

FJ PROPERTY MANAGEMENT (M) SDN BHD

[Co Reg 1407240-U]



[PM (1) 0080]



COMPANY PROFILE

VISION & MISSION STATEMENT

VISION

To be a trusted property and asset management company in Malaysia offering professional services to the stakeholders and community in general.

MISSION

To align the interests of all stakeholders through professional services and asset protection as well as ensuring the maximization of asset value.

CORE VALUES

Taking Ownership, Reliable, Committed, Accountable, Integrity, Teamwork, Investment in People.

SLOGAN

Value Creation, Result Driven



VISI

Menjadi syarikat pengurusan harta dan aset yang dipercayai di Malaysia yang menawarkan perkhidmatan profesional kepada pihak berkepentingan dan masyarakat amnya.

MISI

Untuk menyelaraskan kepentingan semua pihak melalui perkhidmatan dan perlindungan aset serta memastikan nilai aset maksimum.

NILAI TERAS

Nilai Hakmilik Diri, Kebolehpercayaan, Komitmen, Bertanggungjawab, Integriti, Kerja Berpasukan, Modal Insan.

SLOGAN

Penciptaan Nilai, Hasil Dipacu

ABOUT THE COMPANY

FJ PROPERTY MANAGEMENT (M) SDN BHD (FJPMSB) [Co Reg No. 1407240-U / PM (1) 0080] was incorporated in February 2021 and comprises a team of capable, well-trained and experienced personnel with extensive experience in the Property and Facility Management industry.

The Company is ***certified*** and ***registered*** with the Board of Valuers, Appraisers, Estate Agents and Property Managers (BOVEAP) bearing the registration no. **PM(1)0080**. The practise of Property Management will be strictly based on the **Malaysian Property Management Standards**.

The company also registered with CIDB as a qualified F01 Facility Management company. The company also an active member of Malaysian Institute of Property & Facility Management (MIPFM) and also running an Integrated Property Management & Facility Management Contract.

The list of services provide by FJPMSB are as follows :-

1. Property Management (PM)
2. Facility Management (FM)
3. Integrated Property Facilities Management (IPFM)
4. Property & Facility Management Consultant
5. Project Management Consultant (PMC)
6. Niche Consultancy Services
 - a) Subsidiary Management Corporation (Sub-MC)
 - b) Strata Management Solution
 - c) Urban Renewal (Redevelopment) Consultancy
 - d) Land Consultancy for Development.





COMPANY INFO

COMPANY ADDRESS

FJ PROPERTY MANAGEMENT (M) SDN BHD

[Co Reg No. 1407240-U / Pengurus Harta - PM(1)0080]

No 2-5-1 Queens Avenue, Jalan Bayam Off
Jalan Shenley, 55100 Cheras, Kuala Lumpur
Malaysia.

Tel : +6 03 9226 7705

Email : fjpmsb@gmail.com

COMPANY BANK REFERENCE

CIMB Bank Berhad

Account No. 8010737713

COMPANY LAWYER

AZRI & CO

COMPANY SECRETARY

TERAJU UNGGUL MANAGEMENT SERVICES

MIA 26036

AUDITOR

YUSOFSUFFIAN & CO

MANAGEMENT TEAM



PMgr Ts Sr HJ FADZRI BIN MD JAAFAR

Chief Executive Officer (CEO) / Partner

DESCRIPTION

PMgr Ts Sr Hj Fadzri Md Jaafar has been in the real estate industry for more than 20 years with extensive experiences in Property and Facility Management for commercial and residential properties.

He is a Registered Property Manager with the Board of Valuers, Appraisers, Estate Agents & Property Managers (BOVEAP), Member of the Royal Institute of Surveyor Malaysia (RISM), Malaysian Institute of Property & Facility Managers (MFPIM) and Malaysian Board of Technologist (MBOT).

He has been certified and endorsed to exercise Property Management Practices based on the stipulated requirements in the Valuers, Appraisers, Property Agents and Property Managers Act 1981, and empowered to practice property management practices under the provisions of the Act.

He is also a competent Facility Management practitioner endorsed by CIDB.

Apart from gated and guarded development projects, he also has in-depth experience in managing high-rise and low-rise strata properties, club house, residential golf course, office buildings and business parks. This includes Setting-up of Joint Management Body (JMB) and Management Corporation (MC). He was the Township Manager of "TheEdge.com Best Managed Township (Malaysia) 2017".

His academic qualifications are:

Masters in Business Administration, Swiss School of Management, Switzerland

**Bsc(Hons) in Land Management University of Portsmouth
England, United Kingdom.**

**Diploma in Valuation, University Technology of Malaysia
Johor Bahru, Malaysia.**

MANAGEMENT TEAM



PMgr Sr DICKY RAHMAT BIN ABDULLAH

Chief Operating Officer (COO) / Partner

DESCRIPTION

PMgr Sr Dicky Rahmat is an experienced Property Manager with a 24 years of experience in the field of Project Management and Property Management services. He is also a registered Property Manager with BOVEAP.

He is responsible for providing technical advice and expertise to our clients. He has served reputable corporations such as I & P Group Sdn. Bhd. and SP Setia Berhad. Dicky's wide experiences includes managing defects for newly completed properties, managing townships ranging from landed and strata development.

Being experienced in various facets of property management such as maintenance, office administration, finance and credit control, and human resources, he is well able to address the best solution for the clients.

His academic qualifications are :

BSc(Hons) in Estate Management University of Luton,
England , United Kingdom.

Diploma in Valuation, University Technology of Malaysia

FJ PROPERTY MANAGEMENT (M) SDN BHD

[Co Reg 1407240-U]



[PM (1) 0080]

ORGANISATION CHART

**PMgr Ts Sr HJ. FADZRI BIN
MD JAAFAR**
Chief Executive Officer
CEO / Partner

**PMgr Sr DICKY RAHMAT BIN
ABDULLAH**
Chief Operating Officer
COO / Partner

**GENERAL MANAGER
GM**

**FINANCE & ADMIN
DEPT**

**HUMAN
RESOURCES DEPT**

**OPERATIONS
DEPT**

**MARKETING
DEPT**

Accounts &
Admin Manager

HR Manager

Operations Manager

Marketing &
Business Dev.
Manager

Senior Executive

Specialist & Niche
Consultancy Services

Facility Management
Management

Property
Management

Project Management/
Urban Renewal
Consultant

Facility Manager

Area Manager

Project Manager

Property/Building
Manager

CLIENTELE

FACILITIES MANAGEMENT & INTERGRATED PROPERTY FACILITIES MANAGEMENT (IPFM) - CURRENT

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Tempat Letak Kereta Bertingkat Brickfields, Jalan Berhala, Kuala Lumpur	IPFM under DBKL
2.		Tempat Letak Kereta Metropolitan, Kepong Kuala Lumpur	IPFM under DBKL
3.		Ilham Residence (Sime Darby)	513 units 34.83 Acres Landed Strata Double Storey Link House

CLIENTELE
PROPERTY MANAGEMENT (CURRENT).

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
4.		Simfoni 1, Semenyih, Selangor Darul Ehsan	336 units 1 block Residential type
5.		Residensi Suria Pantai, Pantai Sentral Park, Kuala Lumpur	896 units 1 block Residential type
6.		Bayu Residensi, Gombak	1260 units 2 Blocks Residential type

CLIENTELE
PROPERTY MANAGEMENT (CURRENT)...cont'd

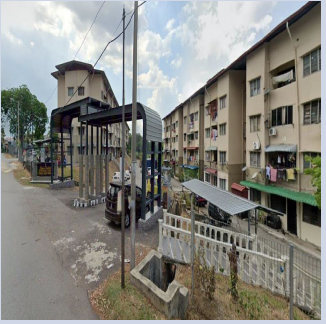
NO.	PHOTO	DEVELOPMENT	DESCRIPTION
7.		Pangsapuri Putra Ria, Jalan Bangsar, Kuala Lumpur	660 units 3 Blocks Residential type
8.		Pangsapuri Riviera 1, Taman Muda , Ampang, Selangor Darul Ehsan	320 units 4 Block Residential type
9.		PPR Wangsa Sari, Wangsa Maju, Kuala Lumpur	272 units 1 Block Residential type

CLIENTELE
PROPERTY MANAGEMENT (CURRENT)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
10.		Residensi Pr1ma A'Famosa 2, Alor Gajah, Melaka	475 units 6 Blocks Residential type
11.		PPR Taman Mulia, Cheras, Kuala Lumpur	912 units 2 Blocks Residential type
12.		Pangsapuri Seri Perindu, Cheras, Kuala Lumpur	412 Units 6 Block Residential type

CLIENTELE

PROPERTY MANAGEMENT (PAST)

