

Claim Stories From Our Files

Encroachment on Public Road

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 rural property
- ▶ Following settlement, the insured approached Council for approval to build an extension
- ▶ Council required site plan & survey
- ▶ Survey disclosed significant siting issues relating to the improvements – house, garage, sheds, driveway, water tanks & retaining walls

Claim Resolution

- ▶ Stewart Title engaged an accredited specialist to provide advice and options
- ▶ Negotiated acquisition of that part of the Council land (including unmade road) upon which the improvements have been built
- ▶ Liaised with Council throughout process of discontinuing use of land as 'public road'
- ▶ Stewart Title paid for the land acquisition, legal costs and boundary realignment (transfer of land)



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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