

Please read this Product Disclosure Sheet before you decide to participate in the Takaful myHouseowner & Householder. Please be sure to also read the general terms and conditions.

1. What is this product about?

Takaful myHouseowner/Householder provides coverage against loss or damage to the building and/or contents of private dwelling houses and flats and residents' property in hotels, residential clubs and boarding houses used solely for residential purposes.

2. What are the Shariah concepts applicable?

This product applies the following Shariah concepts:

- a) **Hibah** refers to a transfer of ownership of an asset from a donor to a recipient without any consideration. Under this product, the benefits payable from General Takaful Fund ("GTF") is based on Hibah. A portion of the distributable surplus which is credited into the GTF will be distributed to eligible participants in the form of cash back based on Hibah.
- b) **Ju'alah** refers to a contract where a party offers a specified reward to another party who achieved a determined result. Under this product, the participant allows Syarikat Takaful Malaysia Am Berhad ("We", "Us", "Our", or "Takaful Malaysia") to receive a portion of the distributable surplus arising from the GTF as a performance incentive for Takaful Malaysia's achievement in managing the GTF which results in the surplus.
- c) **Qard** refers to a contract of lending money by a lender to a borrower where the latter is bound to repay an equivalent replacement amount to the lender. Under this product, Takaful Malaysia will lend an amount of money to the GTF without interest if the GTF is in deficit.
- d) **Tabarru'** means donation for charitable purposes. Under this product, the participant donates a portion of the contribution to the GTF to help other participants. Tabarru' takes into effect when the participant contribute to the GTF.
- e) **Wakalah** refers to a contract where a party, as principal authorizes another party as his agent to perform a particular task on matters that may be delegated, with or without the imposition of a fee. Under this product, the participant authorizes Takaful Malaysia to manage the GTF and in return, Takaful Malaysia will receive the Wakalah fee.

3. What are the covers / benefits provided?

This product covers loss or damage against:

- i) Fire, lightning, thunderbolt, subterranean fire;
- ii) Domestic explosion;
- iii) Aircraft damage and other aerial devices and/or articles dropped there from;
- iv) Impact damage with any of the building by any road vehicles or animals not belonging to or under the control of the Participant or any member of his family;
- v) Bursting or overflowing of domestic water tanks, apparatus or pipes excluding:
 - a) In respect of each and every loss to amount stated in the Schedule.
 - b) Destruction or damage occurring while the Private Dwelling is left untenanted.
- vi) Theft accompanied by actual forcible and violent entry into or out of a building or any attempt thereat. Provided the Private Dwelling is not left inhabitant for more than ninety (90) days whether consecutively or not in any Period of Takaful, unless otherwise agreed by way of endorsement;
- vii) Hurricane, cyclone, typhoon, windstorm subject to the Excess Clause as stated in the Schedule;
- viii) Earthquake, volcanic eruption subject to Excess Clause as stated in the Schedule; and/or
- ix) Flood but excluding loss or damage caused by subsidence or landslip, subject to Excess Clause as stated in the Schedule.

Extra Benefits:

- i) Loss of rent not exceeding in aggregate up to 10% of the Sum Covered of the building/content;
- ii) Third party liability up to RM50,000.00.

The followings are the additional covers subject to an additional contribution:

- 1) Riot, strike and malicious damage;
- 2) Subsidence and landslip;
- 3) Loss of rent (if more than 10% of the Sum Covered of the building); and/or
- 4) Increased Sum Covered for third party liability from RM50,000.00;
To RM100,000.00 additional contribution RM10.00.
To RM250,000.00 additional contribution RM20.00.

Duration of cover is for one (1) year. You need to renew your certificate annually.

The benefit(s) payable under eligible product is protected by Perbadanan Insurans Deposit Malaysia (PIDM) up to limits. Please refer to PIDM's Takaful and Insurance Benefits Protection System ([TIPS](#)) Brochure or contact Takaful Malaysia or PIDM (visit www.pidm.gov.my/en).

4. How much contribution do I have to pay?

The total annual contribution that you have to pay will be based on the sum covered selected:

a) Houseowner's Cover—Only Construction class 1A & 1B is acceptable

Rate

Construction Class	1A External Walls – Constructed entirely of Brick Roof – Constructed entirely of non-combustible materials	1B External Walls – Constructed partly of Brick and non-combustible materials Roof – Constructed entirely of non-combustible materials
Landed Property	0.090%	0.226%
Flats & Apartments	0.093%	0.243%

Subject to a minimum contribution of RM60.00.

b) Householder's Cover – Only Construction class 1A is acceptable

Rate: 0.338%

Subject to a minimum contribution of RM60.00.