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Residensi Bayu Andaman, Pinggiran Dato Senu, Sentul Pasar, Kuala Lumpur	763 units 2 Block Residential type
2.		Pangsapuri Permai Court 2, Taman Dato' Ahmad Razali, Ampang, Selangor Darul Ehsan	195 units (186-R) (7-K1) (2-K2) 1 Block Residential type
3.		Rumah Pangsa Kos Rendah Senawang 2, Seremban, Negeri Sembilan	336 units 7 Blocks Residential type
4.		Kedai/Pejabat Taman Komersil Senawang Block C, Seremban, Negeri Sembilan	22 units 1 Block (2&3 Level) Commercial units

CLIENTELE

PROPERTY MANAGEMENT (PAST)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
5.		Kedai/Pejabat Taman Komersil Senawang Block D, Seremban, Negeri Sembilan	21 units 1 Block (2&3 Level) Commercial units
6.		Kedai/Pejabat Taman Komersil Senawang Block F, Seremban, Negeri Sembilan	27 units 1 Block (2&3 Level) Commercial units
7.		Kedai/Pejabat Taman Komersil Senawang Block G, Seremban, Negeri Sembilan	14 units 1 Block (2&3 Level) Commercial units

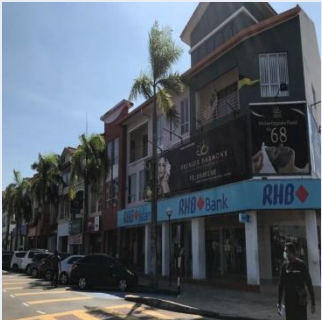
CLIENTELE

PROPERTY MANAGEMENT (PAST)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
8.		Kedai/Pejabat Taman Komersil Senawang Block H, Seremban, Negeri Sembilan	21 units 1 Block (2&3 Level) Commercial units
9.		Kedai/Pejabat Taman Komersil Senawang Block I, Seremban, Negeri Sembilan	25 units 1 Block (2&3 Level) Commercial units
10.		Kedai/Pejabat Taman Komersil Senawang Block J, Seremban, Negeri Sembilan	22 units 1 Block (2&3 Level) Commercial units

CLIENTELE

PROPERTY MANAGEMENT (PAST)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
11.		Kedai/Pejabat Taman Komersil Senawang Block K, Seremban, Negeri Sembilan	28 units 1 Block (2&3 Level) Commercial units
12.		Kedai/Pejabat Taman Komersil Senawang Block L, Seremban, Negeri Sembilan	27 units 1 Block (2&3 Level) Commercial units
13.		Kedai/Pejabat Taman Komersil Senawang Block M, Seremban, Negeri Sembilan	33 units 1 Block (2&3 Level) Commercial units

CLIENTELE

PROPERTY MANAGEMENT (PAST)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
14.		Kedai/Pejabat Taman Komersil Senawang Block N, Seremban, Negeri Sembilan	30 units 1 Block (2&3 Level) Commercial units
15.		Kedai/Pejabat Taman Komersil Senawang Block O, Seremban, Negeri Sembilan	33 units 1 Block (2&3 Level) Commercial units
16.		Kedai/Pejabat Taman Komersil Senawang Block P, Seremban, Negeri Sembilan	14 units 1 Block (2&3 Level) Commercial units

CLIENTELE

PROPERTY MANAGEMENT (PAST)...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
17.		Perumahan Awam Desa Rejang, Kuala Lumpur	2,791 units 12 Blocks Residential type

CLIENTELE

FACILITIES MANAGEMENT & INTERGRATED PROPERTY FACILITIES MANAGEMENT (IPFM) – PAST

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
18.		PUSAT KOMUNITI CHERAS	FM AWARD BY KOPERASI DBKL Build-Up Area 183,258
19.		Southgate Commercial Centre, Chan Sow Lin , Kuala Lumpur	33 units 1 block GMA: 284 420 Commercial type

CLIENTELE

PROJECT MANAGEMENT CONSULTANCY

NO.	PROJECT DESCRIPTION	CLIENT
1.	COMMERCIAL Cadangan Pembangunan SPORTCITY Di Atas Sebahagian Lot 52901 Dan 81054, Mukim Kuala Lumpur, Cheras, Kuala Lumpur Oleh Tetuan Arcadin Services Sdn Bhd.	ARCADIN SERVICES SDN BHD
2.	COMMERCIAL Cadangan Pembangunan RUMAH KELAB KUALA LUMPUR CITY FC Yang Terletak Di Taman Ethnobotani, Seksyen 59 Bandar Kuala Lumpur, Taman Tasik Perdana Secara Pajakan 21 Tahun Oleh Tetuan Arcadin Services Sdn Bhd.	ARCADIN SERVICES SDN BHD
3.	COMMERCIAL Cadangan Pembangunan DEWAN EVENT, RUANG KOMERSIAL DAN KEMUDAHAN BERKAITAN Yang Terletak Disebahagian Taman Metropolitan Danau Kota, Lot 28164, Mukim Setapak, Wilayah Persekutuan Kuala Lumpur Secara Pajakan Selama 21 Tahun Oleh Tetuan Chita Corporate Services Sdn Bhd.	CHITA CORPORATE SERVICES SDN BHD

CLIENTELE

SUBSIDIARY MANAGEMENT CORPORATION (SUB-MC) CONSULTANCY

NO.	PROJECT DESCRIPTION	DETAILS
1.	RESIDENTIAL & COMMERCIAL PERBADANAN PENGURUSAN ACCAPELLA -Sri Acappella Serviced Apartments -Acappella Residences -Acappella Suite Hotel 	Consultant for the formation of Sub-MC for Accapella. Share Unit M1 (33,357) M2 – AR (18,211) M2 – H (45,772)

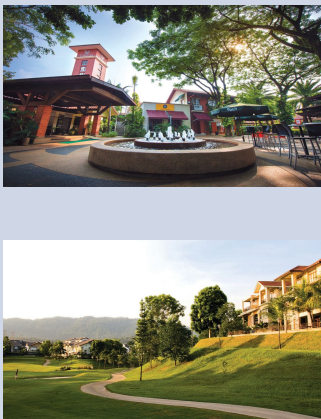
URBAN RENEWAL (REDEVELOPMENT) CONSULTANCY

NO.	PROJECT DESCRIPTION	CLIENT
1.	RESIDENTIAL Cadangan Untuk Membangunkan Semula Rumah Pangsa Awam PKNS Jalan Jambu Mawar OFF Jalan Kuching Kuala Lumpur Di Atas (Lot 63177-63187) Di Jalan Jambu Mawar OFF Jalan Kuching, Mukim Batu, Daerah Kuala Lumpur, Wilayah Persekutuan Kuala Lumpur.	KEMUNCAK RESI SDN BHD

PREVIOUS EXPERIENCE

The company was established in February 2021 with Directors who have extensive experiences in Property Development & Property Management services in their previous employment

PROPERTY MANAGEMENT – TOWNSHIP

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Valencia Sungai Buloh, Selangor	A 288-acre freehold gated and exclusive residential development in Sungai Buloh, Selangor. The first resident-only golf course in Malaysia. 900 homes with a mix of townhouses, semi-detached homes, bungalow lots, garden terraces, town villas and SoHo residences structured into 4 precincts. Best managed Township theEdgeproperty.com Malaysia's Best Managed Property Awards 2017
2.		Jade Hills, Kajang, Selangor	The 366-acre development. Home for bungalows, linked villas, semi-d, and garden terraces in 12 precincts.
3.		Kundang Estate, Rawang, Selangor	A 89-acre boutique residential development that embraces the charms of countryside living.

PREVIOUS EXPERIENCE...cont'd

PROPERTY MANAGEMENT – TOWNSHIP...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
4.		Gamuda Garden, Sungai Buloh, Selangor	A 810-acre development that fuses lifestyle and nature in one township with rolling hills, 5 cascading lakes, two waterfalls and fountains to the 50-acre pet friendly Central Park.
5.		Country Heights, Kajang, Selangor	The first gated community in Malaysia which also known as Beverly Hills of Malaysia.
6.		Bandar Seri Putra, Kajang, Selangor	Self-contained township, which comprises terraces, semi-detached houses, cluster homes, shop offices and apartments.
7.		Bandar Sri Damansara, Kepong, Selangor	A matured mix development township. Pioneer of Property Management team.

