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# Buildings insurance

## Why would you need buildings insurance?

To protect you against the financial loss that may arise from damage to or loss of your residential property, including the fixtures and fittings of your home.

## What does residential property include?

Residential property includes the immovable permanent structures, such as the main house, outbuildings, fixtures and all other permanent improvements within the boundaries of your property.



### INSURED PROPERTY

Main  
house

Outbuildings

Fixtures  
and fittings

Boundary walls,  
swimming pool,  
koi pond,  
boreholes, and  
tennis and  
squash courts.

The Nedbank Buildings Insurance Policy provides cover for damage or loss caused by the following:

Insured incident/event	Maximum amount payable	First amount payable
Fire, lightning or explosion	Sum insured	R750
Storm, flood, wind, hail or snow	Sum insured	R1 000
Earthquake or mining-related earth tremor	Sum insured	R2 500
Damage to buildings following leaking, bursting or overflowing of geysers, water apparatus or pipes	Sum insured	R1 000
Repair or replacement of burst or leaking pipes and resultant patchwork (limited to four claims per year)	R10 000 (per claim)	R500
Repair or replacement of a leaking or burst electric geyser (depending on the size of the geyser)	R10 000 (maximum)	R500
Full replacement of a leaking or burst solar geyser – unless insured for full replacement value	R10 000	R2 000
Repair or replacement of faulty or malfunctioning geyser components, including callout fee for plumber	R1 500	R500
Repair or replacement of a heat pump	R10 000	R500
Break-in or theft, or any attempted theft, following forcible and violent entry or exit	Sum insured	R750
Repair or replacement of locks and keys, including callout fee for locksmith	R2 500	R250
Impact by animals, trees, aerals, satellite dishes or vehicles	Sum insured	R750
Breakage or collapse of radio or television aerals or masts, including satellite dishes	Sum insured	R750
Aircraft and other aerial devices or articles dropped therefrom	Sum insured	R750
Malicious damage	Sum insured	R750
Subsidence and landslip	Sum insured	R2 500
Accidental breakage of fixed glass, mirrors or fixed sanitaryware	R100 000	R750
Legal liability arising from your ownership of the building (for example death, bodily injury and illness; physical loss of or physical damage to property belonging to a third party)	R5 000 000	R750

Insured incident/event	Maximum amount payable	First amount payable
Personal accident (death or permanent disability) of domestic employee	R50 000	R750
Personal accident (death or permanent disability) of the insured – paid into the bond or a nominated account	R100 000	R750
Mechanical or electrical breakdown	R50 000	R1 000
Accidental damage to public supply connections or mains	Sum insured	R750
Loss of or damage to building materials, fixtures and fittings owned by you during alterations, renovations or extensions	R100 000	R750
Damage to gardens caused by an insured event such as a storm, snow or hail	R20 000	R750
Emergency repairs – immediate repairs after the occurrence of an insured event	R10 000	R750
Legal expenses incurred in connection with a civil legal action brought by you or against you in connection with the purchase of your residential property that is financed by Nedbank. This is valid for the first 180 days from registration of the first bond. Terms and conditions apply.	R20 000	R750

Additional benefits	Maximum amount payable
Additional expenses (fire brigade charges, site clearing charges, etc)	Up to 20% of the sum insured
Rent of a similar property or alternative accommodation (if your home is uninhabitable as a result of an insured event or incident)	Up to 25% of the sum insured
Costs of hiring a guard (following damage or loss caused by an insured event such as burglary)	R20 000
Loss of water following a leaking or burst pipe	R10 000

Feature	Benefit
<b>Flat excess</b>	You know what amount to pay No confusion Can budget for excess
<b>24-hour claims centre</b>	Can call at any time Convenience
<b>Premium payment through bond account</b>	Convenience Saving Peace of mind
<b>Personal-accident cover</b> (Policyholder and domestic employee)	Peace of mind No extra charge
<b>Cost of hiring security guards</b>	Safety Peace of mind
<b>Personal legal liability</b>	Peace of mind
<b>Legal expenses first six months from bond registration date</b>	No charge
<b>Alternative accommodation</b>	Convenience Peace of mind
<b>Emergency repairs</b>	Convenience Do not have to wait
<b>Building material cover</b>	Peace of mind
<b>Subsidence and landslip</b>	No additional premium Peace of mind

## What is not covered by the Nedbank Buildings Insurance Policy?

### The following are not covered:

- Cracking or collapse (unless the damage happened as a result of an insured event)
- Damage caused by roots and weeds
- Cost of maintenance or reasonable measures that the policyholder should take to prevent loss or damage
- Water damage caused by taps that have been left open, malfunctioning appliances and overflowing of bathtubs
- Soiling, scratching, tearing, denting or defacing of the buildings by the policyholder or pets
- Damage caused by rising water table
- Damage by vermin, insects, mildew or rot
- Consequential loss – other than rent or cost of alternative accommodation or loss of water as provided for in the policy
- Damage to, collapse of or overflowing of French drains and sewerage pits
- Theft from buildings that have been left unoccupied for longer than 30 consecutive days, unless we have been informed that they would be unoccupied
- Theft of fixtures and fittings that is not accompanied by violent and forcible entry/exit
- Confiscation or repossession of the property by any process of law
- Damage caused by the felling of trees and the cost of removal of such trees
- Wear and tear, gradual deterioration of buildings or any preexisting damage that is not sudden and unforeseen
- Chipping of sanitaryware, wall or floor tiles or paving
- Defects caused by substandard building material or design and/or workmanship
- Any claim for loss, damage, death, injury or liability that is caused by or results from the following –
  - War or war-like acts.
  - Military uprisings, usurped power, rebellion or revolution.
  - Civil commotion, labour disturbances or public disorder.
  - Any act of terrorism by any person or group, whether acting alone or under instruction.
  - Pollution, contamination or radioactive or nuclear material.
  - The use of the insured property for, or in connection with, the commission of any offence, whether with or without your knowledge. This includes any incident relating to obtaining, using or soliciting narcotics or any prohibited drugs.
  - Computer viruses.

## Terms and conditions

- The property must be well maintained.
- Premium payments must be up to date.
- The correct personal and property details (eg construction type of wall or roof) must be provided.
- The property must be used for residential purposes only.
- The loss or damage that is the subject of your claim must be as a direct result of a sudden and unforeseen insured event as defined in your policy. In the absence of an insured event there will be no valid claim under your policy. The onus of proof that the loss or damage is as a direct result of an insured event rests on you, the insured.
- There are certain exclusions\* applicable to your insurance cover, which, if applicable to your claim, would mean that your claim would not be covered under your policy. The onus is on Nedbank Insurance to prove that an exclusion is applicable to your claim.

## For your peace of mind

- We have a 24/7/365 claims registration centre.
- Your first amount payable is a flat amount.
- Sasria cover is available against events such as civil commotion, labour disturbances or public disorder.

\*Exclusions are outlined on page 5.

This document is for guideline purposes only and must be read in conjunction with the latest Policy Schedule and policy wording.

For more information or an obligation-free quotation  
call 0860 111 787.