

English version

Herbouwwaardemeter

Reconstruction Value Estimation

Kröller Assurantiën B.V.

The best guarantee against under-insurance!

EXPLANATORY NOTES

1. General

The Herbouwwaardemeter method is based on three factors. A distinction is made in the 'type' of house, the 'quality' of the construction and the 'volume'. It should be emphasized that the m³ price is used as a **rough estimate for the average reconstruction costs** of this type of house. This means that reconstruction costs may vary through regional influences or in individual cases. In calculating the volume of the house, the volume of the cellar/basement, garage, hobby room, home office, utility room etc should also be included. Annexes, not in proportion to the house, should be calculated separately. The costs are based on reconstruction whereby reconstruction is possible and meets modern requirements, they include BTW (Dutch VAT), architect's fees, advisers etc. To calculate the m³ volume of the house, use the external dimensions.

2. Reconstruction / asking price

The difference between the reconstruction price and the market price, as often published in adverts, cannot be easily summarized. One thing is certain, asking prices cannot be used as a basis for advice with respect to the amount insured or the estimated reconstruction value.

3. Large and extraordinary buildings, monumental properties

The valuation of properties like historical buildings comes under the National Trust. Offices and factories, shopping centers, churches, hospitals, old people's homes, schools, public buildings etc is a job for a specialist. This also applies to luxury bungalows, villa's or stately homes, mansions, luxurious apartments and shop-premises. To determine the reconstruction value of the above, contact our expert or an estate agent or surveyor.

4. Corner house

End-of-terrace houses or houses that are staggered by more than 1/3 in relation to one another, should be given more 'weighting' in the outside wall, due to the house front.

5. Surcharges / discounts

Local problems

These can be expected in reconstruction/ restoration in city and town centers, along canals and in narrow streets and also in streets with much traffic. It will be difficult and expensive to place site offices, there will be problems with supply and drainage, parking and storage and possibly forced night work. These costs, determined per case, will often account for 10%-30% of the reconstruction value.

Small properties

If the total volume of the house is less than 250 m³, 10% should be added, as correction.

6. Notes on calculations

Calculating the building

Calculating the number of cubic meters is done by multiplying the outside width by the average height. This height is measured from the ceiling of the ground floor. If there are cellars or basements, the height is measured from the floor of these areas. As an aid to measuring the height, one can measure and count the stairs. The storeroom should be added to the volume. Choose **high-quality** if the materials used are more expensive than usual for the type of housing.

Flat roof

For flat roofs, a surcharge shall be calculated at Roof and Construction as the price for specified housing types is based on pitched roofs. Attic spaces of houses have a relatively low price per m³ which is taken into account in the pricing for standard housing types.

Thatched roof

The surcharge for thatched roofs is included in the quality of the roof. In the case of a thatched roof choose **extraordinary** under 'roof and construction'.

Conservatories

The surcharge for conservatories is included in the quality of the facade. In the case of a house with a conservatory choose **extraordinary** under 'facade'. The volume of the conservatory is included in the total volume of the house.

1) Type of house	Price / m ³
Terraced house	€ 490
Semi-detached house	€ 530
Detached house	€ 690
Standard apartment/flat	€ 540
Luxury apartment /flat	€ 445

2) Surcharges

a) Foundations

With piling	0%
Not to be insured	- 9%
On sand	- 4%
Flat, no piling	- 3%

b) Roof and Construction

Normal	0%
Extraordinary	+ 3%
Flat	+ 9%

c) Facade

Normal	0%
High-quality	+ 2%
Extraordinary (serre)	+ 8%
End-of-terrace house	+ 9%

d) Kitchen

Standard	0%
High-quality	+ 8%
Luxury (detached house)	+ 8%
Luxury (other house)	+ 15%

e) Bathroom / Toilet

Standard	0%
High-quality	+ 4%
Luxury (detached house)	+ 4%
Luxury (other house)	+ 11%

f) Living room / General

Standard	0%
High-quality	+ 5%
Luxury (detached house)	+ 5%
Luxury (other house)	+ 15%

g) Other surcharges

Houses up to 250 m ³	+ 10%
Local problems	+%

TOTAL surcharge (2): =%

Price (1) + Surcharge (2) = € / M³

3) Volume house

Width x depth x height M³
(see e.g. valuation report or buyers contract)

Total m³ (3) x Price per M³ gives the
Total reconstruction value:

€

The m³ volume of the house:

In many valuation reports the measures of the house are expressed in cubic metres (m³). Also technical drawings of the house may be useful in calculating the measures. Another method is to measure the surface of every floor of your house (outer measures) in square metres (m²) and multiply the outcome with the (average) height of the ceilings. It is important that your calculations are correct as this is of great influence on the outcome of the Herbouwwaardemeter.

For large, special or monumental buildings (see explanatory note) the Herbouwwaardemeter lacks sophistication as it is only a rough calculation tool. In these cases an individualised valuation is more appropriate. In case of doubt please get in touch with our Office.

Reconstruction price:

An exact calculation of the price to rebuild your house in case of total loss is a specialised task. The Herbouwwaardemeter cannot provide similar results. However, it is a useful tool to estimate the sum insured based on the average reconstruction value. When it is used you will receive the guarantee against under-insurance so that, even if the sum insured is less than the actual reconstruction price, you will be fully compensated.

Guarantee against under-insurance:

If you wish to include the outcome as amount insured in your policy, please complete and sign this form and return it postage-free to:

Kröller Assurantiën B.V.
Antwoordnummer 1931
2508 VD DEN HAAG

On receipt of this form we will adapt the policy and take note of the guarantee against under-insurance. This will remain valid for five years or until an interim risk alteration is made.

POLICY HOLDER

Full name:

Address:

Postal Code / City:

Telephone number:

E-mail address:

Policy number:

Date

Signature:

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