PREVIOUS EXPERIENCE...cont'd

PROPERTY MANAGEMENT – OFFICE / COMMERCIAL BUILDINGS

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Office Building Wisma DRB-HICOM, Shah Alam, Selangor	An intelligent office building.
2.		Office Building Sri Damansara Business Park, Selangor	Office building & Private University in Bandar Sri Damansara
3.		Club House / Golf Valencia Village Square, Sg.Buloh, Selangor	Retail outlets, Clubhouse & Nine holes golf

PREVIOUS EXPERIENCE...cont'd

PROPERTY MANAGEMENT – STRATIFIED PROPERTIES

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Medium Cost Apartment Jade Suites, Kajang, Selangor	An exclusive serviced-apartment development located in the gated and guarded residential enclave of Jade comprising total 366 units of apartments.
2.		Medium Cost Apartment SD Courts, Bandar Sri Damansara, Selangor	Medium cost Apartment with full condominium facilities comprising 369 units of apartment.
3.		Medium cost Apartment SD Apartment, Bandar Sri Damansara, Selangor	Medium cost Apartment comprising 864 units of apartment.
4.		Medium cost Apartment Pangsapuri Seri Melati, Bandar Sri Putra, Kajang, Selangor	Medium cost Apartment comprising 220 units of apartment.

PREVIOUS EXPERIENCE...cont'd

PROPERTY MANAGEMENT – STRATIFIED PROPERTIES...cont'd

NO.	PHOTO	DEVELOPMENT	DESCRIPTION
1.		Medium cost Apartment Pangsapuri Seri Mawar, Bandar Sri Putra , Kajang, Selangor	Medium cost Apartment comprising 226 units of apartment.
2.		Pangsapuri Seri Dahlia, Bandar Sri Putra, Kajang, Selangor	Low cost Apartment
3.		Pangsapuri Danau Seri, Valencia Sungai Buloh, Selangor	Medium cost Apartment
4.		Soho Residence Valencia, Sungai Buloh, Selangor	Townhouse

PREVIOUS EXPERIENCE

The company was established in February 2021 with Directors who have extensive experience in Property Development & Property Management services in their previous employment

PROPERTY DEVELOPMENT

NO.	PHOTO	PROJECT DESCRIPTION	GROSS DEVELOPMENT VALUE (GDV)
1.		COMMERCIAL Proposed Putrajaya International Exhibition Centre (MyExpo)	RM 1 Billion
2.		MIX DEVELOPMENT Involved in the Taman Melawati township development	
3.		RESIDENTIAL Zehn Bukit Pantai, Bangsar, Kuala Lumpur	RM 250 Million
4.		RESIDENTIAL Sastra U-Thant Condominium, Taman U-Thant, Kuala Lumpur	RM 300 Million
5.		COMMERCIAL Menara Technip, Jalan Tun Razak, Kuala Lumpur	RM 150 Million
6.		MIX DEVELOPMENT Responsible for early stage of master plan for Bandar Malaysia	

KEY PERSONNEL

CHIEF EXECUTIVE OFFICER (CEO) / PARTNER	CHIEF OPERATING OFFICER (COO) / PARTNER
PMgr Ts Sr Hj FADZRI BIN MD JAAFAR Registered Property Manager (PM 1250) +60 12 941 5700	PMgr Sr DICKY RAHMAT BIN ABDULLAH Registered Property Manager (PM 2697) +60 13 6339199



SURUHANJAYA SYARIKAT MALAYSIA
COMPANIES COMMISSION OF MALAYSIA
(Agensi di bawah KPDNHEP)



COMPANIES ACT 2016

[Section 17]

(ACT 777)

CERTIFIED TRUE COPY

**CERTIFICATE OF INCORPORATION
OF PRIVATE COMPANY**

MASYITAH ABDULLAH
(Company Secretary)
MIA 26036

This is to certify that

FJ PROPERTY MANAGEMENT (M) SDN. BHD.
202101006941 (1407240-U)

is, on and from the 26th day of February 2021, incorporated under the Companies Act 2016, and that the company is a company limited by shares and that the company is a private company.

Dated at **KUALA LUMPUR** this 26th day of February 2021.

NOR AZIMAH BINTI ABDUL AZIZ
REGISTRAR OF COMPANIES
MALAYSIA

UserID : 11teraju

Date : Fri Feb 26 16:23:26 +08 2021

Printing Date : 26-02-2021

This certificate is generated from SSM e-Info Services as at 26-02-2021 16:23:26
MENARA SSM@SENTRAL, NO. 7 JALAN SENTRAL 5, KUALA LUMPUR SENTRAL, 50470 KUALA LUMPUR.

Tel: 03-2299 4400

Fax: 03-2299 4411





Although all efforts have been carried out to ensure that the information provided is accurate and up to date, the Registrar will not be liable for any losses arising from any inaccurate or omitted information.

CORPORATE INFORMATION

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.

Last Old Name : Nil

Date of Change : Nil

Registration No. : 202101006941 (1407240-U)

Incorporation Date : 26-02-2021

Type : LIMITED BY SHARES
: PRIVATE LIMITED

Status : EXISTING

Registered Address : 62-3, 3RD FLOOR, BLOCK H
PLATINUM WALK
JALAN LANGKAWI
SETAPAK
WILAYAH PERSEKUTUAN

Postcode : 53300

Origin : MALAYSIA

Business Address : NO.2-5-1, QUEENS AVENUE
JALAN BAYAM
OFF JALAN SHENLEY, CHERAS
KUALA LUMPUR
WILAYAH PERSEKUTUAN

Postcode : 55100

Nature of Business : PROPERTY MANAGEMENT PRACTICE



SUMMARY OF SHARE CAPITAL

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Registration No. : 202101006941 (1407240-U)

TOTAL ISSUED (RM)	CASH	OTHERWISE THAN CASH
250,000.0000		
ORDINARY	250,000	0
PREFERENCE	0	0
OTHERS	0	0

DIRECTORS/OFFICERS

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Registration No. : 202101006941 (1407240-U)

Name/Address	IC/Passport	Designation	Date of Appointment
DICKY RAHMAT BIN ABDULLAH NO. 115 PERSIARAN BUKIT SETIAWANGSA TAMAN SETIAWANGSA MALAYSIA 54200 KUALA LUMPUR WILAYAH PERSEKUTUAN	740607-01-5641	DIRECTOR	01-07-2025
FADZRI BIN MD JAAFAR NO. 8, JALAN 15/5J GARDEN HOMES SEKSYEN 15 43650 BANDAR BARU BANGI SELANGOR	730122-01-5011	DIRECTOR	26-02-2021
MASYITAH BINTI ABDULLAH 62-3 3RD FLOOR BLOCK H PLATINUM WALK JALAN LANGKAWI 53300 SETAPAK WILAYAH PERSEKUTUAN	790923-06-5216	SECRETARY	26-02-2021

SHAREHOLDERS/MEMBERS

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Registration No. : 202101006941 (1407240-U)

IC/Passport/ Registration No.	Name	Total of Share
740607-01-5641	DICKY RAHMAT BIN ABDULLAH	125,000
730122-01-5011	FADZRI BIN MD JAAFAR	125,000

COMPANY CHARGES

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Registration No. : 202101006941 (1407240-U)

NO INFORMATION

SUMMARY OF FINANCIAL INFORMATION

Name : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Registration No. : 202101006941 (1407240-U)
Auditor : YUSOF SUFFIAN & CO (AF001894)
Auditor Address : UNIT 805, LEVEL 8, BLOK E
PHILEO DAMANSARA 1
JALAN 16/11 OFF JALAN DAMANSARA
46350
PETALING JAYA
SELANGOR
Exempt Private Company : Nil

Financial year end : 30-06-2024
Unqualified reports (Y/N) : Y
Consolidated accounts (Y/N) : N
Date of tabling : 11-04-2025

BALANCE SHEET ITEMS

Non-current assets	:	68,743.00
Current assets	:	417,475.00
Non-current liabilities	:	5,708.00
Current liabilities	:	216,947.00
Share capital	:	250,000.00
Reserves	:	0.00
Retained Earning	:	13,563.00
Minority interests	:	0.00

INCOME STATEMENT ITEMS

Revenue	:	2,937,189.00
Profit/(loss) before tax	:	55,425.00
Profit/(loss) after tax	:	44,828.00
Net dividend	:	-100,000.00
Minority interests	:	0.00

****END OF REPORT****

This information are from the company's document registered as at 08-07-2025

Registrar

Dated : 10-07-2025

This information is computer generated. No signature is required.



