

Section 2

HOUSEOWNERS – STANDARD

1. Indemnity

This Section covers your Dwelling as constructed and situated at the risk address as shown on the Policy Schedule. We will indemnify you for any loss, damage, costs and expenses described under:

- 1.1. Insured Events
- 1.2. Additional Cover
- 1.3. Optional Additional Cover only if you have requested this cover and paid the additional premium. This will be shown on the Policy Schedule.

We will not indemnify you for any losses whatsoever as described under Exceptions.

2. Basis of Indemnity

If you have chosen this Standard Houseowners Section it will be shown on the Policy Schedule. We will indemnify you:

- 2.1. On a Replacement Value basis
- 2.2. Average will apply
- 2.3. We may automatically increase the Sum Insured of your Dwelling on Renewal Date to allow for inflation. You however remain responsible to ensure that the Sum Insured is adequate to cover your property.

3. Insured Events

- 3.1. Fire, lightning, explosion
- 3.2. Malicious Damage
- 3.3. Storm, wind, water, hail, snow, flood
- 3.4. Earthquake and earth tremors due to mining activities
- 3.5. Theft if the Dwelling is occupied and the occupants are present during the theft
- 3.6. Burglary
- 3.7. Bursting of pipes, water and fixed oil-heating apparatus including damage to the item itself
- 3.8. Impact by any object
- 3.9. Breakage and collapse of radio, television aerials, masts and satellite dishes.

4. Additional Cover

The following Additional Cover is automatically applicable:

4.1. Accidental Damage (Standard)

We will pay for Accidental Damage to the Dwelling and its fixtures and fittings. There is no cover if the Dwelling is empty.

4.2. Mains Connection Accidental Damage

We will pay for Accidental Damage to service cables, pipes, drains, sewers, gas, electricity, telephone connections and the like between your dwelling and the public supply point and for which you are legally responsible.

4.3. Subsidence and Landslip (Standard)

We will pay for loss, damage or destruction caused by subsidence of the land supporting the Dwelling or landslip

But excluding loss, damage or destruction caused by or arising from:

- 4.3.1. Excavations other than mining excavations
- 4.3.2. Alterations, additions or repairs to the Dwelling
- 4.3.3. The compaction of infill
- 4.3.4. Defective design, materials or workmanship
- 4.3.5. Normal settlement, shrinkage or expansion of the land supporting the Dwelling, or the Dwelling itself.

Furthermore excluding loss, damage or destruction to:

- 4.3.6. Buildings situated in areas that are identified /known as dolomitic areas;
- 4.3.7. Solid floor slabs or any other part of the Dwelling resulting from the movement of such slabs, unless the foundations supporting the external walls of the Dwelling or its domestic outbuildings are damaged by the same cause at the same time
- 4.3.8. Swimming pools, tennis courts, patios, terraces, driveways, paths, septic or storage tanks, drains, water courses, walls, gates, posts and fences, unless the Dwelling or its domestic outbuildings are damaged by the same cause at the same time.

We will also not be liable for:

- 4.3.9. Construction work necessary to prevent further destruction or damage due to subsidence, heave or landslip except where appropriate design precautions were implemented during the original construction of the Dwelling and any subsequent additions thereto.

4.4. Alterations and Additions

If you advise us 60 (sixty) days before alterations are started, we will pay for loss of or damage to the Dwelling due to an Insured Event:

- 4.4.1. During the time of alterations at the Dwelling
- 4.4.2. Of the capital additions and completed extensions

But excluding:

- 4.4.3. Cracking, collapse, subsidence caused fully or partly by the alterations
- 4.4.4. Theft even if the part was temporarily secured or covered
- 4.4.5. Accidental Damage.

4.5. Alternative Accommodation / Rent

If the Dwelling cannot be lived in due to an Insured Event, we will pay for the:

- 4.5.1. Reasonable alternative accommodation and storage for you and your family, pets, domestic workers and gardeners who lived on the property at the time of the loss; or
- 4.5.2. Rent due to you if your property has been rented out

Subject to:

- 4.5.3. The reasonable time for you/tenant to return to your home but maximum 1 (one) year
- 4.5.4. We will decide on the alternative accommodation based on the reasonable costs for a home with equal value and location

4.5.5. We will pay a reasonable amount for a guesthouse while alternative accommodation is arranged but maximum for 14 (fourteen) days.

4.6. Fire Extinguishing Costs

We will pay for Fire Extinguishing costs following fire damage to the Dwelling or to prevent such damage.

4.7. Professional Fees

We will pay for the following Professional Fees following loss or damage due to an Insured Event:

4.7.1. Security Guards

4.7.2. Debris Removal

4.7.3. Temporary Fencing

4.7.4. Demolition

4.7.5. Building applications and legal work to rebuild/repair

4.7.6. Compliance with the latest building laws and regulations

4.7.7. Quantity/land surveyors, architects and engineers

4.7.8. Local authority inspection

But excluding:

4.7.9. Any costs or fees connected with any undamaged part of the Dwelling

4.7.10. Costs to meet any Government or local authority requirements which you were aware of before the loss occurred.

4.8. Garden Landscaping

We will pay for costs to replace trees, shrubs, lawns and plants and to re-landscape your garden following loss or damage due to an Insured Event.

