



## Title Insurance for Rural Property

When buying a rural property, there are many inherent risks which may cause you loss or affect your ownership. Title insurance is a specialised type of insurance that provides purchasers of rural property with protection against certain unknown and hidden risks which may exist at the time of purchase.

### **Cover is Provided for a Broad Range of Risks\***

#### *Illegal Building Work*

Enforcement action by a Local Authority in relation to building works on the property that are built without the required Council permits or which do not comply with those permits, unknown to you at the time of purchase.\*

#### *Survey/Boundary Defects*

Any adverse matters that would have been revealed in an up-to-date survey report for land of an area of up to 50 acres.

#### *Registration Gap*

Another person lodges a dealing that prevents your interest from being registered or recorded.

#### *Fraud, Forgery & Identity Theft*

Loss due to fraud, forgery or identity theft that results in you being deprived of your ownership of the land.

#### *Planning & Title Defects*

Loss due to non-compliance with existing planning and zoning laws, unregistered easements and covenants, access orders, access rights or a right of way, lack of legal access or defects in title to the land, where you are unaware of the issue at the time of purchasing your property.

#### *Outstanding Rates & Taxes*

Outstanding rates and taxes on the property that you are now liable for as the current owner of the property.

### **A Different Kind of Insurance**

- One-off premium provides protection forever (premium schedules are available on [www.stewartau.com](http://www.stewartau.com))
- No excess payable on claims
- No-fault claims process means you do not have to prove fault or negligence - you need only prove that you have suffered actual loss based on cover that the policy provides

### **Known Risk Coverage**

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

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## Real-Life Claims

Here are just a few real-life stories where Stewart Title insurance provided protection.

### *Illegal Building Work – Septic System*

A year after settlement on the purchase of a property in Western Australia, the property started to experience severe plumbing and drainage problems. An investigation revealed an incorrectly installed septic system and an illegal retaining wall built over the septic system. Council ordered the insured to demolish the retaining wall and rectify the installation of the septic system.

The Resolution – Stewart Title covered the cost of the new septic system, the fees for a Structural Engineer, and the cost of building a retaining wall at the property that complied with the building code and standards. Stewart Title paid more than \$90,000 to make the insured's property compliant.

### *Outstanding Special Charges Levy*

Following settlement of a property in New South Wales, Council ordered the insured to contribute to a special levy that had been struck prior to settlement. The levy related to upgrading works in the locality. The special charges levy was not disclosed to the insured at the time of purchase.

The Resolution – Stewart Title paid a total amount of \$14,500 for the special levy plus all interest accrued to date.

### *Registration Gap Cover – Caveat*

The insured purchased a property for \$255,000. On the day of settlement a clear title search was obtained. However, after settlement the insured was prevented from becoming registered on title by a caveat. The caveat claimed an interest in the property pursuant to a loan over \$1 million.

The Resolution – Stewart Title engaged a national Australian law firm to represent the insured. The law firm acted to remove the caveat from title, which helped avoid costly and protracted litigation proceedings. Stewart Title covered all legal costs required to defend the insured's interest.

## Solicitor's or Conveyancer's Advice Combined With 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 you with the most comprehensive protection against risks which may affect your legal ownership of your property.

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

Contact us for more information.

**Stewart Title Limited**  
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Sydney NSW 2001  
1800 300 440

[www.stewartau.com](http://www.stewartau.com)

\*Please note that coverage under the policy for unapproved building work is capped at \$160,000. This coverage extends only to the primary residence, including any sheds, carports and garages used for residential purposes, and any swimming pool, and not to other structures on the property.

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.

Stewart Title Limited ARBN 101 720 101 (United Kingdom).

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