FORM Q

(RULE 25I)

0831

Certificate No

BOARD OF VALUERS, APPRAISERS ESTATE AGENTS AND PROPERTY MANAGERS

RENEWAL OF AUTHORITY TO PRACTISE * VALUATION/ ~~APPRAISAL~~ / ~~ESTATE AGENCY~~ / PROPERTY MANAGEMENT AS A FIRM

This is to certify that :

Messrs **FJ PROPERTY MANAGEMENT (M) SDN. BHD.**

of **2-3-2, BLOCK B DIAMOND SQUARE BUSINESS CENTRE JALAN 3/50 OFF JALAN GOMBAK**
53100 KUALA LUMPUR

Firm's Registration No. **PM (1) 0080**

having complied with the requirements of the Valuers, Appraisers,
Estate Agents and Property Managers Act 1981 and having paid the
prescribed renewal fee, is permitted to practise *~~valuation~~ / ~~appraisal~~ /
~~estate agency~~ / property management under and subject to the provisions
of the Act till 31 December **2025**

Date **24-January-2025**

Registrar
Board of Valuers,
Appraisers, Estate Agents And
Property Managers

PERAKUAN PENDAFTARAN

Adalah dengan ini diperakui bahawa kontraktor yang dinyatakan di bawah ini telah berdaftar dengan Lembaga mengikut Bahagian VI Akta Lembaga Pembangunan Industri Pembinaan Malaysia 1994. Pendaftaran ini adalah tertakluk kepada syarat-syarat yang telah ditetapkan bersama perakuan ini.

No. Pendaftaran : 0120211024-WP088408
Nama Kontraktor : FJ PROPERTY MANAGEMENT (M) SDN. BHD.
Alamat Berdaftar : 62-3, 3RD FLOOR, BLOCK H PLATINUM WALK JALAN LANGKAWI
53300 SETAPAK
WILAYAH PERSEKUTUAN KUALA LUMPUR
Daerah : KUALA LUMPUR
Tarikh Mula Berdaftar : 25/10/2021

<u>GRED</u>	<u>KATEGORI</u>	<u>PENGKHUSUSAN</u>
G5	B	B04
G5	CE	CE21
G5	ME	M15
G5	F	F01

Tarikh Mula Berkuatkuasa : 12/03/2025

Tarikh Habis Tempoh Perakuan : 16/11/2027

STATUS: AKTIF



Ketua Eksekutif
Lembaga Pembangunan Industri Pembinaan Malaysia
Tarikh: 12/03/2025



**TUNE PROTECT MALAYSIA**

(TUNE INSURANCE MALAYSIA BERHAD ((197601004719(30686-K)))

Level 9 Wisma Capital A, No. 19 Lorong Dungun, Damansara Heights, 50490 Kuala Lumpur, Malaysia.

Tel No: 1-800-88-5753 (Toll Free); +60340654244 (International Callers) Fax No: +603-20941366

Website: www.tuneprotect.com SST Registration No: W10-1808-31039805

ORIGINAL**MISCELLANEOUS SCHEDULE - PROFESSIONAL INDEMNITY - GENERAL**

PAGE : 1

POLICY NO : 69-982A-25-000061 CLASS : 9-82A-82A
ACCOUNT CODE : 691603-PW PREMIUM : RM 9,200.00
CLIENT CODE : C-00049349
THE INSURED : FJ PROPERTY MANAGEMENT (M) SDN BHD SERVICE TAX: RM 736.00
ADDRESS : NO.2-5-1, QUEENS AVENUE STAMP DUTY : RM 10.00
JALAN BAYAM, OFF JALAN SHENLEY
CHERAS
55100 KUALA LUMPUR
WILAYAH PERSEKUTUAN
TOTAL RM 9,946.00
POSTCODE : 55100
OCCUPATION :
VALUATION, PROPERTY MANAGEMENT AND
REAL ESTATE AGENT
and no other for the purpose of this insurance
PERIOD OF : (a) From 13-08-2025 to midnight 12-08-2026 (both dates inclusive).
INSURANCE (b) Any subsequent period for which the insured shall pay and
the company shall agree to accept a renewal premium.

TERRITORIAL LIMIT :

MALAYSIA

ITEM DESCRIPTION NO	SUM INSURED (RM)
1.00	
1.01 LIMIT OF INDEMNITY	2,000,000.00
ESTIMATED ANNUAL INCOME FEES :	
RM 570,000	

**TUNE PROTECT MALAYSIA**

(TUNE INSURANCE MALAYSIA BERHAD ((197601004719(30686-K)))

Level 9 Wisma Capital A, No. 19 Lorong Dungun, Damansara Heights, 50490 Kuala Lumpur, Malaysia.

Tel No: 1-800-88-5753 (Toll Free); +60340654244 (International Callers) Fax No: +603-20941366

Website: www.tuneprotect.com SST Registration No: W10-1808-31039805

MISCELLANEOUS SCHEDULE - PROFESSIONAL INDEMNITY - GENERAL

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Attaching to and forming part of Policy No : 69-982A-25-000061

Subject to the following clauses/warranties/endorsement/memorandum

Code Description

NOTE CHANGES IN WARRANTY/PERIL/CLAUSE CODES

GN001 IMPORTANT NOTICE - OMBUDSMAN FOR FINANCIAL SERVICES (OFS)
(FORMERLY KNOWN AS FINANCIAL MEDIATION BUREAU)
AND PENGARAH JABATAN LINK & PEJABAT WILAYAH

GC001 TERRORISM EXCLUSION CLAUSE

91067 ELECTRONIC DERANGEMENT &
DATE RECOGNITION EXCLUSION CLAUSE
(CLASS CODE 990 TO 997)

990048 JURISDICTION ENDORSEMENT - LWS 593

990057 TOTAL ASBESTOS EXCLUSION CLAUSE

900074 SANCTION LIMITATION AND EXCLUSION CLAUSE

990058 WAR AND CIVIL WAR EXCLUSION CLAUSE

990068 TAX CLAUSE

990062 ANTI-BRIBERY AND CORRUPTION

990065 CYBER LOSS EXCLUSION - LMA5411

990067 COMMUNICABLE DISEASE EXCLUSION - LMA5396
(FOR USE ON LIABILITY POLICIES)91069 DATE RECOGNITION AND ELECTRONIC
DERANGEMENT EXCLUSION CLAUSE

W000001PREMIUM WARRANTY

MEMORANDUM - AS PER ATTACHED

ISSUED IN LIEU OF AND CANCELLING COVER NOTE NO : COUNTER

REPLACING POLICY NO : 69-982A-24-000088
-----TUNE INSURANCE MALAYSIA BERHAD
COMPANY NO: 197601004719 (30686-K)

Issue Office : 69 CORPORATE BUSINESS DEVELOPMENT

Issuer : YFAEZAH

Issued Date : 07-08-2025

Batch No. : 08*MSP-000148

(AUTHORISED SIGNATORY)



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CLAUSES / ENDORSEMENTS / WARRANTIES

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Attaching to and forming part of Policy No : 69-982A-25-000061

NOTE CHANGES IN WARRANTY/PERIL/CLAUSE CODES

We hereby draw your attention to the Warranty/Peril/Clause Codes described in the policy booklet which are amended to be in line with the new Computer Coding system.

Nevertheless the title and the contents of the above remain unchanged.

GN001 IMPORTANT NOTICE - OMBUDSMAN FOR FINANCIAL SERVICES (OFS)
(FORMERLY KNOWN AS FINANCIAL MEDIATION BUREAU)
AND PENGARAH JABATAN LINK & PEJABAT WILAYAH

EVERY EFFORT WILL BE MADE BY OUR COMPANY TO FULFILL OUR OBLIGATION UNDER THE POLICY. IF YOU ARE UNHAPPY OR DISSATISFIED WITH OUR SERVICE OR HAVE ANY COMPLAINTS, YOU MAY CALL OR WRITE TO US.

IF YOU ARE NOT SATISFIED WITH THE RESPONSE OR THE DECISION OF OUR COMPANY, YOU MAY SUBMIT YOUR COMPLAINT EITHER TO THE OMBUDSMAN FOR FINANCIAL SERVICES (OFS) WITHIN 6 MONTHS FROM THE DATE OF OUR COMPANY'S FINAL DECISION OR TO THE BANK NEGARA MALAYSIA (BNM)

YOUR COMPLAINT SHALL BE SUBMITTED TO EITHER OFS OR BNM BASED ON THE FOLLOWING LIMITS:

- (A) RM250,000.00 FOR A DISPUTE INVOLVING FINANCIAL SERVICES OR PRODUCTS OTHER THAN A DISPUTE IN (B) AND (C) BELOW
- (B) RM10,000.00 FOR A DISPUTE ON MOTOR THIRD PARTY PROPERTY DAMAGE INSURANCE CLAIMS; AND
- (C) RM25,000.00 FOR A DISPUTE ON AN UNAUTHORISED TRANSACTION THROUGH THE USE OF A DESIGNATED PAYMENT INSTRUMENT OR A PAYMENT CHANNEL SUCH AS INTERNET BANKING, MOBILE BANKING, TELEPHONE BANKING OR AN UNAUTHORISED



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CLAUSES / ENDORSEMENTS / WARRANTIES

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Attaching to and forming part of Policy No : 69-982A-25-000061

USE OF CHEQUE

- (D) COMPLAINT REFERS TO BNM SHALL NOT EXCEED RM500,000.00
INVOLVING CLAIMS, EXCEPT IF THE COMPLAINT RELATES TO
THE QUALITY OF SERVICE AND UNFAIR HANDLING

OUR CUSTOMER COMPLAINT UNIT WILL GUIDE YOU ON THE PROPER
AVENUE FOR DEALING WITH YOUR COMPLAINT BY PROVIDING YOU
WITH A COMPLAINT FORM TO BE COMPLETED AND SUBMITTED TO
THE RELEVANT AUTHORITY.

