



Professional Indemnity Surveyors



TOKIOMARINE
HCC

tmhcc.com

We target those firms that do not undertake any residential or commercial surveys and valuations for lending purposes.

Chartered Surveyors provide advice on aspects of land, property, construction and the associated environment issues. The profession is varied and many surveyors specialise in one or more fields.

All Chartered Surveyors are members of the Royal Institute of Chartered Surveyors (RICS). RICS is the governing body for the industry which regulates and promotes the profession. It also provides other services such as information and guidance to its members and the public. Not all surveyors are members of RICS; some surveyors operate outside of the professional body and across a wide spectrum of activities.

Why Tokio Marine HCC

- Direct access to a team of expert underwriters
- Located in London, Birmingham, Bristol and Manchester
- Understanding of clients' needs and cover requirements
- Speed and quality of service
- Policy documentation production within minutes of order

Our Coverage

Cover is arranged on a civil liability basis which automatically provides cover for claims arising from:

Professional negligence

Dishonesty

Loss of documents

Libel and slander

Breach of intellectual property rights

Breach of confidentiality

Our wording also provides cover for ombudsman's awards, an inner limit for legal costs for defending claims brought under estate agents' and health and safety legislation as well as amounts for the costs of representation at enquiries and court attendance.

The limit of indemnity will be 'any one claim' with defence costs paid in addition. The excess will not apply to insurers' costs and expenses. This means that if a claim is successfully defended the insured will not be 'out of pocket'.

Tokio Marine HCC's insurance companies are highly rated:



Claims Examples

Insurance is purchased for peace of mind and the quality of the claims-handling service when it is required. This is particularly evident in the surveying sector where an understanding of the insured's business is vital to the swift resolution of any problem. At TMHCC we have a claims team with a wealth of relevant experience.

Planning claim

Surveyor instructed in a planning and development role in respect of the development of an industrial unit to be used as a storage and distribution depot for a major food manufacturer. Development of the site abandoned and claim for costs pursued against surveyor after it emerged that the correct approaches were not made to the local authority regarding access roads and a local brownfield site earmarked for residential housing. Claim settled for £43,000.

Commercial property claim

Claim for costs pursued by tenants for alleged failures in property specification following a leasehold agreement entered into. Allegations included the failure of the surveyor and property owners to adequately provide temperature control and lighting conditions for electronic and laser equipment. Settled for £12,000.

Quantity surveying claim

Quantity surveyor over-valued works completed by a contractor. Cost £500,000.

Architectural claim

Dispute as to acceptability of sports hall roof height. Roof height needed to be lowered. Claim settled for £500,000.

Building surveying claim

Alleged negligence following condition survey report. Surveyors instructed to inspect condition of residential property, draw up schedule of repairs and refurbishment work and invite tenders. During refurbishment work contractors discovered that major structural timber supports required replacement in order to successfully complete work. The claimant argued that if this information had been available he would not have proceeded with work. Claim settled for £15,000.

Rent review claim

Surveyors instructed by claimant to investigate and negotiate with property freeholder following a rent review. Appeal failed after surveyors lodged an appeal after the deadline set out in the lease agreement. Claim settled for £70,000.

Negligent survey report

Residential survey failed to identify cracking in ground floor wall adjacent to tree. Following purchase, property required substantial underpinning. Claim settled for £22,000.

Residential valuation

Claim for over-valuation pursued by lender against surveyor following repossession and subsequent forced sale of property. Claim settled for £55,000.





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