

Claim Stories From Our Files

Encroachment on 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.

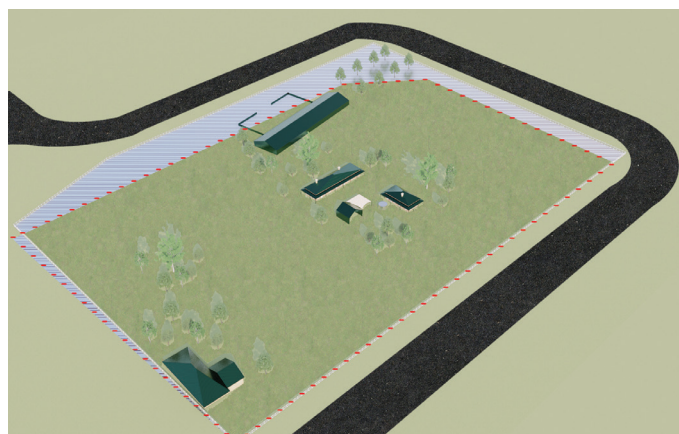
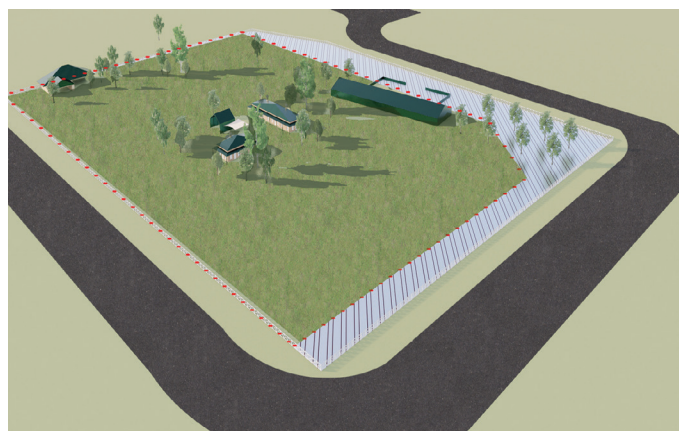
Below is a real life claims scenario handled by our Claims Team:

The Scenario

- ▶ Insured purchased property in Glossop
- ▶ Months after settlement, Council wrote to the insured confirming road upgrade works to be carried out
- ▶ Council surveyor discovered substantial encroachment of northern and eastern boundary fences on Council land which was to be used for road upgrade
- ▶ Council required boundary fences to be removed

Claim Resolution

- ▶ Stewart Title agreed to pay for temporary fencing whilst the 'permanent' boundary fence was demolished and quotes could be obtained for replacement fencing
- ▶ Stewart Title paid \$7,000 for replacement fencing
- ▶ Stewart Title compensated the insured \$10,000 for the 'loss' of the land which they thought they owned because of the fence encroachment
- ▶ Claim cost \$17,000
- ▶ Premium paid \$366
- ▶ 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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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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