THE FOLLOWING ARE THE CONTACT DETAILS FOR OFS AND BNM:

THE CHIEF EXECUTIVE OFFICER
OMBUDSMAN FOR FINANCIAL SERVICES
(FORMERLY KNOWN AS FINANCIAL MEDIATION BUREAU)
LEVEL 14, MAIN BLOCK, MENARA TAKAFUL MALAYSIA
NO.4, JALAN SULTAN SULAIMAN
50000 KUALA LUMPUR
TELEPHONE NO. : 03 2272 2811
FAX. NO. : 03 2272 1577
E-MAIL : enquiry@ofs.org.my
WEBSITE : www.ofs.org.my

PENGARAH

JABATAN LINK & PEJABAT WILAYAH
BANK NEGARA MALAYSIA
P.O.BOX 10922
50929 KUALA LUMPUR
TELEPHONE NO. : 1-300-88-5465
FAX. NO. : 603 2174 1515
EMAIL : bnmtelink@bnm.gov.my

GC001 TERRORISM EXCLUSION CLAUSE

It is hereby declared and agreed that for policies with
effective date commencing 31 December 2001, Acts of
Terrorism is duly excluded.

Definition of "Acts of Terrorism"

"means an act, including but not limited to the use of force

**TUNE PROTECT MALAYSIA**

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C L A U S E S / E N D O R S E M E N T S / W A R R A N T I E S

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or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public or any section of the public, in fear".

91067 ELECTRONIC DERANGEMENT &
DATE RECOGNITION EXCLUSION CLAUSE
(CLASS CODE 990 TO 997)

It is noted and agreed that this policy is hereby amended as follows:-

A. The Company will not pay for any loss or damage including loss of use with or without physical damage, injury (including bodily injury), expenses incurred or any consequential loss directly or indirectly caused by, consisting of, or arising from, the failure or inability of any computer, data processing equipment, media microchip, operating systems, microprocessors (computer chip), integrated circuit or similar device, or any computer software, whether the property of the Insured or not, and whether occurring before, during or after the year 2000 that results from the failure or inability of such device and/or software as listed above to:

1. correctly recognize any date as its true calendar date;
2. capture, save, or retain, and/or correctly manipulate, interpret or process any data or information or command or instruction as a result of treating any date other than its true calendar date; and/or
3. capture, save retain or correctly process any data as a result of the operation of any command which has been programmed into any computer software, being a command which causes the loss of data or the inability to capture, save, retain or correctly process such data on or after any date.



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CLAUSES / ENDORSEMENTS / WARRANTIES

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- B. It is further understood that the Company will not pay for the repair or modification of any part of any electronic data processing system or any part of any device and/or software as listed above in A.
- C. It is further understood that the Company will not pay for any loss or damage including loss of use with or without physical damage, injury (including bodily injury) expenses incurred or any consequential loss directly or indirectly arising from any advice, consultation, design, evaluation, inspection, installation, maintenance, repair or supervision done by the Insured or for the Insured or by or for others to determine, rectify or test, any potential or actual failure, malfunction or inadequacy described in A. above.
- D. It is further understood that the Company will not pay for any consequential loss resulting from any continuing inability of the computer and equipment described in A above to correctly recognize any date as its true calendar date after the lost or damaged property has been replaced or repaired

Such loss or damage, injury (including bodily injury), expenses incurred or any consequential loss referred to in A,B,C or D above, is excluded regardless of any other cause that contributed concurrently or in any other sequence to the same.

990048 JURISDICTION ENDORSEMENT - LWS 593

Notwithstanding the terms contained within the Insuring Clause of this policy, it is further understood and agreed that the Assured will only be defended or indemnified under this Policy for Claims made in Malaysia.



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LWS593(11/93)

990057 TOTAL ASBESTOS EXCLUSION CLAUSE

IT IS HEREBY UNDERSTOOD AND AGREED THAT THIS POLICY SHALL NOT APPLY TO AND DOES NOT COVER ANY ACTUAL OR ALLEGED LIABILITY WHATSOEVER FOR ANY CLAIM OR CLAIMS IN RESPECT OF LOSS OR LOSSES DIRECTLY OR INDIRECTLY ARISING OUT OF, RESULTING FROM OR IN CONSEQUENCE OF ASBESTOS IN WHATEVER FORM OR QUANTITY.

900074 SANCTION LIMITATION AND EXCLUSION CLAUSE

No (re)insurer shall be deemed to provide cover and no (re)insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that (re)insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanction, laws or regulations of the European Union, United Kingdom or United States of America.

990058 WAR AND CIVIL WAR EXCLUSION CLAUSE

IT IS HEREBY UNDERSTOOD AND AGREED THAT THIS POLICY EXCLUDES ANY LIABILITY ASSUMED BY THE INSURED FOR LOSS OR DAMAGE DIRECTLY OR INDIRECTLY OCCASIONED BY HAPPENING THROUGH OR IN CONSEQUENCE OF WAR, INVASION, ACTS OF FOREIGN ENEMIES, HOSTILITIES OR WAR-LIKE



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OPERATIONS (WHETHER WAR BE DECLARED OR NOT), CIVIL WAR, MUTINY, CIVIL COMMOTION ASSUMING THE PROPORTIONS OF OR AMOUNTING TO POPULAR RISING, MILITARY RISING, INSURRECTION, REBELLION, REVOLUTION, MILITARY OR USURPED POWER, MARTIAL LAW, CONFISCATION OR NATIONALISATION OR REQUISITION OR DESTRUCTION OF OR DAMAGE TO PROPERTY BY OR UNDER THE ANY GOVERNMENT OR PUBLIC OR LOCAL AUTHORITY.

990068 TAX CLAUSE

Tax will be charged for all taxable general insurance policies and the customer's obligation to pay service tax and any other taxes imposed by the relevant authorities from time to time, if any, shall form part of the Terms and Conditions of this Policy in accordance with the applicable laws and regulations passed by the Government of Malaysia, including all amendments and modifications made from time to time in force.

990062 ANTI-BRIBERY AND CORRUPTION

The Insured shall comply, and/or shall procure or ensure that its directors, employees, subcontractors, agents or other third parties Comply, with all applicable anti-corruption laws and regulations and any relevant anti-corruption policies and documents provided by the Insurers and have in place adequate controls and procedures to prevent corruption.

In the event of a breach by the Insured, the Insurers shall be fully entitled to terminate the policy without any liability howsoever with written notice with immediate effect. The Insured shall hold the Insurers harmless from any cost, expenses, claim, liability, fine or penalty, as a

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C L A U S E S / E N D O R S E M E N T S / W A R R A N T I E S

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result of any breach of this clause by the Insured, its directors, employees, subcontractors and/or agents.

990065 CYBER LOSS EXCLUSION - LMA5411

- 1 Notwithstanding any provision to the contrary within this policy agreement or any endorsement thereto, this policy agreement excludes any:

1.1 Cyber Loss;

1.2 loss, damage, liability, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data;

regardless or any other cause or event contributing concurrently or in any other sequence thereto.

- 2 If the policy allege that by reason of this exclusion any loss, damage, liability, claim, cost or expense sustained by the Company is not covered by this policy agreement, the burden of proving the contrary shall be upon the Company.

Definitions

- 3 Cyber loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident, including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.
- 4 Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorise, malicious or criminal acts, regardless of time and place, or the treat or hoax thereof involving access to, processing of, use of or operation of any Computer System.
- 5 Cyber Incident means:
- 5.1 any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or



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5.2 any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use of operate any Computer System.

6 Computer System means:

6.1 any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.

7 Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

990067 COMMUNICABLE DISEASE EXCLUSION - LMA5396 (FOR USE ON LIABILITY POLICIES)

1. Notwithstanding any provision to the contrary within this policy, this policy does not cover all actual or alleged loss, liability, damage, compensation, injury, sickness, disease, death, medical payment, defect cost, cost, expense or any other amount, directly or indirectly and regardless of any other cause contributing concurrently or in any sequence, originating from, caused by, arising out of, contributed to by, resulting from, or otherwise in connection with a Communicable Disease or the fear or threat (whether actual or perceived) of a Communicable Disease.

