



SPECIFICATION

INSURED:	NATIONAL HOUSING TRUST
TYPE OF RISK:	BLANKET HOUSEOWNER'S COMPREHENSIVE
ADDRESS:	4 PARK BOULEVARD, KINGSTON 5
POLICY PERIOD:	APRIL 1, 2024 – MARCH 31, 2025 (BOTH DAYS INCLUSIVE)
INSURER:	BRITISH CARIBBEAN INSURANCE COMPANY LTD
SCOPE OF COVER:	Blanket Houseowner's Comprehensive including but not limited to: fire, lightning, bush fire, spontaneous combustion, volcanic eruption, subterranean fire, explosion, blasting, earthquake, hurricane, windstorm, storm, tempest, cyclone, tornado, hail, full flood, riot, strike, civil commotion, malicious damage, aircraft damage (including things falling therefrom), impact damage (however caused), bursting of pipes and the overflowing of water tanks and other apparatus, burglary, theft, public liability and Personal Accident.
DEDUCTIBLE:	As per attached

SCHEDULE

ITEM DESCRIPTION OF PROPERTY COVERED

1. Buildings consisting of private dwelling inclusive of apartment complexes
- 2a. Buildings or additions in the course of construction (including material on site) under 'build on own land' and 'Home Improvement Loan', inclusive of staff mortgages, Strata Properties and buildings on own land after the moratorium period has been completed.
- 2b. On all improvements to buildings of every description including water heaters, tanks, AC units, fencing as appears in the Trust's portfolio of Home Improvement Loans.
- 2c. Buildings undergoing renovation restoration (including material on site) under the Trust's Portfolio of Open Market Loans.
3. Units in inventory not yet handed out (including open market interim purchases)
4. Site improvements at various schemes
5. Claims preparations costs



**EXENTSIONS ATTACHING TO AND FORMING PART OF BLANKET HOUSEOWNER'S COMPREHENSIVE
POLICY IN THE NAME OF NATIONAL HOUSING TRUST**

1. Accidental damage to underground cables, pipes and other services
2. Additional security following a loss
3. Additional values held covered – subject to declaration within ninety (90) days – limited to 10% of sum insured
4. Alterations and repair
5. Automatic additions/deletions
6. Automatic reinstatement of sum insured following a loss
7. Breakage of plate glass, door and windows including frames
8. Building wide description
9. Damage to external fixtures, awning, equipment, walls, gates and fences is deemed to be included in respect of any insured peril including hurricane
10. Description of building to include alarm and security system
11. Interim payment clause
12. Jurisdiction – Jamaican courts
13. Landlords' clause
14. Legal liability to employees/workmen
15. Legal liability to the public
16. Mortgagee clause – as applicable
17. Nominated loss adjuster – Crawford Loss Adjusters
18. Non-average policy wording
19. Occupiers/owners liability
20. Personal Accident cover
21. Personal Liability
22. Premium payment condition 4/86 (Time on Risk)
23. Professional fees – 10% of sum insured
24. Public authorities' clause
25. Removal of debris/erection of hoardings – 10% of sum insured
26. Rental/additional cost of alternative accommodation – 10%
27. Replacement value memorandum
28. Sixty (60) days cancellation notice
29. Sixty (60) days claims notification
30. Smoke and water (extinguishment) damage
31. Subsidence and landslip/ground heave
32. Un-occupancy clause – 120 days
33. Unspecified small buildings and structures
34. Walls shall mean boundary, perimeter, retaining, dividing walls and the like



**EXCESS AND EXCLUSIONS ATTACHING TO AND FORMING PART OF BLANKET HOUSEOWNERS'S
COMPREHENSIVE POLICY IN THE NAME OF NATIONAL HOUSING TRUST**

EXCESS

Hurricane, cyclone, tornado, windstorm (including rain accompanying these perils), earthquake, volcanic eruption and fire and/or flood (including overflowing of the sea) caused by these perils – 2% of the sum insured per building

All other perils (excluding fire, lightning and explosion) – 1% of each and every loss minimum of USD 8.00 maximum of USD200.00

Subject to seventy-two (72) hours loss occurrence

EXCLUSIONS

1. Absolute mold, fungus, mildew and spore exclusion clause
2. Deterioration of inherent use, including wear and tear, latent defects, rust, wet/dry rot, mechanical breakdown
3. Sanction limitation and exclusion clause
4. War Exclusion
5. Communicable Disease Endorsement LMA5394
6. Radio Exclusion Clause
7. Terrorism – NMA 29306
8. Industries, seepage, pollution and Contamination Exclusion Claus – Sudden and Accidental