

“Yes, you do need Owner Builder Warranty when selling your home.”

NEED IT
TODAY?
No Problem!

Without it, your contract of sale can be CANCELLED.

1. Simple application process
2. Less document requirements
3. Fast policy turnaround **SUPERXPRESS* 1 HOUR TURNAROUND**

Why Do You Need Owner Builder Warranty?

All owner builders need to be aware that when selling their property, they may be liable to provide the purchaser with **Owner Builder Warranty Insurance**.

Who needs owner builder warranty?

The **Domestic Building Contracts & Tribunal Act 1995, section 137B**, requires all owner builders who sell their property to obtain **Owner Builder Warranty Insurance**. The insurance is to cover the purchaser in the event of faulty workmanship. The period of warranty is for **6 years** from the issuing of the **certificate of occupancy** or **certificate of final completion**. For example, if the property is sold 2 years after certificates were issued, warranty insurance would be required for the remaining 4 years. You will also be required to obtain a **Defect Inspection Report**, these are valid for 6 months.

What does owner builder warranty cover?

Owner Builder Warranty covers the purchaser, or any subsequent purchaser, of the property for the balance of the **6 year** period after the **final or occupancy certificate** was issued if the owner builder dies, disappears or becomes insolvent, however defects, incomplete works or second hand materials noted in the **Defects Inspection Report** are exempt.

What is the threshold for owner builder warranty?

Owner Builder Warranty is only required where the cost of the works is over **\$12,000**. Below this amount it is not a legislative requirement, but you will still need to provide a **Defect Inspection Report**. Even if the original works did not require a permit the \$12,000 threshold still applies.

What happens if owner builder warranty is not arranged?

If **Owner Builder Warranty** is not obtained and your property is sold you risk fines and penalties of up to \$10,000. **The prospective purchaser also has the right to pull out of the sale agreement without any penalties.**

Obtaining Owner Builder Warranty Insurance is a LEGAL responsibility. As an owner builder/renovator it pays to be aware of all your liabilities.

Please feel free to call our consultants to discuss any questions you may have on 1300 763 016.

PH: 1300 763 016

BuildSafe
Building Insurances

www.buildsafe.com.au

Fax: 03 9773 6351
PO Box 2294 Seaford Victoria 3198

info@buildsafe.com.au

* SUPERXPRESS service only applicable when all required documentation is supplied

Owner Builder Warranty Insurance Proposal

Please answer ALL questions

1. DETAILS OF THE INSURED

Owner Builder Details:

Trading Name:

Current Residential Address:

State: _____ Postcode: _____

Phone: _____ Email: _____

Property for Sale Address:

Flat/Unit No: _____ Unit No: _____ Lot No: _____

Street: _____

Suburb: _____

State: _____ Postcode: _____

2. TYPE OF OWNER-BUILDER WORK

Identify the type of work to be insured. For example, if the work includes several types of work eg: Garage, Swimming Pool.

- Single storey Double storey Other
- Construction of a Dwelling
- Construction of a Dwelling Extension
- Construction of a Garage, Carport
- Renovation of a Dwelling
- Completion of a Dwelling
- Construction of a Swimming Pool

Provide a detailed description of Owner Builder work (eg: construction of two storey dwelling with garage)

Floor area of project: m2 _____

Replacement cost of work @ current day rates: - _____

\$ _____

Replacement cost of swimming pool @ current day rates: - _____

\$ _____

(N.B. The replacement cost should reflect the price a licenced builder would charge today to do all the work which is now being insured)

3. DETAILS OF CONTRACTORS WHO CARRIED OUT WORKS GREATER THAN \$12,000

Type of Work	Name	Address	Licence No.
Bricklayer (if used and available)			
Carpenter (if used and available)			
Plasterer (if used and available)			

4. APPLICANT HISTORY

Have you at any time ever been refused or declined Builders Warranty Insurance? Yes No

Have you purchased Builders Warranty Insurance as an Owner Builder within the last five years? Yes No

Have you ever held a builders/contractor licence or registration? Yes No

Have you ever had a claim against you or been directed to repair/replace defective workmanship as a result of a complaint by a Homeowner? Yes No

Is there any relationship between the Owner Builder and the Purchaser? Yes No

Have you ever been declared bankrupt or entered into a deed of assignment/ composition or been subject to a legal judgement or are currently involved in any legal proceedings? Yes No

If you answered yes to any of the above questions please supply full details

5. DECLARATION

This declaration must be completed and signed by or on behalf of all parties making this application.

I/we declare that:

- i. the answers and information given by me/us in this proposal are true and correct in all respects and that no information has been withheld which would affect Calliden's decision about accepting this insurance and where answers in this proposal are not my/our own handwriting, they have been checked by me/us and I/we agree they are correct
- ii. I/we have read and understood the clauses detailed under the Important Information in this proposal
- iii. if there was insufficient space to fully answer any questions, we have attached _____ supplementary pages providing the additional information required
- iv. I/we authorise Calliden to give to, or obtain information from other insurers or an insurance or credit reference bureau, any information relating to these insurance covers, and any other insurances held by me/us and claims under those insurances
- v. I/we understand that if this Proposal is accepted the insurance cover will be subject to the terms and conditions set out in Calliden Owner Builder Warranty Insurance Policy
- vi. I/we further acknowledge that Calliden, their agents or employees reserve the right to decline this proposal
- vii. I/we acknowledge that on issuance of an individual Owner Builder Warranty Certificate it is the purchaser and the successors in title to the purchaser who is the Insured and not me/us as the Applicant/ Owner Builder
- viii. I/we confirm that the information contained in this application is true and correct
- ix. I/we have read and understood the terms and conditions of the Financial Services Guide
- x. By providing this information and signing this form, you confirm you have the consent of the alternate contact to provide their name and for them to provide your current details if Calliden cannot reach you at your usual address

Applicants

Signature: _____

Print Name: _____

Date: / /

Signature: _____

Print Name: _____

Date: / /

Please supply a future forwarding address:

Alternate Contact (Optional):

Name: _____

Phone: _____

Address: _____

(to be used only when contact cannot be made with you at your usual address)

6. DOCUMENT CHECKLIST

To avoid delays with processing your Warranty Insurance Proposal, use this checklist to ensure you include all the required documentation.

