



Owner Builder Latent Defect Insurance Information

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DESCRIPTION:

Owner Builders Latent Defect Insurance is available in the event of a Structural Defect occurring in the future that required repairing, replacing or strengthening the premises (Home) which has been affected by damage up to the limit of indemnity.

As the insured you are protected by the policy thereby avoiding costly legal battles to prove who is at fault, causing delays and hassles.

Once a Structural Defect has been identified and accepted by the insurer, remedial work can begin, at the cost of the insurer.

Purpose	To protect Owner Builders from future Structural Defects for 10 years after completion.
What does it cover?	The Cost of repairing, replacing and/or Strengthening of the home (premises) which has been affected by the damage.
Period of Insurance	10 Years
Term of Insurance.	Commences 1 year after the Completion Certificate. (Final)
Excess.	\$5000 or 1% of Contract Value, whichever is greater.
Process.	Prior to commencement: Owner Builder completes Owner Builder Application form and together with payment emails to Aobis. Once approved, Insurer Issues Interim Certificate. Works completed: Owner Builder notifies us of a Completion Certificate (final) has been issued. An approved site audit surveyor is approved to carry out the Technical inspection, when approved a Declaration of Approval is issued, then the Certificate of Insurance is issued.
What is a Technical Inspection?	After completion Certificate issued and the home is completely finished, no incomplete works, you are to appoint an Approved Technical Inspector whose report is supplied to us.
What is NOT covered.	Any reservation (defect) mentioned on the Technical Inspection Report that is NOT rectified.
Who is Covered.	Owner/Builder
Who is responsible	In the event of a proven claim, the insurer will access who they will seek recompense from tradesmen, professional service providers, not the Owner Builder.
Claim process	As the Owner Builder is the insured and not responsible, they notify the insurer, who once proven cover the cost of repair, while taking over your legal rights and remedies against those responsible.
Issuer/Underwriter	Certain Underwriters at Lloyds, founded in 1688.
Extended Coverage	Commercial and Residential Builders who build Homes, dual occupancy, townhouses and multi units, Apartment and office buildings, Renovations and extensions.