2. For the purposes of this endorsement loss, liability, damage, compensation, injury, sickness, disease, death, medical payment, defence cost, cost, expense or any other amount, includes, but is not limited to, any cost to clean-up, detoxify, remove, monitor or test for a Communicable Disease.

3. As used herein, a Communicable Disease means any



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disease which can be transmitted by means of any substance or agent from any organism to another organism where:

- 3.1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
- 3.2. the method of transmission, whether direct or indirect, included but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
- 3.3. the disease, substance or agent can cause or threaten bodily injury, illness, emotional distress, damage to human health, human welfare or property damage.

91069 DATE RECOGNITION AND ELECTRONIC DERANGEMENT EXCLUSION CLAUSE

It is hereby declared and agreed that the Company will not pay for loss or damage arising from:

- (i) depreciation, wear and tear, rust and corrosion, mechanical or electrical or electronic breakdown equipment or computer malfunction, failures or or breakages to the interest insured
 - (ii) the failure or inability of any equipment or any computer program to recognise or correctly to interpret or process any date as the true or correct date or to continue to function correctly beyond that date.
-



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MEMORANDUM

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MEMORANDUM

ESTIMATED ANNUAL INCOME FEES (RM): RM570,000

LIMIT OF INDEMNITY: RM2,000,000.00 ANY ONE CLAIM AND
IN THE AGGREGATE INCLUSIVE OF COSTS
AND EXPENSES

INSURED RETAINED AMOUNT: RM50,000 ON EACH AND EVERY CLAIM

RETROACTIVE DATE:

=====

- 13TH AUGUST 2021 - FOR ORIGINAL LIMIT OF LIABILITY OF
RM2,000,000.00 ANY ONE CLAIM AND IN THE AGGREGATE.

SUB-LIMITS OF LIABILITY

1. DISHONESTY OF EMPLOYEES - RM100,000 ON EACH AND EVERY CLAIM
(INCLUSIVE OF COSTS AND EXPENSES)
2. LIBEL AND SLANDER - RM100,000 ON EACH AND EVERY CLAIM
(INCLUSIVE OF COSTS AND EXPENSES)
3. LOSS OF DOCUMENTS - RM100,000 ON EACH AND EVERY CLAIM
(INCLUSIVE OF COST AND EXPENSES)

DEDUCTIBLE

(APPLICABLE TO SUB-LIMIT COVERS OF 1,2 & 3)

RM 25,000.00 ON EACH AND EVERY CLAIM (INCLUSIVE OF COSTS AND EXPENSES)

CLAUSES/ENDORSEMENTS/WARRANTIES

- ELECTRONIC DERANGEMENT & DATE RECOGNITION EXCLUSION CLAUSE
- PROPERTY DAMAGE CLARIFICATION CLAUSE
- PREMIUM WARRANTY
- TAX CLAUSE
- SANCTION LIMITATION AND EXCLUSION CLAUSE
- WAR AND TERRORISM EXCLUSION CLAUSE
- TOTAL ASBESTOS EXCLUSION CLAUSE
- INSTITUTE RADIOACTIVE CONTAMINATION, CHEMICAL, BIOLOGICAL,



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BIOCHEMICAL AND ELECTROMAGNETIC WEAPONS EXCLUSION CLAUSE

- IMPORTANT NOTICE-OMBUDSMAN FOR FINANCIAL SERVICES (FORMERLY KNOWN AS FINANCIAL MEDIATION BUREAU)
- COMMUNICABLE DISEASE EXCLUSION-LMA 5396
- ANTI BRIBERY AND CORRUPTION
- CYBER LOSS EXCLUSION - LMA5411
- MARKET FLUCTUATION CLAUSE
- FINANCE ADVICE EXCLUSION
- VALUATION WORK EXCLUSION
- RETROACTIVE COVER CLAUSE
- DISHONESTY OF EMPLOYEE - LIMIT RM100,000 IN AGGREGATE
- LOSS OF DOCUMENTS - LIMIT : RM100,000 IN AGGREGATE
- LIBEL & SLANDER - LIMIT : RM100,000 IN AGGREGATE
- KNOWN CLAIMS AND CIRCUMSTANCES EXCLUSION
- WARRANTIES & GUARANTEES IN RELATION TO INVESTMENT POTENTIAL OR FUTURE VALUE OF ANY PROPERTY

JURISDICTION : MALAYSIA

GOVERNING LAW : MALAYSIA



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W000001 PREMIUM WARRANTY

It is a fundamental and absolute special condition of this contract of insurance that 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.

If the condition is not complied with then this contract is automatically cancelled and the insurer shall be entitled to the pro-rata premium for the period they have been on risk.

Where the premium payable pursuant to this warranty is received by an authorised agent of the insurer, the payment shall be deemed to be received by the insurer for the purposes of this warranty and the onus of proving that the premium payable was received by a person, including an insurance agent, who was not authorised to receive such premium shall lie on the insurer.

Subject otherwise to the terms and conditions of this Policy.

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ORIGINAL

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INVOICE

TO : FJ PROPERTY MANAGEMENT (M) SDN BHD
ADDRESS : NO.2-5-1, QUEENS AVENUE
JALAN BAYAM, OFF JALAN SHENLEY
CHERAS
55100 KUALA LUMPUR
WILAYAH PERSEKUTUAN
Tel no : 03-40213396
:
:
:
Policy Number : 69-982A-25-000061 Endorsement No :
Account Code : 691603-PW
Class of Insurance : 9-82A Period of Insurance : 13-08-2025 to 12-08-2026
PROFESSIONAL INDEMNITY - GENERAL
Endt Eff Date :
Reason :

Description	Total Premium(RM)
Basic Premium	9,200.00
Service Tax(8.00%)	736.00
GST(0.00%)	0.00
Stamp Duty	10.00
Rounding Adjustment	0.00
Total Payable	9,946.00

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KEMENTERIAN KEWANGAN MALAYSIA
SIJIL AKUAN PENDAFTARAN SYARIKAT

NO. SIJIL : K10104352164107169
NO. RUJUKAN PENDAFTARAN : 357-0002343918
TEMPOH SAH LAKU : 17/02/2025 - 16/02/2028

Bahawa dengan ini diperakui syarikat :

FJ PROPERTY MANAGEMENT (M) SDN. BHD. (1407240-U)
NO.2-5-1, QUEENS AVENUE
JALAN BAYAM
OFF JALAN SHENLEY, CHERAS
W.P. KUALA LUMPUR
55100 KUALA LUMPUR
WILAYAH PERSEKUTUAN KUALA LUMPUR, MALAYSIA

Telah berdaftar dengan Kementerian Kewangan Malaysia dalam bidang bekalan/perkhidmatan di bawah sektor, bidang dan sub-bidang seperti di Lampiran A. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Lampiran B. Individu yang diberi kuasa oleh syarikat bagi urusan perolehan Kerajaan adalah seperti berikut :

ENCIK FADZRI BIN MD JAAFAR	730122015011	PENGARAH
ENCIK DICKY RAHMAT BIN ABDULLAH	740607015641	KETUA PEGAWAI OPERASI
ENCIK MOHD YUREE FAREEZ BIN MOHD BACHURI	930910146473	PENGURUS
PUAN FARAH SYAHIRAH BINTI MOHD ZAID	970727055422	ADMIN

