

“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 **Building Act 1993**, requires 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 **\$16,000**. 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 \$16,000 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.**

What happens if Owner Builder Warranty is NOT taken out before the signing of the contract of sale?

The prospective purchaser has the option under 137B (3) of the Building Act 1993 to (void) walk away from the contract anytime up to the completion of the contract – **YOU LOSE THE SALE.**

DO NOT LOSE YOUR SALE 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

warranty@buildsafe.com.au

* SUPERXPRESS service only applicable when all required documentation is supplied and meets our underwriting guidelines.

PO Box 2294 Seaford Victoria 3198

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: _____

Is there Body Corporate at the Property? Yes No

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 \$16,000

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 Assetinsure'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 Assetinsure 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 Assetinsure Owner Builder Warranty Insurance Policy
- vi. I/we further acknowledge that Assetinsure, 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 Assetinsure 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.buildsafe.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
5. Copy of Driver's Licence of Owner Builder

7. CONVEYANCER/SOLICITOR DETAILS

Company Name: _____

Contact Name: _____

Email Address: _____

Phone: _____

Mobile: _____

8. QUESTIONNAIRE

How did you find out about BuildSafe?

- Conveyancer/Solicitor
- Inspector
- Internet search
- Google Ad
- Friend
- Other: _____

Are you building again?

Yes No

- Owner Builder
- Registered Builder or
- Buying a new home

9. PAYMENT DETAILS

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

Our bank details

Account name: BuildSafe Insurance Brokers Pty Ltd
BSB: 183 334 Macquarie Bank
Account No: 305 584 781

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

1.2% 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

Email: warranty@buildsafe.com.au

10. IMPORTANT INFORMATION

Duty of Disclosure

This policy is subject to The Insurance Contracts Act 1984 (Cth). Under that Act you have a duty to take reasonable care not to make a misrepresentation.

Before you take out insurance with us you have a duty to take reasonable care to provide honest, accurate and complete answers to our questions. A misrepresentation includes a statement which is false, partially false, or which does not fairly reflect the truth.

If you are not sure of the answers of any of our questions you should check and find out, and contact us if you have any doubts.

If you do not take reasonable care in answering our questions, or inform us of any changes, 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 failure to comply with your duty was fraudulent

Privacy Statement

Assetinsure respects your privacy and operates at all times in accordance with its Privacy Policy. Any personal information provided by you will be treated in accordance with the Privacy Act 1988 (Cth). This privacy notification provides a summary of how Assetinsure treats your personal information, and it is recommended that you read Assetinsure's Privacy Policy in conjunction with this notice.

Assetinsure primarily collects your personal information via this form to assess your request for insurance and to administer your policy but may also use this information to settle an insurance claim, provide other insurance services as requested by you, and also to notify you about other Assetinsure services or promotions from time to time.

If you do not provide the information requested, your application may not be capable of being accepted, additional conditions may be imposed on any cover provided or Assetinsure may not be able to administer your policy.

In order to provide its insurance services Assetinsure may need to disclose your personal information to third parties including, but not limited to: agents, underwriters, advisors and brokers; external service providers (such as claims adjusters and lawyers); reinsurers and reinsurance brokers; and the Australian Financial Complaints Authority, or as required by law (for a full list see Assetinsure's Privacy Policy). In the event of a claim, Assetinsure may disclose your personal information (including sensitive information) to overseas reinsurers for the purpose of assessing your claim. Assetinsure will only share information with third parties where Assetinsure reasonably believes it is necessary in assessing your insurance claim and in providing the products and services requested.

In accordance with Assetinsure's Privacy Policy you may obtain access at any time to personal information that Assetinsure or its service providers hold on you. Assetinsure's Privacy Policy contains information about how to access and correct the personal information Assetinsure holds on you and also how to complain about a breach of privacy. If you would like additional information about privacy or would like to obtain a copy of the Privacy Policy, please contact Assetinsure's Privacy Officer by:

- Phone 02 8274 2898
- Email: privacy@assetinsure.com.au
- Mail: Privacy Officer:: Assetinsure, Level 21, 45 Clarence Street, Sydney, NSW, 2000

You can also download a copy of Assetinsure's Privacy Policy by visiting www.assetinsure.com.au/key-policies/privacy-policy/

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 their 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

PH: 1300 763 016

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info@buildsafe.com.au