4.9. Tree Removal

If we authorise it, and if caused by an Insured Event, we will pay for the costs to remove:

4.9.1. Fallen trees

4.9.2. Trees that are threatening to fall and pose a danger to your Dwelling or other persons' property.

4.10. Power Surge

We will pay for loss of or damage to the fixed equipment of the Dwelling due to a power surge, fluctuation or load shedding of the electrical power supplied by the local authority.

4.11. Mechanical or Electrical Breakdown

We will pay for the loss of or damage to fixed equipment of the Dwelling due to mechanical or electrical breakdown.

4.12. Disability Alterations

If you are accidentally injured or are injured due to an Insured Event in the Dwelling or on its premises and are left permanently disabled or immobile, we will pay for the cost to make alterations to your home to accommodate your disability. We will also pay towards a wheel chair but in total up to the specific Limit of Indemnity.

5. Optional Additional Cover

The following Optional Additional Cover is only applicable if you have requested this cover and paid the additional premium. This will be shown on the Policy Schedule.

5.1 Accidental Damage (Extended)

We will pay for Accidental Damage to the Dwelling in excess of the cover specified under Additional Cover above. There is no cover if the Dwelling is vacant (empty).

5.2 Subsidence and Landslip (Extended)

We will pay for loss, damage or destruction caused by subsidence, landslip, land heave of the land supporting the:

- 5.2.1. Main and other homes of the Dwelling
- 5.2.2. Outbuildings, garages, driveways, paving, swimming pools and tennis courts

But excluding loss, damage or destruction:

- 5.2.3. To boundary, retaining and garden walls, gate posts, fences, paths, terraces, swimming pool surroundings, septic or conservancy tanks and drains unless the buildings are also damaged at the same time
- 5.2.4. To solid floors slabs or any part of the Dwelling due the movement of such slabs, unless the foundations of the Dwelling supporting the external walls are also damaged at the same time
- 5.2.5. Due to normal settlement of the Dwelling
- 5.2.6. Due to the expansion or contraction of active soils such as clay and similar type soils as a result of the change in its moisture or water content unless Geotechnical Engineering design precautions were implemented during construction
- 5.2.7. Due to defective or inadequate design, materials, workmanship, construction, compaction or infill
- 5.2.8. Due to removal or weakening of the support to the Dwelling
- 5.2.9. Due to excavations on or under the land (except mining operations)
- 5.2.10. Or work on the Dwelling that is necessary to prevent such further loss, damage or destruction unless the original construction and any additions thereto made provision for such proper design precautions.
- 5.2.11. You must prove that the loss, damage or destruction was caused by subsidence, landslip, land heave.

6. Tenants' Behaviour

If your tenant fails to act in a way required by this Policy, you will still be covered provided that:

- 6.1. You do not agree to your tenant's act or failure to act
- 6.2. You do not know of such act or failure to act
- 6.3. You inform us of such act or failure to act as soon as you find out about it.

7. Reinstatement of Sum Insured

We will not reduce the Sum Insured by the amount of a claim.

8. Reinstatement as Indemnity

You may choose to reinstate the Dwelling. This means that we will repair or rebuild (on the same or another site) the Dwelling in the way that you want provided that:

- 8.1. You must make this choice within 6 (six) consecutive months after the damage or destruction
- 8.2. Reinstatement must begin and finish within a reasonable time
- 8.3. Our liability is not increased.

9. Thatch Protection Warranty

If the roof construction of any of the buildings of the Dwelling is of thatch you warrant that:

- 9.1. The thatch has been treated with a fire retardant in accordance with the specifications of the Council for Scientific and Industrial Research (CSIR). This must be done every 5 (five) years and you must have a valid certificate to prove this
- 9.2. If we so require, a South African Bureau of Standards (SABS) approved lightning conductor has been installed
- 9.3. A 4,5 kg dry powder fire extinguisher has been installed
- 9.4. Bush, grass and weeds up to 25m from the Dwelling /Buildings will be cleared at all times
- 9.5. Branches/foliage of any trees near the thatch will be cut back at all times.

10. Exceptions A:

We are not liable for loss, damage or destruction directly or indirectly caused by, due to or consisting of:

- 10.1. Defective or faulty design, materials, construction, workmanship
- 10.2. Gradual deterioration, lack of maintenance, wear and tear
- 10.3. Cracking, collapse, scratching, denting, chipping, tearing, disfiguration, discoloration, scorching
- 10.4. Vermin, rats, mice, insects, pests, infestations or domestic pets
- 10.5. Roots and weeds
- 10.6. Any process of cleaning, bleaching, dyeing, repairing, restoring, alteration
- 10.7. Chemicals, fertilizers, pesticides
- 10.8. Theft by your tenant, domestic employee, paying guest, house sitter
- 10.9. Malicious Damage if the house is rented out
- 10.10. Additional costs due to the unavailability of matching materials
- 10.11. Movement of the land supporting the Dwelling caused by storm or flood unless caused by flowing surface water.

11. Exceptions B:

We are not liable for storm, hail or flood damage to:

- 11.1. Paint when there is no structural damage
- 11.2. Unroofed or partially roofed structures
- 11.3. Free standing walls
- 11.4. Tennis courts
- 11.5. Swimming pool and spa covers and liners

12. Exception C: Unoccupancy

We are not liable for any loss, damage or destruction if your Dwelling is unoccupied for more than 60 (sixty) consecutive days unless you tell us beforehand and we agree in writing to extend the cover.