars of such insurance is stated or endorsed on this Policy by us before the occurrence of any loss or damage, all benefits under this Policy shall be forfeited.

11. SUBROGATION

If we make any payment or otherwise make good any loss applying under this Policy, we will be subrogated to all your or such other claimant's rights of recovery against any other person. You or such other claimant will complete, sign and deliver any documents necessary to enable us to effectively pursue and enforce such rights and if necessary, to bring a claim in your or his name. You or such other claimant will not take any action following a loss to prejudice such rights of subrogation under this provision.

12. BURDEN OF PROOF

In any action, suit or other proceedings where we allege, by reason of the provisions of any exclusion which may be applicable, that any loss, destruction or damage is not covered by this Policy, the burden of proving that such loss, destruction or damage is covered by this Policy shall be upon you or such other claimant.

13. ADJUSTMENT OF INSURED AMOUNT AFTER EVERY LOSS

In the event of payment by us for any loss insured under this Policy, the Insured Amount shall thereafter be automatically reduced either:

- (a) in the case of total loss, by the amount of such payment inclusive of any applicable Excess payable by you for each and every claim; or
- (b) in the case of partial damage, by the actual cost of repair, inclusive of any applicable Excess payable by you for each and every claim.

The maximum liability for each benefit during any one (1) Period of Insurance shall not exceed the Insured Amount.

14. RENEWAL

This Policy is issued for a period of one (1) year commencing from the Policy Date or each renewal date (if any). This Policy is not guaranteed yearly renewable. Any renewal will be subject to our agreement and will be effective on this Policy's anniversary date and will be subject to the following conditions:

- (a) this Policy is in force on the date of renewal and has not been cancelled pursuant to Part 16 of Section 4 (Policy Cancellation); and
- (b) we receive and accept payment of this Policy's premium in accordance with the premium rates then applicable on the date of renewal.

Once we accept the payment, we will send you a renewal certificate to extend this Policy for another year. All prevailing terms and conditions of the Policy, as the same may be varied or revised from time to time, shall apply to each renewed term of insurance unless otherwise stated.

15. PREMIUM PROVISIONS

(a) Payment

All premiums shall be paid to us on or before the Premium Due Date.

(b) Premium Rate

Premium rates for this Policy are not guaranteed and are subject to our review from time to time at our absolute discretion.

We have the right to change the renewal rate at which the premiums are calculated on Policy renewal at our absolute discretion, provided that we send you a written notification at least 31 days in advance of such change in premium rate.

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(c) Premium Before Cover Warranty

Regardless of anything contained in this Policy but subject to the second and third paragraphs below, it is agreed and declared that the total premium due must be paid and actually received in full by us (or the intermediary through whom this Policy was effected) on or before the Policy Date, renewal date (if any) or endorsement date (if any). Payment shall be deemed to have been effected by us (or the intermediary through whom this Policy was effected) when one (1) of the following transactions, where made available by us, takes place:

- (i) cash or honoured cheque for the premium is handed over to us (or the intermediary through whom this Policy was effected);
- (ii) a credit or debit transaction for the premium is approved by the issuing bank;
- (iii) a payment through an electronic medium including the internet is approved by the relevant party; or
- (iv) a credit in favour of us (or the intermediary through whom this Policy was effected) is made through an electronic medium including the internet.

In the event that the total premium due is not paid and actually received in full by us (or the intermediary through whom this Policy was effected) on or before the Policy Date, renewal date (if any) or endorsement date (if any), this Policy shall be deemed to be cancelled immediately and no benefits whatsoever shall be payable by us. Any payment received thereafter shall be of no effect whatsoever on the cancellation of this Policy, renewal certificate and endorsement.

In respect of coverage with "Free Look" provision, you may return the original policy document to us or the intermediary within the free look period if you decide to cancel the cover during the free look period. In such event, you will receive a full refund of premium paid to us provided no claim has been made under the insurance.

16. POLICY CANCELLATION

(a) Cancellation by you

You may cancel this Policy by sending us written notice to cancel this Policy. We will cancel this Policy upon receipt of notice, and after the effective date of cancellation, refund the prorated portion of the actual premiums paid including GST, without interest, corresponding to the period of non-coverage to you, in accordance with the Premium Refund Table below.

Premium Refund Table

Cancellation Timeline from Policy Date or Renewal Date (whichever is later)	% of refund of premium
≤ 2 months	60%
> 2 months ≤ 3 months	50%
> 3 months ≤ 4 months	40%
> 4 months ≤ 5 months	30%
> 5 months ≤ 6 months	25%
> 6 months	No Refund

There will be no refund of premiums if there is any claim made under this Policy for the same policy year. We will not be liable for any claims incurred following the date of cancellation.

Premium refund (if any) may be made either at the time of cancellation becomes effective or as soon as practicable after cancellation becomes effective, but our payment of the refunded premium is not a condition of cancellation.

