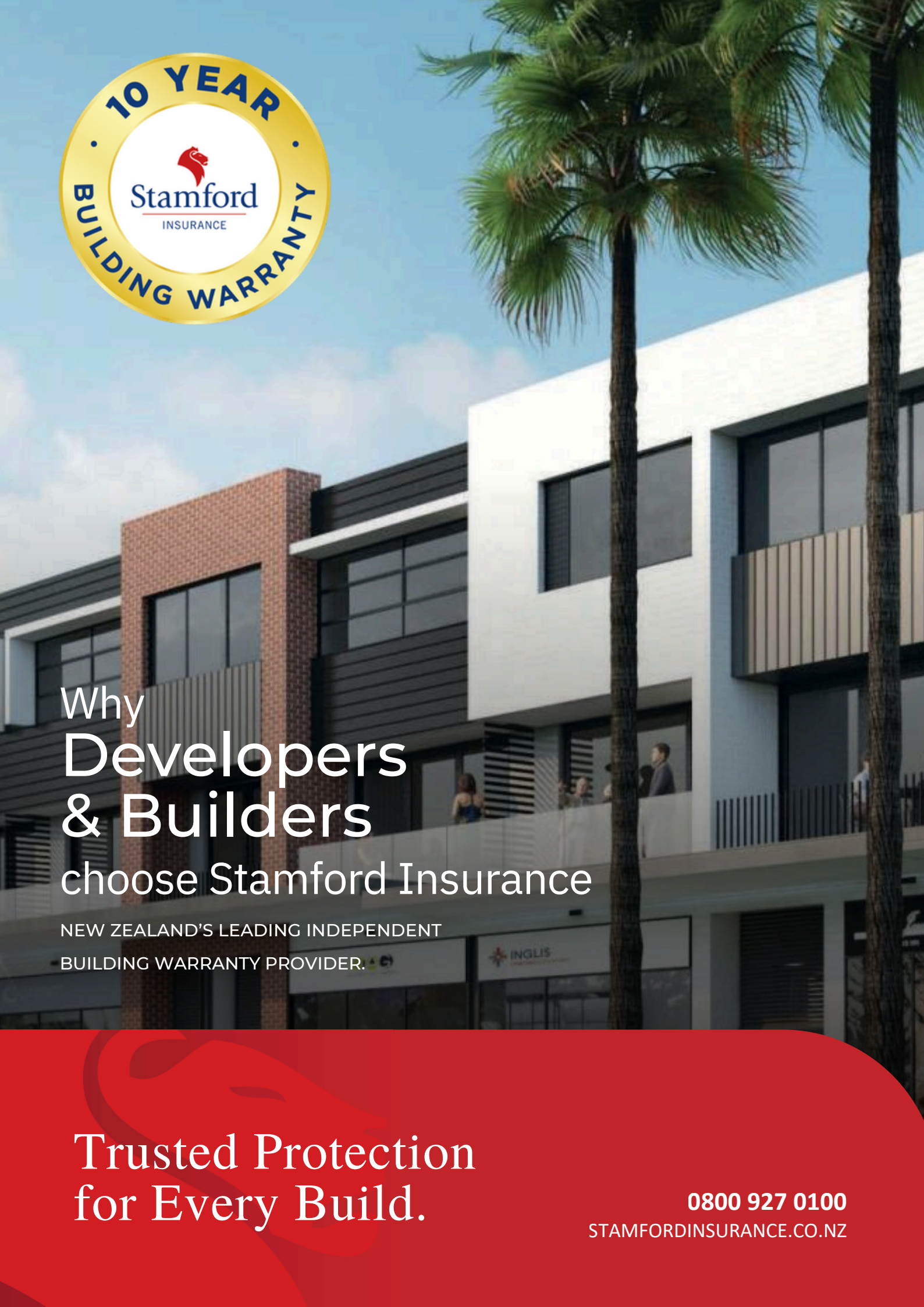

Why Developers & Builders choose Stamford Insurance

NEW ZEALAND'S LEADING INDEPENDENT BUILDING WARRANTY PROVIDER.

Trusted Protection for Every Build.

0800 927 0100

STAMFORDINSURANCE.CO.NZ

About us

Stamford Insurance is the leading provider of Building Warranty Insurance to the building industry

Since 2014 we have specialised in Building Warranty Insurance, also known as Latent Defects Insurance. Our policies offer New Zealanders protection against defects in design, materials or workmanship which arise within 10 years of completion, backed by the security of one of the World's leading insurers. Stamford is managed by insurance professionals with many years' experience, and we are committed to delivering outstanding cover and service.

Arthur J Gallagher & Co (NZ) Ltd trading as Stamford Insurance is a Lloyd's Coverholder acting as an agent on behalf of Certain Underwriters at Lloyd's led by SCOR Managing Agency Ltd, Lloyd's Syndicate 2015.

About Lloyd's of London (Lloyd's)

Lloyd's underwriters are amongst the largest commercial insurers and reinsurers in New Zealand. Their customers are the businesses and entrepreneurs who drive and serve the New Zealand economy and they come to Lloyd's to access the scale, diversity and financial strength of this specialist insurance and reinsurance market.

