

Self Build Insurance

Insurance Product Information Document



Company: Optis Insurances

Product: Self Build Policy

Optis Insurances Limited t/a Optis Insurance is registered in Ireland and regulated by the Central Bank of Ireland (reference C47677)

This is a general product summary. Complete pre-contractual and contractual information specific to you is provided in your other documents. Please ensure you read them carefully.

What is this type of insurance?

This Policy is designed to protect the property and legal liability of those individuals undertaking a self-build home project for their own occupation upon completion.



What is insured?

The level of cover selected, sums insured and limits will be shown on your other policy documents

- ✓ All risks cover for the building works and materials for use in the project whilst on site
- ✓ Cover for materials intended for inclusion in the project whilst in transit to or from the site and when in off-site storage
- ✓ Professional fees such as architects, surveyors and engineers fees - up to €50,000
- ✓ Demolition and removal of debris costs – up to 25% of sum insured
- ✓ The additional cost of re-insatement incurred by the necessity to comply with building or other public authority regulations
- ✓ Additional hire charges in the event of an insured loss for hired in plant – up to €13,000
- ✓ Expediting Expenses – the cost of overtime and special delivery charges to expedite reinstatement in the event of a loss
- ✓ Fire brigade charges incurred in the event of a fire at the property – up to €25,000
- ✓ Plant, tools and equipment including site huts and caravans the property of the insured and used in connection with the contract
- ✓ Cover for hired in plant, tools and equipment including site huts and caravans hired in for use in connection with the project
- ✓ Employers Liability: your legal liability for accidental death or injury of an employee – up to €13,000,000
- ✓ Public Liability: your legal liability for accidental death, injury or third party property damage – up to €2,600,000
- ✓ Loss or damage arising from Fire, lightning, explosion and aircraft in respect of existing property where stated in the schedule.



What is not insured?

- ✗ Loss or damage to the property after completion (a private dwelling house pending sale will be covered for up to 90 days or until sold, whichever is the earlier)
- ✗ Existing property unless specified in the schedule.
- ✗ Money
- ✗ Licensed Road Vehicles (other than a vehicle used solely as a tool of trade on the site)
- ✗ Property for which you are not responsible
- ✗ Mechanical failure of plant
- ✗ Defective property, designs, plans, materials or workmanship
- ✗ Loss or damage as a result of pollution other than to the property insured.
- ✗ Wear and tear
- ✗ Inventory losses such as shortages
- ✗ Terrorism
- ✗ Liability for gradual pollution or contamination
- ✗ Indirect loss or loss of income such as penalties and fines
- ✗ Any Single article in excess of €5,000 in respect of own plant or hired in plant
- ✗ Loss or damage to contract works in the event of stoppage at the site for a period of 3 months
- ✗ Loss or damage from an unattended vehicle
- ✗ Liability arising out of or from advice or design.



Are there any restrictions on cover?

- ! You will be responsible to pay the excess amount shown in the Schedule in the event of a claim.
- ! Endorsements may apply to your policy. These will be shown in your policy documents.



Where am I covered?

Cover applies at the address of the site stated in your policy schedule.



What are my obligations?

- At the start of the policy you must give complete and accurate answers to any questions we may ask you.
- You must let us know of any changes which may affect the insurance provided by this policy.
- You shall take all reasonable precautions to avoid, prevent and minimise any loss or damage to the property insured, any injury to employees, any injury to others or damage to their property.
- You must observe and fulfil all the terms of this policy insofar as they relate to anything to be done or complied with by you.
- If any event occurs which may give rise to a claim under this policy you shall give notice as soon as practically possible to the Insurer through your insurance broker. Incidents and claims in respect of any theft, attempted theft or wilful loss must also be reported to An Garda Síochána.



When and how do I pay?

Please contact your Insurance Broker to discuss the payment options available to you.



When does the cover start and end?

Your exact period of insurance including cover, start and end date will be stated on your policy schedule.



How do I cancel the contract?

You may cancel this Policy by notifying the insurer through your insurance broker.