(b) Cancellation by us

We reserve the right to cancel this Policy at any time giving at least seven (7) days notice in writing to you. In such event, we will refund the unearned portion of the premium paid including GST, without interest, to you.

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17. TERMINATION

This Policy shall immediately terminate on the earliest occurrence of any of the following:

- (a) when any premium payable under this Policy remains unpaid at the Premium Due Date;
- (b) the effective date stated in the cancellation notice pursuant to Part 16 of Section 4 (Policy Cancellation); or
- (c) when we exercise our right of termination under Part 24 of Section 4 (Change of Country of Residence or Citizenship).

Termination of this Policy will not affect an insured event that has arisen prior to such termination. Our acceptance of any premium after termination will not create a liability to us.

18. GOVERNING LAW / JURISDICTION

This Policy is governed by and interpreted in accordance with Singapore laws. The parties hereby submit to the jurisdiction of the courts of Singapore.

19. RIGHTS OF THIRD PARTIES

The Contracts (Rights of Third Parties) Act (Cap.53B) and any subsequent revisions, amendments, changes or replacement of its provisions shall not apply to this Policy and a person who is not a party to this Policy has no rights under the Contracts (Rights of Third Parties) Act (Cap.53B) to enforce the terms of this Policy.

20. DUPLICATION OF COVER

If the Property Insured is covered under more than one (1) home insurance policy with us for the same period of insurance, we will consider the Property Insured to be insured only under the policy which provides the highest benefit level.

21. SEVERABILITY

If any provision of this Policy or any part of it is declared to be illegal, invalid or unenforceable for any reason whatsoever by a court of competent jurisdiction, such provision or part will, to the extent necessary be thereby amended to render it legal, valid or enforceable or otherwise deleted from this Policy.

22. NOTICES

All notices under this Policy must be in writing. If a notice has been posted to you, it shall be considered to be delivered in the normal course of post and received seven (7) days from the date of our posting of the notice to the address which you have stated in the application of this Policy, as the same may be changed and notified to us in writing. A notice shall be deemed delivered upon personal delivery to its recipient.

23. PROPER DISCHARGE

Unless specified in the respective benefits, we will make payment under this Policy to such person who can give us proper discharge to our satisfaction and subject to our discretion.

These persons may include:

- (a) the administrator, if there is no will
- (b) you, as the policy owner;
- (c) the executor if there is a will; or
- (d) the trustee, if there is a trust acceptable to us.

24. CHANGE OF ADDRESS, COUNTRY OF RESIDENCE OR CITIZENSHIP

You must, as soon as practicable, notify us in writing if there is a change in your citizenship and/or usual country of residence. A change in the usual country of residence will be deemed to mean your

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living or intending to live in another country other than Singapore in excess of 12 consecutive calendar months.

You must also, as soon as practicable, notify us in writing if there is a change of address intended for the Property Insured.

We reserve the right and sole discretion to terminate or decline to renew the Policy or continue cover on prevailing or varied terms and conditions.

25. MORTGAGEE (CHARGE) CLAUSE: Building Only

Payments under this Policy for loss and/or damage to the Property Insured shall be made to the mortgagee as named in the Policy Schedule, subject to the mortgagee's interest in the Property Insured.

To the extent of the interest of the mortgagee in the Property Insured, this Policy shall not be invalidated by:

- (a) any act or neglect of the mortgagor or you;
- (b) foreclosure or other proceedings;
- (c) notice of sale relating to the Property Insured;
- (d) occupation of the Property Insured for purposes more hazardous than as permitted under this Policy;
- (e) non-occupation of the Building; or
- (f) any other increase of risk in the Building.

Provided that:

- (a) if any premium under this Policy shall be due and/or owing to us, the mortgagee shall pay such premiums upon our demand; and
- (b) in relation to the Property Insured, the mortgagee shall notify us of any:
 - (i) non-occupancy; or
 - (ii) change of ownership or occupancy; or
 - (iii) increase in the risk and/or hazards,which shall come to the knowledge of the mortgagee.

If any premium shall be payable for any increase in risks and/or hazards in the Property Insured and unless permitted otherwise by this Policy, the mortgagee shall on our demand pay such premium otherwise this Policy shall be null and void.

Any payments made by us to the mortgagee under this Policy shall discharge us of all our liabilities (if any) to the mortgagor and you and we shall be subrogated to all the rights of the mortgagor to the extent of such payments, but not so as to impair the right of the mortgagee to recover the full amount of any claim it may have against the mortgagor or you or any other parties insured under this Policy or from any securities or funds which may be available.

Non-Cancellation Clause

In the event that we receive any notice of cancellation of the Policy and prior to such cancellation being effected, we shall obtain the prior consent of the mortgagee to effect such cancellation of the Policy. We shall notify the mortgagee of any material amendments which we and/or you shall propose to make to the provisions of this Policy.