

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 and reinstated within the insured's property

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

- ✓ 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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