

Claim Stories From Our Files

Encroachment onto Common Property

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.

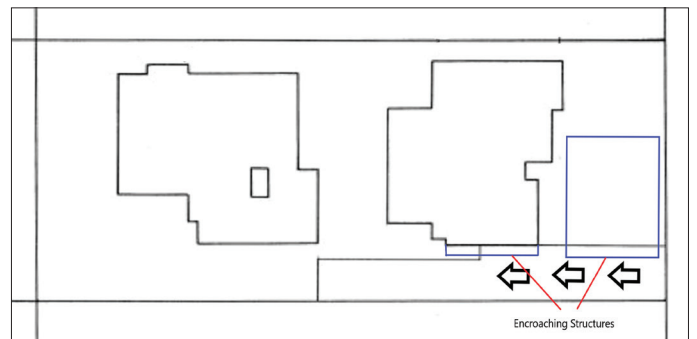
Below is a real life claims scenario handled by our Claims Team:

The Scenario

- ▶ Insured purchased a Strata Title townhouse in Wembley
- ▶ The Strata Plan was comprised of two lots and a common property driveway that provided access to the rear lot. The insured purchased the lot with street frontage
- ▶ Following settlement, the owner of the rear lot complained that the insured's car port and side wall had been constructed on part of the common property driveway
- ▶ The owners of the rear lot wanted the encroachment to be rectified
- ▶ After negotiations failed, the insured submitted a claim with Stewart Title

Claim Resolution

- ▶ Stewart Title accepted the claim and obtained legal advice which confirmed the encroachment needed to be rectified
- ▶ Stewart compensated the insured for removal of the encroaching structures and loss in market value in the sum of \$85,000
- ▶ Premium paid: \$665
- ▶ No excess



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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