



Title Insurance for Commercial Properties

Protect your commercial property with First Title

Commercial properties come in many shapes and sizes: retail shops; factories; hotels; and office blocks. They're all unique but share one thing in common, a "Title".

Even though you have a great conveyancer there may still be hidden issues with the property.

What are some of the risks?

1. Commercial properties are commonly the subject of tenant and fit-out works. How do you know these works (where they need to be) have been approved by the relevant authority?
2. Most commercial conveyancing transactions are completed without a boundary survey being conducted. What options do you have if you later discover encroachment or adverse circumstances affecting your land?
3. Your commercial property may be subject to taxes, charges and levies such as trade waste charges, parking space levies and land tax. Once settlement is completed, responsibility of those levies are passed on to you, the new owner – even if you did not incur them.
4. Foot traffic is essential to the success of many businesses. What would you do if you later discover that you do not have a legal right of access to your property?
5. Commercial properties may be the subject of competing interest claims. The last thing you need is to have to defend your title against an interest that was unknown at the time of purchase.

How can First Title help?

First Title's commercial title insurance policy might assist with protecting you against losses incurred as a result of:

- **Illegal building works**
 - **Encroachment & boundary issues**
 - **Errors in adjustments**
 - **Interests claimed against your title**
 - **Legal right of access**
- ...and many other covered risks

For a full description of these and other features of coverage, visit www.firsttitle.com.au

First Title is part of the international services division of First American Title Insurance Company and has the financial strength to protect your investment when you need it the most.

Only pay a one-off premium for the policy (NO annual premiums paid),
the policy lasts for the time you own the property. No excess payable.



First Title takes care of your claims with expertise.



Real life claim examples

None of these issues were identified when our client bought their property. They were faced with these expensive issues after the purchase was completed.

Outdoor courtyard actually part of the common property

Years after our client purchased a title insurance policy for a commercial unit, a dispute arose regarding the ownership of an outdoor courtyard area. Our client had always thought that this area formed part of their lot. However, the owner's corporation claimed it was common property.

After the claim was lodged, we discovered the original surveyor had made an error when drafting the boundaries of the lot.

First Title accepted the claim and paid for the strata plans to be amended, drafted and resubmitted to the Land Titles Office on behalf of our client. **Total payout \$10,000.**

\$12K paid thus far for rectification of bathroom and bedrooms that were built without council approval

Our client purchased a commercial building which consisted of a shop on the ground floor and residential units on the top.

After the purchase, the council issued a notice pursuant to the Environmental Planning and Assessment Act 1979 (NSW) for the rectification of the kitchens and bathrooms in the residential units because they were built without a development consent. The council also asked the client to reinstate the modified ground floor shop to the original plans approved by the council.

First Title accepted the claim and have agreed to pay for all the costs to satisfy the council's notice, which includes construction, fire safety appraisal, planning and certification costs, up to the \$50K policy limit. **To date, First Title have paid \$12k.** This claim is still in the process of being finalised.

For a one-time premium receive cover for the life of ownership

Effective 1st October 2020 (subject to change). Applicable for all States and Territories excluding WA.

Purchase Price	Base Premium (Excluding GST & Stamp Duty)
\$0 – \$500,000	\$572.25
\$500,001 – \$5,000,000	\$1.47 per \$1,000
> \$5,000,000	On Application

To learn more about our coverage and how to order, please call us **1300 362 178 or visit our website www.firsttitle.com.au**