



Title Insurance for Home Buyers

When buying a property there are many inherent risks which may cause you loss or affect your ownership. Title insurance is a specialised type of insurance which provides protection to home buyers and existing home owners of residential property against certain unknown and hidden risks which may exist at the time of purchase.

Covered Risks

Cover is provided for a broad range of risks including*:

Illegal Building Work: illegal structures which have been built without the required Council permits or which do not comply with those permits of which you are unaware at the time of purchasing the property. For rural properties this cover only applies to the primary residence which includes a swimming pool, and not to other structures on the property.

Survey/Boundary Defects: any adverse matters that would have been revealed in an up to date survey report (excluding boundary walls and fences).

Registration Gap: someone else lodges a dealing which prevents your interest from being registered or recorded.

Fraud, Forgery & Identity Theft: loss due to fraud, forgery or identity theft which results in you being deprived of your ownership of the land.

Planning & Title Defects: loss due to non compliance with zoning and development laws, unregistered easements & covenants, lack of legal access, defects in title to the land of which you are unaware at the time of purchasing the property.

Outstanding Rates and Taxes: outstanding rates and taxes on the property which you are now liable for as the current owner of the property.

* Like all insurance policies a Residential Purchaser Policy excludes certain risks from cover. For full details on cover and exclusions from cover, refer to a sample policy available on our website or upon request.

A Different Kind of Insurance

One time premium provides protection forever (premiums start from only \$300 exclusive of GST and stamp duty).

No excess payable on claims.

No fault claims process means you don't have to prove fault or negligence - you only need to prove that you have suffered actual loss based on cover that the policy provides.

No cap on cover apart from the policy amount.

200% 'inflation' allowance for increases in the value of the property over time.

If I have a Solicitor or Conveyancer, why do I still need Title Insurance?

Title insurance does not replace the role of a conveyancer or solicitor. The combination of title insurance with your conveyancer's or solicitor's professional advice, will provide the most comprehensive protection against risks which may affect your legal ownership of your home.

If you already own your home, you can obtain the protection that title insurance provides by applying for a Residential Existing Owner Policy.

To order a Residential Purchaser Policy, contact your conveyancer or solicitor or contact Stewart Title directly.

If you discover a defect or risk during the conveyancing transaction, please contact us as we may be able to provide cover over a known defect or risk for no additional premium.

Real-life Claims

Here are just a few real-life stories where title insurance provided protection to home buyers.

Illegal Building Work – Extension

Our insured purchased a home in Sydney. During the purchase, our insured elected not to obtain a Building Certificate. After settlement, our insured approached the local Council with plans to construct a new pergola. Council informed our insured that an extension that already existed on the house was not approved. After further investigation, Council issued a Demolition Order for this extension because it was built without development consent in circumstances where development consent was required, and without adequate structural foundations.

A previous owner had built the extension on a thin layer of 'pebblecrete'. A pre-purchase building inspection report had failed to uncover any defects.

The Resolution – Stewart Title indemnified the insured in relation to complying with the Council Order and paid more than \$110,000 to demolish the extension and reconstruct it in accordance with building code standards.

Outstanding Rates – Error by Council

Following settlement, the insured received notification from Council that there were outstanding water/sewerage rates in relation to the insured property. An error had been made by the Council with respect to the amount of rates payable as at the date of settlement.

The Resolution – Stewart Title paid the outstanding rates plus interest that had accrued thereon.

Planning and Title Defect - Unsatisfied Condition of a Development Consent

After settlement, our insured discovered that a condition of a development consent relating to the property had never been complied with by the previous owner (the developer) to the satisfaction of the electricity authority.

Our insured was required to comply with the outstanding condition and install underground electricity mains to the insured property.

The Resolution – Stewart Title compensated the insured for the costs of the installation of the underground electricity mains.

"I really wanted to take the time to say THANK-YOU!!! My husband and I have been really appreciative of the level of customer service you have provided us with right from the beginning of this process. We have often commented to friends just how impressed we have been with the level of service and advice, not to mention the speed with which you have handled this claim. It is definitely the kind of customer service you often hear people saying doesn't exist any more. However in your case you have been an exception and have surpassed all our expectations.

I would definitely not hesitate in recommending Stewart Title to friends or family."

- L & J Fittler, Insured, NSW

About Stewart Title

Stewart Title is wholly owned by Stewart Title Guaranty Company the primary underwriter for Stewart Information Services Corporation (Stewart). The Stewart group of companies traces its origins back over 100 years in the USA and currently offers its products and services worldwide in more than 70 international markets.

For more information visit our website: www.stewartau.com

Risk Management Solutions for Property Transactions

This material is intended to provide information of a general nature. Please refer to the policy for full details, including the specific terms and conditions. Sample policies are available on our website or upon request. Premiums are subject to change without notice. AU0110

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