

Claim Stories From Our Files

Encroaching Structure onto Council Land

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 their property and following settlement, a complaint was made in relation to their 'water feature'
- ▶ Survey of the property revealed that the water feature encroached on Council land by 4.4 meters
- ▶ Water feature had to be demolished

Claim Resolution

- ▶ Stewart Title engaged building consultants, a structural engineer and a builder to demolish the water feature
- ▶ Demolition involved the construction of substantial retaining walls to protect neighbouring properties
- ▶ Stewart Title paid for council fees, building costs, planning costs and expert reports
- ▶ Total claim cost approximately \$200,000
- ▶ Premium paid \$1,199
- ▶ No excess



Title Insurance Key Features

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|---|
| ✓ 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.

Stewart Title Limited

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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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