t.t

DATO' INDERA AB RAHIM BIN AB RAHMAN

Bahagian Perolehan Kerajaan

b.p. Ketua Setiausaha Perbendaharaan

Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 17/02/2025

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

NO SIJIL : K10104352164107169
NO RUJUKAN PENDAFTARAN : 357-0002343918
TEMPOH SAH LAKU : 17/02/2025 - 16/02/2028

BIL	TARIKH DAFTAR BIDANG	KOD BIDANG	KETERANGAN	STATUS
1	17/02/2025	220505	PERKHIDMATAN/ PENYELENGGARAAN/PEMBAIKAN KEJURUTERAAN DAN KOMUNIKASI/ MECHANISATION SYSTEM (CONVEYOR, LIFT DLL)	Aktif
2	17/02/2025	221006	PERKHIDMATAN/ KHIDMAT KEBERSIHAN DAN RAWATAN/ MEMBERSIH PANTAI/SUNGAI/TERUSAN/EMPANGAN/TASIK	Aktif
3	17/02/2025	221101	PERKHIDMATAN/ GUNA TENAGA/ KAKITANGAN IKTISAS (PROFESIONAL)-TIDAK TERMASUK KHIDMAT PERUNDING	Aktif
4	17/02/2025	221102	PERKHIDMATAN/ GUNA TENAGA/ KAKITANGAN SEPARA IKTISAS(SEMI PROFESIONAL)-TIDAK TERMASUK KHIDMAT PERUNDING	Aktif
5	17/02/2025	221506	PERKHIDMATAN/ PENYEWAAN DAN PENGURUSAN/ BANGUNAN/PEJABAT/STOR/RUANG NIAGA/RUMAH KEDIAMAN	Aktif
6	17/02/2025	221507	PERKHIDMATAN/ PENYEWAAN DAN PENGURUSAN/ KEMUDAHAN AWAM/SUKAN	Aktif
7	17/02/2025	221508	PERKHIDMATAN/ PENYEWAAN DAN PENGURUSAN/ PERALATAN/KELENGKAPAN HOSPITAL DAN MAKMAL	Aktif
8	17/02/2025	221510	PERKHIDMATAN/ PENYEWAAN DAN PENGURUSAN/ TEMPAT LETAK KERETA	Aktif
9	17/02/2025	222105	PERKHIDMATAN/ PERKHIDMATAN PERLADANGAN, PERIKANAN, HAIWAN DAN HIDUPAN LIAR/ RAWATAN HUTAN	Aktif
10	10/04/2025	220301	PERKHIDMATAN/ PENYELENGGARAAN/PEMBAIKAN ALAT HAWA DINGIN/ ALAT HAWA DINGIN (WINDOW/SPLIT/BERPUSAT)	Aktif
11	10/04/2025	220401	PERKHIDMATAN/ PENYELENGGARAAN/PEMBAIKAN ALAT KESELAMATAN/ ALAT KEBOMBAAN/ALAT PENYELAMAT/PEMADAM API	Aktif
12	10/04/2025	220503	PERKHIDMATAN/ PENYELENGGARAAN/PEMBAIKAN KEJURUTERAAN DAN KOMUNIKASI/ PERKAKAS/SISTEM ELEKTRIK	Aktif

13	10/04/2025	220507	PERKHIDMATAN/ PENYELENGGARAAN/PEMBAIKAN KEJURUTERAAN DAN KOMUNIKASI/ PUMP/PAIP AIR DAN KOMPONEN	Aktif
14	10/04/2025	220902	PERKHIDMATAN/ PENGAWALAN DAN PENGAWASAN/ MENANGKAP/MENEMBAK HAIWAN	Aktif
15	10/04/2025	221001	PERKHIDMATAN/ KHIDMAT KEBERSIHAN DAN RAWATAN/ PEMBERSIHAN BANGUNAN DAN PEJABAT	Aktif
16	10/04/2025	221002	PERKHIDMATAN/ KHIDMAT KEBERSIHAN DAN RAWATAN/ MEMBERSIH KAWASAN	Aktif
17	10/04/2025	221003	PERKHIDMATAN/ KHIDMAT KEBERSIHAN DAN RAWATAN/ MENGANGKAT SAMPAH	Aktif
18	10/04/2025	221104	PERKHIDMATAN/ GUNA TENAGA/ TENAGA BURUH	Aktif
19	10/04/2025	221401	PERKHIDMATAN/ PENGINDAHAN/ BANGUNAN/HIASAN DALAMAN	Aktif
20	10/04/2025	221402	PERKHIDMATAN/ PENGINDAHAN/ HIASAN JALAN/KAWASAN	Aktif
21	10/04/2025	222101	PERKHIDMATAN/ PERKHIDMATAN PERLADANGAN, PERIKANAN, HAIWAN DAN HIDUPAN LIAR/ PERIKANAN DAN AKUAKULTUR	Aktif

Nota :

1. Bilangan Tambah Bidang Pada 10/04/2025 : 12 (220301, 220401, 220503, 220507, 220902, 221001, 221002, 221003, 221104, 221401, 221402, 222101)

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia : 17/02/2025

SYARAT KELULUSAN SIJIL AKUAN PENDAFTARAN SYARIKAT

1. SYARAT AM

- 1.1 Kelulusan ini diberi berdasarkan maklumat-maklumat yang telah disampaikan oleh pihak syarikat tuan.
- 1.2 Apa-apa perubahan ke atas maklumat-maklumat tersebut hendaklah dibuat kemaskini secara *online* di Modul Kemaskini Profil di alamat www.eperolehan.gov.my dalam tempoh masa dua puluh satu (21) hari dari tarikh perubahan tersebut berlaku dan sekiranya gagal berbuat demikian boleh mengakibatkan tindakan seperti di para 1.5 di bawah.
- 1.3 Syarikat hendaklah mengemukakan segala maklumat dalam tempoh yang ditetapkan apabila diminta oleh Kementerian Kewangan Malaysia. Kegagalan berbuat demikian akan mengakibatkan tindakan seperti di para 1.5 di bawah.
- 1.4 Syarikat hendaklah memastikan bahawa bidang yang telah didaftarkan dalam sijil ini tidak bertindih dengan bidang yang telah diluluskan ke atas mana-mana syarikat seperti berikut:
 - 1.4.1 Mempunyai Pemilik atau Lembaga Pengarah/Pengarah, Pengurusan dan Pekerja yang sama; atau
 - 1.4.2 Beroperasi di premis yang sama.
- 1.5 Kementerian Kewangan Malaysia berhak untuk membuat lawatan atau pemeriksaan audit pada bila-bila masa tanpa dimaklumkan terlebih dahulu. Kegagalan mematuhi syarat-syarat pendaftaran, kod bidang dan/atau pendaftaran syarikat tuan boleh digantung/dibatalkan dan syarikat, Pemilik serta Lembaga Pengarah/Pengarah diambil tindakan tatatertib termasuk disenaraihitamkan tanpa apa-apa notis jika didapati maklumat yang diberi tidak benar.
- 1.6 Syarikat yang baru didaftarkan tidak dibenarkan membuat sebarang perubahan ke atas Pemilik atau Pengarah dalam tempoh enam (6) bulan daripada tarikh syarikat didaftarkan.
- 1.7 Kegagalan syarikat membuat permohonan pembaharuan pendaftaran selepas satu (1) tahun dari tarikh tamat tempoh pendaftaran boleh mengakibatkan pendaftaran syarikat dengan Kementerian Kewangan Malaysia akan dibatalkan dan dikeluarkan secara automatik daripada Sistem ePerolehan. Syarikat hendaklah membuat permohonan baru.

2. PENGANTUNGAN/PEMBATALAN PENDAFTARAN

- 2.1 Pendaftaran syarikat akan digantung/dibatalkan sekiranya didapati syarikat melakukan kesalahan seperti berikut:
 - 2.1.1 Syarikat/pemilik/perkongsian/pengarah/mana-mana ahli pengurusan telah melakukan jenayah dan didapati bersalah oleh mahkamah di Malaysia atau luar negeri atau mengalami tanggungan sivil.
 - 2.1.2 Syarikat menarik balik tawaran sebelum tender dipertimbangkan atau menolak setelah tawaran dibuat.
 - 2.1.3 Syarikat gagal melaksanakan obligasi kontrak-kontrak yang telah ditandatangani dengan Kerajaan.
 - 2.1.4 Syarikat didapati meminda Sijil Akuan Pendaftaran Syarikat dengan tujuan menipu atau lain-lain maksud.
 - 2.1.5 Syarikat membenarkan Sijil Akuan Pendaftaran Syarikat disalahgunakan oleh individu/syarikat lain.
 - 2.1.5 Syarikat didapati membuat pakatan harga dengan syarikat-syarikat lain semasa memasuki tender Kerajaan atau subkontrak tanpa persetujuan terlebih dahulu daripada Agensi Kerajaan yang terlibat.

3. PEMBAHARUAN

- 3.1 Syarikat tuan hendaklah mengemukakan permohonan pembaharuan pendaftaran tiga (3) bulan sebelum tamat tempoh pendaftaran.
- 3.2 Permohonan yang diterima selepas tamat tempoh pendaftaran adalah dianggap pendaftaran pembaharuan.

4. HAK KERAJAAN

- 4.1 Sijil Akuan Pendaftaran Syarikat yang dikeluarkan secara *Virtual* adalah **HAK KERAJAAN**. Kerajaan berhak untuk menarik balik pendaftaran/digantung/dibatalkan sekiranya syarikat dikenakan tindakan tatatertib selaras dengan 1PP/PK8 (Pekeliling Perbendaharaan Perolehan Kerajaan 8).

5. PENYERTAAN PEROLEHAN KERAJAAN

- 5.1 Dengan pengeluaran Sijil *Virtual*, Sijil ini tidak lagi perlu ditunjukkan semasa mengambil dokumen perolehan Kerajaan (pembelian terus, tender/sebut harga dan lain-lain kaedah perolehan) kecuali bagi Agensi Kerajaan yang tiada capaian internet.
- 5.2 Syarikat hendaklah memastikan pendaftaran dengan Kementerian Kewangan Malaysia masih sah laku sepanjang tempoh kontrak berkuat kuasa.

