

INSURANCE SOLUTIONS FOR OWNER BUILDERS

What is an owner builder?

An owner builder is an individual who chooses to build a new home or renovate an existing property on their own land without engaging a licensed builder. As an owner builder, you effectively step into the role of the builder — managing subcontractors and, in some cases, carrying out the work yourself.

Do I need a license to become an owner builder?

Yes. Before starting construction, you must apply for and receive an owner builder permit from your relevant state authority.

Why do owner builders need insurance?

As an owner builder, you are responsible for anyone on your construction site — including subcontractors, workers, and visitors. If someone is injured, you may be held legally liable. Insurance requirements vary by state, and every project carries different risks, so the right cover is essential.

I already have home insurance — won't this be enough?

Usually not. Most domestic home insurance policies place strict limitations on renovations. This is especially true for major works or projects that expose the internal structure of the home to the elements. Without the right cover in place, you may be left uninsured for both the existing dwelling AND the new construction works.

Can I get cover for pool only projects?

No. There is currently no insurance available for owner builder projects where pool-related works (including surrounds and pool houses) make up more than 25% of the total construction cost.

What is the project value?

The project value is the total cost to complete your build. This includes materials, labour, and all associated fees.

What are existing structures?

Existing structures are any buildings already on the site before construction begins, such as garages, sheds, or granny flats.

How long does the insurance cover last?

Cover applies for the duration of the construction period and ceases once the project is completed or the policy expiry date is reached — whichever comes first.

Do I get a refund if I finish early?

No. Refunds are not available for early completion. Cover still ends on completion of the works or the policy expiry date, whichever comes first.

How long is the quote valid for?

The quote is valid for 30 days from the issue date.

How do I proceed with your quote and establish a policy?

When we provide your formal quotation, you will receive the accompanying proposal forms. Once you have selected your preferred insurer, simply complete, sign and return your preferred insurers proposal form to us at insurance@cpfi.com.au. We will confirm once your policy has been established.

Can I just take out Public Liability Insurance Only?

No. Insurers do not offer standalone Public Liability cover for owner builders.

How do I obtain a Certificate of Currency?

Once your policy has been paid we are able to release the insurer certificate of currency. Just let us know if you require one.

CONTACT US For more information, contact Co-Pilot today

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