Victoria Checklist

1. Arrange a 137B inspection/defects report and attach copy (To engage an accredited inspector see www.aobis.com.au)
2. Owner Builder to complete and sign proposal form
3. Attach a copy of the building permit
4. Attach a copy of the Certificate of Occupancy or Final Inspection Certificate

7. IMPORTANT INFORMATION

Duty of Disclosure

This policy is subject to The Insurance Contracts Act 1984. Under that Act you have a Duty of Disclosure.

Before you take out insurance with us you have a duty to tell us of everything that you know, or could reasonably be expected to know, that is relevant to our decision to insure you and to the terms of that insurance. If you are not sure whether something is relevant you should inform us anyway.

You have the same legal duty to inform us of those things before you renew, extend, vary, or reinstate your contract of general insurance.

Your duty however does not require disclosure of things that:

- reduce the risk
- are common knowledge
- we know or, in the ordinary course of our business, ought to know, or
- we have indicated we do not want to know.

If you do not comply with your Duty of Disclosure, we may be entitled to:

- reduce our liability for any claim
- cancel the contract
- refuse to pay the claim
- avoid the contract from its beginning, if your non-disclosure was fraudulent

Privacy Statement

The information collected on this proposal form will be used to assess your request for insurance and to provide other insurance services in accordance with our privacy policy. In addition Calliden may share your information with other third parties, as defined in the privacy policy, in order to undertake insurance services. If you do not complete the proposal form in full, and in accordance with your duty of disclosure, Calliden may not be able to provide you with insurance or may impose additional conditions on any cover provided.

In accordance with Calliden's privacy policy you may obtain access at any time to information that Calliden or its service providers hold on you. If you would like to contact Calliden about privacy, or would like to obtain a copy of the privacy policy you may do so through one of the following means:

- obtain the privacy policy online at www.calliden.com.au
- by phone 02 9551 1111
- by email to privacy@calliden.com.au
- by letter to Privacy Officer, PO Box 348 Milsons Point NSW 1565

THIS PRODUCT IS ISSUED BY

Calliden Insurance Ltd ABN 47 004 125 268 AFSL 234438
BuildSafe Insurance Brokers Pty Ltd ABN 84 109 623 976 AFSL 279367

8. PAYMENT DETAILS

PAYMENT OPTIONS Bank Cheque - Direct Payment - Credit Card (Visa or MasterCard Only)

Our bank details: Account No: 57 680 6701
Account name: BuildSafe Insurance Brokers Pty Ltd
BSB: 083 922 National Australia Bank

Please Note: Direct payment requires a copy of the transaction receipt with your proposal as proof of payment. Subject to bank clearance.

Note: We cannot accept Personal or Business Cheques

CREDIT CARD DETAILS (VISA or MASTERCARD)

Cardholder name: _____

Expiry date: / /

Card no: _____

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Signature: _____

Authorisation to deduct premium amount

2.2% Surcharge applies to all Credit and Debit card payments

PLEASE RETURN TO:

BuildSafe Insurance Brokers Pty Ltd
PO Box 2294, Seaford Vic 3198
Phone: 1300 763 016
Fax: 03 9773 6351
Email: info@buildsafe.com.au

Why Choose BuildSafe!

BuildSafe has been helping Owner Builders & Renovators since 1996 and are the only specialist in Owner Builder Insurances.

Quick Turnaround

Paperwork is processed quickly and efficiently as our service includes urgent response facilities, i.e. - we are able to issue the insurance policy by email or fax.

Expert Knowledge

Providing particular help for those with complex cases.

Less Stress and Hassle

Our underwriting and service support package provides you with peace of mind, easy policy completion and follow up support and advice.

Our Experience

BuildSafe and our sister company, Australian Owner Builders have been helping owner builders for the past 24 years. We have the proven track record and know all the pitfalls and their solutions.

Don't take our word.....

Just a short note to thank you for your prompt and efficient handling of this matter.

*I will be happy to recommend you and your company at any opportunity.
With thanks*

Andrew J Lean

Thanks for your excellent and quick service,

*Regards
Kerry Stotten*

Hi Julie, Thank you so much for all of your prompt assistance-it is really appreciated!!

Please find attached completed proposal form and payment of the full amount of the premium quoted. Could you please urgently issue the receipt of payment and formal insurance documentation, if possible this afternoon.

*Kind Regards
Greg Simon*

I would like to make you aware of how pleasant, helpful and professional Julie was to deal with in regard to setting up our new policy on Friday.

Not only did she patiently guide me through the steps but she even gave up her own time to ensure everything could be done in time for us to secure the insurance before close of day.

This was very much appreciated and I would like you to pass on our sincere praise and appreciation for her 'top' effort.

*Kind regards
Lorraine Stokes*

Many thanks for the form my wife gave you the wrong email address great to see someone use there initiative and send it to my work.

I have faxed it back this morning.

As stated on the form we have had trouble finding a company that does this type of insurance one company we contacted 3 times and did not get a reply very disappointing. Looking forward to hearing from you.

*Many thanks
Clem Pearce*

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* BuildSafe will subscribe and pay you first year's basic on-line document storage subscription.