6. PERINGATAN MENGENAI KESALAHAN RASUAH

- 6.1 Sebarang perbuatan atau percubaan rasuah untuk menawar atau memberi, meminta atau menerima apa-apa suapan secara rasuah kepada dan daripada mana-mana orang berkaitan perolehan Kerajaan merupakan suatu kesalahan jenayah di bawah Akta Suruhanjaya Pencegahan Rasuah Malaysia 2009 [Akta 694].



KEMENTERIAN KEWANGAN MALAYSIA

SIJIL AKUAN PENDAFTARAN SYARIKAT BUMIPUTERA

NO. SIJIL : BP10104352164107169
NO. RUJUKAN PENDAFTARAN : 357-0002343918
TEMPOH SAH LAKU : 17/02/2025 - 16/02/2028

Bahawa dengan ini diperakui syarikat :

FJ PROPERTY MANAGEMENT (M) SDN. BHD. (1407240-U)
NO.2-5-1, QUEENS AVENUE
JALAN BAYAM
OFF JALAN SHENLEY, CHERAS
W.P. KUALA LUMPUR
55100 MUKIM CHERAS
WILAYAH PERSEKUTUAN KUALA LUMPUR, MALAYSIA

Telah diiktiraf sebagai Syarikat Bumiputera oleh Kementerian Kewangan Malaysia. Taraf Bumiputera bukannya hak dan boleh ditarik balik sekiranya syarikat gagal mematuhi syarat/kriteria yang ditetapkan. Kelulusan ini adalah tertakluk kepada syarat-syarat seperti yang dinyatakan di Sijil Akuan Pendaftaran Syarikat Bumiputera (Lampiran C).

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DATO' INDERA AB RAHIM BIN AB RAHMAN

Perbendaharaan Malaysia Semenanjung
b.p. Ketua Setiausaha Perbendaharaan
Kementerian Kewangan Malaysia

Tarikh Berdaftar Dengan Kementerian Kewangan Malaysia :

17/02/2025

(Sijil ini adalah cetakan komputer dan tidak memerlukan tandatangan)

SYARAT KELULUSAN SIJIL AKUAN PENDAFTARAN SYARIKAT BUMIPUTERA

1. SYARAT AM

- 1.1 Pihak syarikat hendaklah sentiasa berusaha untuk mengekal dan mempertingkatkan kedudukan supaya:
 - 1.1.1 Kedudukan majoriti Bumiputera hendaklah sentiasa melebihi 51% di dalam pemilihan ekuiti, keahlian Lembaga Pengarah, jawatan Ketua Eksekutif, Pengarah Urusan atau Pengurus Besar, jawatan-jawatan penting lain (Key post), Kakitangan syarikat di peringkat pengurusan dan juga pekerja.
 - 1.1.2 Bagi bidang percetakan, kedudukan 100% Bumiputera hendaklah sentiasa dikekalkan dari segi ekuiti, Lembaga Pengarah/ Pengarah, Pengurusan dan Pengurusan Kewangan. Bagi pekerja hendaklah tidak kurang 80% Bumiputera dan tiada penglibatan bukan warganegara.
 - 1.1.3 Bagi bidang agen pengembaraan, kedudukan 100% Bumiputera hendaklah sentiasa dikekalkan dari segi ekuiti, Lembaga Pengarah/ Pengarah, Pengurusan, Pengurusan Kewangan dan pekerja.
 - 1.1.4 Secara majoriti Bumiputera memainkan peranan penting di dalam urus niaga syarikat, pengawasan perjalanan syarikat, pengurusan kewangan syarikat, membuat keputusan-keputusan penting dan mewakili syarikat di dalam mesyuarat-mesyuarat dan lain-lain urusan rasmi seumpamanya.
- 1.2 Jika berlaku sebarang perubahan di dalam syarat-syarat yang dinyatakan di atas, maka pihak Kementerian Kewangan hendaklah diberitahu dengan segera supaya pindaan dapat dibuat di dalam Rekod Pendaftaran. Setiap perubahan ke atas maklumat tersebut hendaklah dikemaskinikan secara online di Modul Kemaskini Profil di alamat www.eperolehan.gov.my dalam tempoh masa dua puluh satu (21) hari dari tarikh perubahan tersebut berlaku. Kegagalan syarikat di dalam memberikan maklumat tersebut boleh menimbulkan keraguan pihak Kementerian Kewangan Malaysia terhadap ketulenan taraf Bumiputera syarikat.
- 1.3 Sekiranya Kementerian Kewangan Malaysia mendapati syarikat telah melanggar syarat-syarat yang ditentukan di atas, ataupun telah menyerahkan pengurusan syarikat dan kontrak yang diperolehi kepada pihak-pihak lain, maka pengiktirafan sebagai syarikat Bumiputera akan ditarik balik dan status dibatalkan dalam sistem ePerolehan.

2. TERMA DAN SYARAT TAMBAHAN

- 2.1 Aku janji syarikat berhubung dokumen sokongan/surat/gambar dan sebagainya yang dikemukakan adalah sah dan betul.
- 2.2 Hak Kerajaan untuk menjalankan siasatan dan lawatan fizikal selepas kelulusan bersyarat Sijil Taraf Bumiputera (STB) dikeluarkan.
- 2.3 Hak Kerajaan untuk mengenakan tindakan ke atas syarikat sekiranya didapati terdapat pelanggaran terma dan syarat pematuan termasuk penipuan/pemalsuan maklumat setelah siasatan dan lawatan oleh BPKU disempurnakan. Antara tindakan yang boleh diambil oleh Kerajaan adalah:
 - 2.3.1 Penarikan semula atau pembatalan STB yang telah diluluskan secara serta merta;
 - 2.3.2 Kerajaan berhak untuk menamatkan kontrak semasa yang sedang berkuatkuasa hasil daripada pemilihan STB tersebut dan Kerajaan tidak bertanggungjawab untuk menanggung apa-apa kos dan kerugian yang ditanggung syarikat akibat penamatan kontrak berkenaan menurut terma dan syarat perjanjian yang telah ditandatangani oleh Kerajaan dengan syarikat;
 - 2.3.3 Syarikat dan pemilik serta Ahli Lembaga Pengarah syarikat akan disenaraihitam daripada menyertai sebarang perolehan/projek Kerajaan selama tiga (3) hingga lima (5) tahun, tertakluk kepada keputusan Jawatankuasa Tindakan Tatatertib, Kementerian Kewangan; dan
 - 2.3.4 Peruntukan kehendak pematuan terhadap undang-undang yang berkuat kuasa termasuk Akta Kontrak 1950 [Akta 136], Kanun Keseksan dan sebagainya yang mana berkaitan.

3. PENGGANTUNGAN/PEMBATALAN PENDAFTARAN

- 3.1 Kementerian Kewangan berhak mengenakan tindakan tatatertib ke atas syarikat dan membatalkan maklumat berkaitan pendaftaran syarikat sekiranya:
 - 3.1.1 Taraf Bumiputera syarikat dilucutkan atau ditarik balik dan dibatalkan dalam Sistem ePerolehan.
 - 3.1.2 Pendaftaran syarikat digantung atau dibatalkan dalam Sistem ePerolehan.
 - 3.1.3 Lain-lain pelanggaran syarat yang membolehkan Kementerian Kewangan Malaysia memutuskan taraf Bumiputera ditarik balik dan dibatalkan dalam Sistem ePerolehan.

4. HAK KERAJAAN

- 4.1 Sijil Akuan Pendaftaran Syarikat Bumiputera yang dikeluarkan secara manual atau *Virtual* adalah **HAK KERAJAAN** dan semua maklumat dalam Sistem ePerolehan adalah muktamad.

5. PENYERTAAN PEROLEHAN KERAJAAN

- 5.1 Sijil Akuan Pendaftaran Syarikat Bumiputera tidak perlu ditunjukkan semasa mengambil dokumen perolehan Kerajaan (pembelian terus, tender/sebut harga dan lain-lain kaedah perolehan) kecuali bagi Agensi Kerajaan yang tiada capaian internet.
- 5.2 Syarikat hendaklah memastikan pendaftaran dengan Kementerian Kewangan Malaysia masih sah laku sepanjang tempoh kontrak berkuat kuasa.

6. PERINGATAN MENGENAI KESALAHAN RASUAH

- 6.1 Sebarang perbuatan atau percubaan rasuah untuk menawar atau memberi, meminta atau menerima apa-apa suapan secara rasuah kepada dan daripada mana-mana orang berkaitan perolehan Kerajaan merupakan suatu kesalahan jenayah di bawah Akta Suruhanjaya Pencegahan Rasuah Malaysia 2009 [*Akta 694*].