

国际金融中心租户（写字楼）所需购买险种清单
Required Insurance List (Office)

险种 Type	被保险人 Name of Insured	保险金额 / 责任限额 Sum Insured / Limit of Liability	保险期限 Period of Insurance	备注 Remarks	应包含的扩展条款 Required Extensions
财产一切险 PAR	1、承租人（承租人成都国金中心分公司营业执照办理后，需请保险公司变更保单上被保险人中的承租人名称） The Tenant.(The Name of Insured in the insurance policy should be endorsed once business licence of the branch company in IFS was granted) 2、龙锦综合开发(成都)有限公司 Long Jin Development (Chnegdu)Company Limited 3、龙锦综合开发（成都）有限公司成都商业及物业经营分公司 Long Jin Development (Chnegdu)Company Limited-Chengdu Commercial and Property Opertation Branch Company 4、成都夏利文物业管理有限公司 Chengdu Harriman Property Management Limited	保险金额不低于重置价值RMB9,604.40/m ² ×承租面积。 The Sum Insured of PAR should not be less than the full replacement value RMB9,604.40/m ² × Leased Area.		在租赁期间自费为租赁场地内所有设施（包括甲方财产）向一家信誉良好的保险公司购买并维持财产一切险。 The tenant is required to retain Property All Risks Insurance for the contents in the Leased Area (including property of the Landlord)with reputable insurance companies for the duration of the Agreement.	1. 地震扩展条款 Earthquake extension 2. 放弃代位求偿权条款 Waiver of Subrogation 3. 不予失效条款 Non-invalidation 4. 租赁财产条款 Extend to cover leased property
公众责任险 PL	1、承租人（承租人成都国金中心分公司营业执照办理后，需请保险公司变更保单上被保险人中的承租人名称） The Tenant.(The Name of Insured in the insurance policy should be endorsed once business licence of the branch company in IFS was granted) 2、龙锦综合开发(成都)有限公司 Long Jin Development (Chnegdu)Company Limited 3、龙锦综合开发（成都）有限公司成都商业及物业经营分公司 Long Jin Development (Chnegdu)Company Limited-Chengdu Commercial and Property Opertation Branch Company 4、成都夏利文物业管理有限公司 Chengdu Harriman Property Management Limited	公众责任险每次事故赔偿限额(适用于写字楼): The limits of indemnity for Public Liability Insurance for any one accident vary from the Lease Area and should not be less than the following: 1、500平方米及以下：人民币伍佰万元 below 500 m ² : 5 Million RMB AOA 2、501至1000平方米：人民币壹仟万元 501m ² to 1000 m ² :10 Million RMB AOA 3、1000平方米以上：人民币贰仟万元 above 1000 m ² :20 Million RMB AOA	须与《租赁合同》上租赁起止日期一致，且每年度及时续保 Covering the duration of Tenancy Agreement and should be renewed on time.	在租赁期间自费为租赁场地向一家信誉良好的保险公司购买并维持公众责任险。保险期限内公众责任险的责任限额应以每次事故计，不受次数限制（年度累计无限额）。 The tenant is required to retain Public Liability Insurance for the the Leased Area with reputable insurance companies for the duration of the Agreement. The Limit of Indemnity is defined as the limit for Any One Accident. The annual policy limit should be Unlimited in Aggregate.	1. 在被保险人照管下的业主财产条款 Extend to cover landlord's property under the custody of Insured 2. 火灾、爆炸、烟熏及水损条款 Fire/Explosion/Smoke/Water Damage liability 3. 交叉责任条款 Cross Liability 4. 承租人责任条款 Tenant's Liability
工程一切险 (含第三者责任) CAR	1、承租人（承租人成都国金中心分公司营业执照办理后，需请保险公司变更保单上被保险人中的承租人名称） The Tenant.(The Name of Insured in the insurance policy should be endorsed once business licence of the branch company in IFS was granted) 2、装修承建商 The Contractor 3、龙锦综合开发(成都)有限公司 Long Jin Development (Chnegdu)Company Limited 4、龙锦综合开发（成都）有限公司成都商业及物业经营分公司 Long Jin Development (Chnegdu)Company Limited-Chengdu Commercial and Property Opertation Branch Company 5、成都夏利文物业管理有限公司 Chengdu Harriman Property Management Limited	工程一切险项下第三者责任部分每次事故赔偿限额：(适用于写字楼): The limits of indemnity for third party liability in Cotractor's All Risks Insurance for any one accident vary from the Lease Area and should not be less than the following: 1、500平方米及以下：人民币伍佰万元 below 500 m ² : 5 Million RMB AOA 2、501至1000平方米：人民币壹仟万元 501m ² to 1000 m ² :10 Million RMB AOA 3、1000平方米以上：人民币贰仟万元 above 1000 m ² :20 Million RMB AOA	须与装修工程起止日期一致，并附加12个月保证期 Covering the duration of fitout works plus 12 months maintainace period followed.	租户装修承建商须于进场施工前购买并出示保单。 The contractors will not be allowed to commence any work unless providing the evidence of Contractor's All Risks Insurance.	A.适用于第一部分－物质损失部分: Applicable for Section 1 - Material Damage 1. 被保险人控制财产扩展条款 1. Extend to cover the property under control of Insured B.适用于第二部分－第三者责任: Applicable for Section 2 - Third Party Liability 1. 交叉责任扩展条款 1. Cross Liability 2. 保证期内第三者责任扩展条款 2. Extend to cover third party liability in the maintenance period C.适用于第一及第二部分: Applicable for both Section 1 &2 1. 不可控制条款 1. No Control 2. 放弃代位追偿扩展条款 2. Waiver of Subrogation 3. 不能取消保单条款 3. Non Cancellation