

Claim Stories From Our Files

Unapproved Extension

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 residential property in Rivervale
- ▶ The property had an approval history for a rear patio and extension
- ▶ Following settlement, the insured submitted plans to Council for further redevelopment of the house
- ▶ During that process, Council discovered significant unapproved building works added to the extension by the previous owners
- ▶ Council issued a Building Notice requiring the insured to demolish the unapproved works which comprised a laundry, study, living area and bedroom

Claim Resolution

- ▶ Stewart Title accepted the claim and engaged planning/building consultants and valuers to conduct a loss assessment of unapproved works
- ▶ The consultants concluded that the unauthorised building work had to be demolished
- ▶ Stewart paid for the demolition work and the resulting loss in market value of the property in the sum of \$160,000
- ▶ Premium paid: \$499
- ▶ 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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