

What am I covered for?

How much can I claim for?

\$200,000
for policies issued before
1 July 2014

\$300,000
for policies issued after
1 July 2014

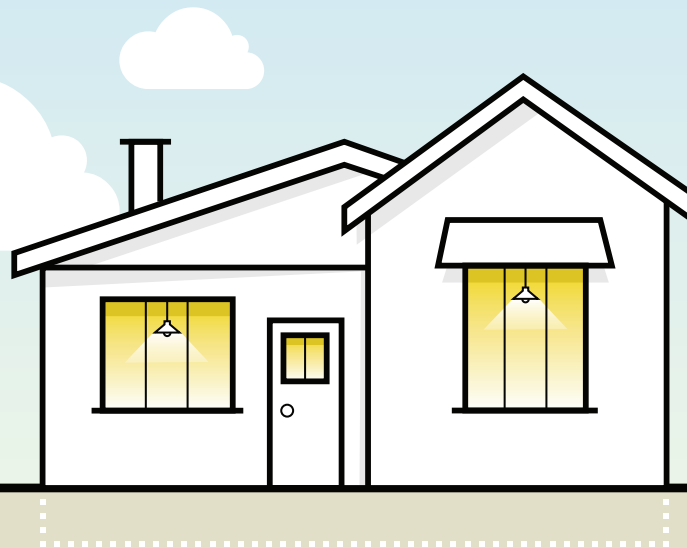
What's covered?

Incomplete works

Up to 20% of the building contract price.

Structural building defects

Up to 6 years after the completion of work or termination of the building contract.



Non-structural building defects

Up to 2 years after the completion of work or termination of the building contract.

Other losses

Out of pocket expenses such as removal and storage, temporary fencing and loss of deposit.

Other claim items

Consultant report, legal advice, accommodation, storage, temporary fencing, contract works insurance, locksmiths

Claims for building defects will incur an excess from 12 months after building work has completed

We cover:

But we don't cover:

Incomplete Works

- ✓ Your home for incomplete works up to 20% of the contract price including agreed variations

- ✗ Incomplete work or items which are not a part of the Contract, specifications, variations or plans

Non-Structural Defects

- ✓ Your home for up to 2 years for **non-structural** defects which are the result of defective design (if the builder was responsible for the design of your home), faulty workmanship or defective materials by the builder* including items such as:
 - Painting
 - Chipped, pitted or cracked tiles
 - Plaster
 - Render
 - Joinery
 - Caulking
 - Blocked/broken pipes
 - Brickwork
 - Internal doors and non load bearing internal walls
- ✓ Defective fittings for up to 2 years if they do not operate as intended by the manufacturer and may include:
 - Doors
 - Door fittings and handles
 - Locks and latches
 - Loose taps

- ✗ Non-Structural defective work (except in very limited circumstances described in your DBI policy) for:
 - Driveways
 - Retaining Structures
 - Landscaping
 - Fencing
 - Paving
- ✗ Vandalism or theft
- ✗ Faults or damage to appliances and fittings if the defect is not due to the builders workmanship or installation
- ✗ Defects resulting from the fair wear and tear of the work or resulting from your failure to undertake maintenance or resulting from your failure to take action to minimise the damage.
- ✗ Defects you should have been aware of before you purchased the home if you did not build the home.

Structural Defects

- ✓ Your home for up to 6 years for **structural** defects which are the result of defective design (if the builder was responsible for the design of your home), faulty workmanship or defective materials by the builder* including but not limited to:
 - Footings
 - Floors
 - Roofs
 - External walls and load bearing internal walls
 - Columns and beams
 - Leaking balconies
 - Defective or non-existent flashings
 - Defective or non-existent waterproofing to external walls or roof
 - Windows and doors in external walls

- ✗ Defects or repair of damage to structural elements of non-residential part of a building that supports or gives access to the residential part
- ✗ Defects resulting from the fair wear and tear of the work or resulting from your failure to undertake maintenance or resulting from your failure to take action to minimise the damage

Other Losses

- ✓ Accommodation costs:
 - The reasonable costs for up to 60 days if you are required to relocate during rectification works or if you are not able to reside in your home after the date that the building works were meant to be completed
- ✓ Removal and Storage costs:
 - The reasonable costs for up to 60 days if you are required to relocate during rectification works or if you are not able to reside in your home after the date that the building works were meant to be completed
- ✓ Reasonable legal fees incurred in making the claim under the DBI policy
- ✓ Loss of deposit if building works have not commenced
- ✓ Reasonable costs of temporary fencing and locksmith fees for incomplete homes
- ✓ Contract Works Insurance for incomplete homes

- ✗ Liquidated Damages – any amounts the builder agreed to pay to you if the building works were not finished by the agreed date
- ✗ Any payment you made to the builder that exceeds the amount that was required to be paid under your building contract
- ✗ Legal fees relating to any dispute between you and your builder
- ✗ Loss of rental income or additional interest charges,
- ✗ Travel expenses or loss relating to inconvenience or distress
- ✗ Consequential loss of any kind – losses other than the cost of rectifying and completing your home (unless otherwise specifically referred to in the DBI policy wording)
- ✗ Loss if building works have not commenced except for accommodation, removal and storage and loss of deposit.

* Refer to section 8 of the *Domestic Building Contracts Act 1995* and also to the Building Code of Australia and the Victorian Building Authority's *Guide to Standards and Tolerances*

Refer to your DBI Policy wording for more information. This information is for general use only and the terms, conditions, limitations and exclusions set out in your DBI Policy apply to all claims