

Claim Stories From Our Files

Insured Unable to Obtain Registered Title

Stewart Title has a long history of issuing title insurance policies and our financial strength and claims paying ability make us an industry leader. Claims are resolved in a timely manner through a professional, practical and result-oriented approach.

Below is a real life claims scenario handled by our Claims Team:

The Scenario

- ▶ Insured purchased parcel of land being sold by Council for non-payment of rates
- ▶ Power of sale – s43 of the Local Government Act 1995 (WA)
- ▶ Process requires local authority to register 'Memorial' on title disclosing intention of local authority to sell property
- ▶ Landgate issued 'Requisition' – refused to register Transfer as Memorial had expired – required insured to start process
- ▶ Insured not able to register title for months

Claim Resolution

- ▶ Stewart Title engaged law firm to review Landgate requisition
- ▶ Stewart Title also lodged caveat on behalf of insured
- ▶ Landgate following the Land Titles Registration Practice Manual but the Manual contrary to the provisions of the Act
- ▶ Instructed law firm to write submissions to Landgate
- ▶ Landgate accepted submissions and duly registered the Transfer
- ▶ Stewart Title paid all legal fees



Title Insurance Key Features

- ✓ One-time premium payable on settlement
- ✓ No excess payable on claims
- ✓ No-fault claims process
- ✓ Covered for life of ownership of the property

Contact us for more information.

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The above image(s) are visual representations (illustrations, art renderings, and other graphic representations) intended to portray an artist's impressions of the claim subject and should not be regarded as representation of the actual claim.

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