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

Type	Amount
Wakalah Fee	50% of contribution of which: (example: gross contribution is RM60.00 x 50% = RM30.00) - Commission – 15% - Other expenses – 35%
Stamp Duty	RM10.00
Service Tax	8% of the contribution paid

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

Some of the key terms and conditions that you should be aware of are:

a) **Duty of Disclosure**

Consumer Takaful Contract

Pursuant to Paragraph 5 of Schedule 9 of the Islamic Financial Services Act 2013, if you are applying for this Takaful wholly for purposes unrelated to your trade, business or profession, you have a duty to take reasonable care not to make a misrepresentation in answering the questions in the Proposal Form (or when you apply for this Takaful). You must answer the questions fully and accurately. Failure to take reasonable care in answering the questions may result in avoidance of your contract of Takaful, refusal or reduction of your claim(s), change of terms or termination of your contract of Takaful. The above duty of disclosure shall continue until the time your contract of Takaful is entered into, varied or renewed with us. In addition to answering the questions in the Proposal Form (or when you apply for this Takaful), you are required to disclose any other matter that you know to be relevant to our decision in accepting the risks and determining the rates and terms to be applied. You also have a duty to tell us immediately if at any time after your contract of Takaful has been entered into, varied or renewed with us any of the information given in the Proposal Form (or when you applied for this Takaful) is inaccurate or has changed.

Non-Consumer Takaful Contract

Pursuant to Paragraph 4(1) of Schedule 9 of the Islamic Financial Services Act 2013, if you are applying for this Takaful for a purpose related to your trade, business or profession, you have a duty to disclose any matter that you know to be relevant to our decision in accepting the risks and determining the rates and terms to be applied and any matter a reasonable person in the circumstances could be expected to know to be relevant, otherwise it may result in avoidance of your contract of Takaful, refusal or reduction of your claim(s), change of terms or termination of your contract of Takaful. The above duty of disclosure shall continue until the time your contract of Takaful is entered into, varied or renewed with us. You also have a duty to tell us immediately if at any time after your contract of Takaful has been entered into, varied or renewed with us any of the information given in the Proposal Form (or when you applied for this Takaful) is inaccurate or has changed.

- b) **Change in Risk** - you must inform us or your agent in writing of any material changes during the certificate period so that the necessary amendments are endorsed into your certificate.
- c) **Duty of Participant** - you shall take all reasonable precautions for the safety of the property covered.
- d) You must ensure that your property are covered at the appropriate amount, either on:
 - i. **Market value basis** - we will pay the full cost of repairing the damaged property less the amount for wear, tear and depreciation.
 - ii. **Replacement value basis** - we will reinstate, repair or replace the loss or damaged property without any deductions being made for wear, tear or depreciation provided that the sum covered is adequate to cover the total cost of replacing.
- e) **Under coverage** - you must ensure that the sum covered is adequate, otherwise, average condition will apply for under coverage at the time of loss. You shall be considered as covering for yourself the difference and shall bear the rateable proportion of the loss accordingly.
- f) **Excess** - is the first amount of loss that you have to bear in the event of a claim.

7. What are the major exclusions under this product?

This product does not cover certain losses, such as:

- i) War, invasion, act of foreign enemy, hostilities or any act of terrorism.
- ii) Order of the government or Public Municipal or Local Authority.
- iii) Nuclear weapons or ionizing radiations or contaminations.
- iv) Consequential loss or damage of any nature.
- v) Property damage to data or software.
- vi) Loss or damage due to theft by your domestic servants or any member of your family and household.
- vii) Beer, liquor, pictures of animals or things used for religious purpose such as idols.
- viii) 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.
- ix) Any other events prohibited by Shariah principles.

Note:

This list is non-exhaustive. Please refer to the certificate for the full list of exclusions under this product.

8. Can I cancel my certificate?

You may cancel your certificate at any time by giving a written notice to us. Upon cancellation, you are entitled to a partial refund of the contribution provided you have not made any claim.

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

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

10. Where can I get further information?

Should you require additional information on Takaful myHouseowner/Householder, you can contact us or any of our branches or from our agent or you may refer to the *insuranceinfo* booklet on 'Houseowners/Householders', available at all our branches or visit www.insuranceinfo.com.my.

If you have any enquiries, please contact us at:

Customer Service Unit (CSU)

Syarikat Takaful Malaysia Am Berhad [201701032316 (1246486-D)],
27th Floor, Annexe Block,
Menara Takaful Malaysia,
No. 4, Jalan Sultan Sulaiman,
50000 Kuala Lumpur.
P.O. Box 11483,
50746 Kuala Lumpur.
Tel: 1-300 88 252 385
Fax: 603 - 2274 0237
Email: csu@takaful-malaysia.com.my
Website: www.takaful-malaysia.com.my/en/

11. Other types of similar cover available

Please refer to our branches or agents for other similar types of cover available.

IMPORTANT NOTE:

YOU MUST ENSURE THAT YOUR PROPERTY IS COVERED AT THE APPROPRIATE AMOUNT. YOU SHOULD READ AND UNDERSTAND THE CERTIFICATE AND DISCUSS WITH THE AGENT OR CONTACT US DIRECTLY FOR MORE INFORMATION.

Syarikat Takaful Malaysia Am Berhad [Registration No.: 201701032316 (1246486-D)] is licensed under the Islamic Financial Services Act 2013 and regulated by Bank Negara Malaysia.

The information provided in this Product Disclosure Sheet is valid as at April 2025.