

DECENNIAL INSURANCE/ LATENT DEFECTS (SDD)

What does the SDD cover?

The Decennial Insurance (SDD) of SSR IBERIA responds to the requirements of Law 38/1999, of November 5, on Building Regulation, which in Article 1 establishes as its object “to regulate in its essential aspects the process of the building, establishing the obligations and responsibilities of the agents involved in said process, as well as the necessary guarantees for the proper development thereof, in order to ensure quality by meeting the basic requirements of the buildings and the appropriate protection of the interests of the users”.

Structural safety is the main coverage of the Decennial Insurance of SSR IBERIA and it refers to the guarantee of material damage caused to the building by flaws or defects that have their origin in, or affect, the foundation, the supports, the beams, the slabs, loadbearing walls or other structural elements, and that directly compromise the mechanical strength and stability of the building.

However, as an important new addition, the Decennial Insurance of SSR IBERIA offers the possibility of contracting the Waterproofing Guarantee. Although this guarantee is normally offered as an optional guarantee in our market, it entails a series of limitations, either in terms of duration (since it tends to be confused with the so-called “Triennial Guarantees”) or in terms of its scope of application, since a one-year grace period is imposed for its full enforcement from the moment of entry into the Insurance guarantee after the signing of the receipt certificate.

The insurance proposal of SSR IBERIA through the Insurers with whom it operates presents a different approach, through the offer of this guarantee, reaching the same duration as the basic guarantee of Structural Damage without the application of any grace period.

This guarantee refers therefore to the waterproofing of housetops, terraces, roofs, façades and basements.

Finally, the SDD of SSR IBERIA also offers a wide range of optional and supplementary guarantees that give it total flexibility to adapt to the needs of each specific case: the Guarantee of Revaluation of the Insured Sum, the Waiver of Appeal of Resource before one or several of the Building Agents involved in the construction process, the Guarantee of Damages to Pre-existing Goods and as an important novelty in our market, the Triennial Material Damage Guarantee according to the provisions of the LOE in its article 3.1.c).

1. Target market

The SDD of SSR IBERIA is intended for the insurance of building works in its broadest sense: homes, offices, shopping centers, hospitals, auditoriums, theaters, sports centers, etc.

Within this, the whole of the work (foundation, structure, exterior enclosures, secondary work, equipment, installations, etc.) is guaranteed for the damages covered by the policy, depending on the types of coverage contracted in each case.

2. Support Companies (SECURITY)

SSR IBERIA has formalized several BINDER AGREEMENTS with top level Insurers for the insurance of building works up to sufficient limits to be able to support risks related to different types of work and up to very high levels of insured sums.

3. A flexible structure

Our SDD is structured in such a way that it allows a perfect adaptation to the characteristics of each construction project. Both its basic guarantee and, above all, its wide range of optional and supplementary guarantees provide an individualized solution for each case. The Triennial Material Damage guarantee deserves a special mention for it is a real novelty in our market when responding to one of the main requirements established in the LOE as a guarantee of habitability of buildings.

4. Our approach on Technical Control

Most Intermediaries have less difficulty identifying business opportunities than getting adequate support for them. In SSR IBERIA we offer help to Intermediaries to enlarge their business and close operations with the clients who have trusted them.

Basically, this means that we do not request any additional action to those that are inherent to the customers’ activity.

The construction activity is already sufficiently regulated and subjected to adequate technical controls so in SSR IBERIA we carry out our own analysis based on the documentation and information necessary for the development of the construction project. We do not demand any additional information other than that established by the current legislation although, logically, it is important to have sufficient technical analysis for the correct validation of the projects.