Lloyd's of London is a licensed insurer with the Reserve Bank of New Zealand.

Financial Strength

Lloyd's has a rating of A+Superior from AM Best

The AM Best Company financial strength rating scale is:

The AM Best Company financial strength rating scale is:

A++, A+ (Superior)	A, A- (Excellent)
B++, B+ (Good)	B, B- (Fair)
C++, C+ (Marginal)	C, C- (Weak)
D (Poor)	E (Under Regulatory

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The best protection for your projects and your clients

As a builder or developer, we appreciate that your focus is on delivering your projects on time, on budget and to the highest standards.

Every project presents many and varied risks, both financial and practical – from the design and specification through to the quality of materials and workmanship – and for 10 years after completion, the Building Act makes you responsible for any defects which affect the performance of the property.

That's why it's important to make sure you have arranged the best available insurance against defects arising after completion to protect your clients.

The Stamford 10 Year Building Warranty Insurance, also known as Latent Defects Insurance, delivers the protection you need and with the backing of one of the World's leading insurers.

It insures against major structural defects, including weather tightness issues, for all types of construction projects in New Zealand including:

- **Single homes**
- **Townhouses**
- **Apartments**
- **Renovation or re-clad projects**
- **Commercial and mixed-use projects**

The policy protects every key stakeholder involved - owner/occupier, body corporate, investor, lender. Once Code Compliance has been achieved, it covers Major Structural Defects and Failure of the Waterproof Envelope due to:

- **Defective design or specification**
- **Failure of products and materials**
- **Defective workmanship**

And extends to include:

- **Professional Fees in dealing with a claim**
- **Debris removal**
- **Cost of renting Alternative Accommodation whilst repairs are carried out**

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Provide your clients with a reliable warranty

Providing your clients with a reliable warranty makes sense for you and for them.

Some purchasers believe that the Building Act is all the protection they need to guard against defects arising in a property after completion. Unfortunately, the Act merely imposes a liability on the various participants to the project – developers, architects, engineers, builders, suppliers etc. – but it does not actually solve the problem or pay for repairs.

The owner of a defective building must first prove liability against one or more of the parties responsible (if they are still in business) and then successfully obtain payment. This can require expensive and lengthy litigation with no guarantee of a positive outcome.

As it is fully transferrable to a new owner, it could help to make the future sale of the property easier too.

Defects claims are often complicated, having more than one cause, which makes litigation especially complex. At the same time, a defective building will continue to deteriorate, and with it your reputation, until the repairs are carried out.

Proof that a defect has caused or will cause damage is sufficient to trigger a claim, and our claims professionals will support the owner until the job is done.

By contrast, when you have arranged one of our policies, there's no need for owners to establish who is at fault or to prove negligence, and no need to pursue litigation before repairs can be carried out.

10 YEAR BUILDING WARRANTY

Stamford INSURANCE

The security of a latent defects policy can give buyers peace of mind and can help accelerate pre-sales.

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FAQ's

How does the process work?

When the premium is paid, Stamford will issue an Initial Certificate as evidence of premium payment and as proof that you have arranged insurance for your project when it is successfully completed.
At completion, we will request:

- The Certificate of Practical Completion
- The Code Compliance Certificate
- The declaration of final construction cost
- The name(s) of the new owners or the Body Corporate.

Stamford will then issue a policy to each individual owner or to the BC.

What cover is provided?

Our policies cover All Defects for 2 years from the date of Practical Completion and Major Defects including failure of the waterproof envelope for a further 8 years(the Structural Insurance Period) due to:

- Defective design or specification
- Failure of products and materials
- Defective workmanship.

Does the cover keep pace with inflation?

Yes, the sum insured is index-linked to a maximum of 5% p.a.

What happens when a property is sold?

The policy can be transferred to the new owner (an administration fee applies). The policy can be transferred any number of times within the 10-year policy period.

Are there any conditions or exclusions that apply?

Yes, please refer to the Building Warranty Policy document for further details on the conditions and exclusions that apply.

Is the Policy still valid once the repairs have been carried out?

Yes, the building is still covered by the Policy for the balance of the 10 years.

How does the claims process work?

In the first two years, homeowners contact you directly to resolve defects. If unresolved, they may escalate the issue to Stamford, and we'll liaise with you on next steps.
From year 3 to 10, claims go directly to Stamford Insurance. If accepted, a loss adjuster will be appointed to investigate and organise repairs.

Key Benefits

✔️ Supports the pre-sales process
✔️ Protects the owner against defects arising after completion
✔️ No need for the owner to establish who is at fault or to prove negligence to make a claim
✔️ May make the property more valuable on sale/resale or as an investment
✔️ Improves the security for the mortgage provider
✔️ Flexible premium payment options to match project cash flow
✔️ Options to share the costs across all stakeholders
✔️ Fully transferable multiple times to subsequent owners for 10 years

Stamford
INSURANCE

Trusted Protection for Every Build.

Next Steps >>>>>

Submit a short application form via email along with architectural plans & geo-tech report (Dropbox link or similar) to info@stamfordinsurance.co.nz

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