

## Protect your greatest investment with First Title

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Properties come in many shapes and sizes: houses; units; townhouses; and vacant land. 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 problems?

1. Do it yourself (D.I.Y) renovations that have not been approved by council. Australia's obsession with renovation has fuelled this risk in recent years. The last thing you need after an expensive property purchase is a letter from council demanding rectification works on your property.
2. Structures or fences built on the incorrect property boundary. The majority of conveyancing transactions are completed without a survey report because they are expensive.
3. Fraudsters are getting smarter at separating people from their money. What options do you have if someone mortgages or sells your property without your knowledge?

### How can we help?

First Title provides cost effective title insurance coverage. With our title insurance policy you can buy your home and then move in with peace of mind, knowing that you have protection for one of your greatest investments.

1. **Illegal building works:** title insurance provides cover for any structures or renovations built by previous owners without council approval.\*
2. **Incorrect boundary:** title insurance provides cover for boundary issues including fences, retaining walls or structures that have not been built on the true boundary.
3. **Fraud or Forgery:** title insurance provides cover for fraud (at the time of purchase or anytime during ownership).

**Low one time premium**  
**\$393.80 for homes valued up to \$500,000**  
**Policy valid for life of home ownership**

To learn more about our coverage and how to order, please call us

**1300 362 178**

or visit our website

**www.firsttitle.com.au**



**First Title takes care of your claims with expertise**

### Real life claim examples

None of these issues were identified when our customers bought their property. They were faced with these expensive issues after they completed their purchase.

#### **\$100k for bedroom, en-suite, enclosed veranda and laundry all not approved**

Our customer received a notice from council advising a significant part of the house had been built without the necessary permits from council. First Title engaged a private certifier, draftsman and surveyor to finalise the building plans and then submit to council. Total payout \$100,000.

#### **\$30k boundary error identified in survey**

Our customer started work on an unfenced boundary. After obtaining a new survey they discovered an encroachment on their land from a neighbouring lot. First Title engaged a structural engineer to draft plans to demolish the encroachment and then constructed a new wall. Total payout \$30,000.

#### **\$11k in fees because customer unaware of heritage listing**

Our customer purchased their property with the intention of demolishing it and building a brand new home. However, before they settled a heritage listing was made on the property - without their knowledge. Council rejected their development application because of the heritage listing. First Title fought the rejected DA and had the ruling overturned. Total payout \$11,000 in legal fees.

### ACT premiums are based on the property type and purchase price

	Purchase Price	Total Premium		Purchase Price	Total Premium
<b>HOUSE</b> <small>(incl. GST &amp; Stamp Duty)</small>	\$0 – \$500K	\$393.80	<b>STRATA or VACANT LAND</b> <small>(incl. GST &amp; Stamp Duty)</small>	\$0 – \$500K	\$293.98
	>\$500K – \$750K	\$493.63		>\$500K – \$750K	\$393.80
	>\$750K – \$1M	\$660.00		>\$750K – \$1M	\$526.90
	>\$1M – \$1.25M	\$826.38		>\$1M – \$1.25M	\$660.00
	> \$1.25 – \$1.5M	\$992.75		> \$1.25 – \$1.5M	\$793.10
	> \$1.5M –\$1.75M	\$1,159.13		> \$1.5M –\$1.75M	\$926.20
	> \$1.75M – \$2M	\$1,325.50		> \$1.75M – \$2M	\$1,059.30
	> \$2M	On Application		> \$2M	On Application

## ACT

This material is intended to provide general information only. For specific coverage, conditions and exclusions, please refer to the policy terms and conditions. Intending policy holders should consider these before proceeding. Premium is payable in full on policy issuance. Prices and products offered are subject to change without notice. © 2019 First American Title Insurance Company of Australia Pty Limited. ABN: 64 075 279 908 trading as First Title – all rights reserved. Australian Financial Services Licence no. 263876. Premium Effective Date 01 NOVEMBER 2019 GST 10% ACT Stamp Duty 0%. \*illegal building works maximum liability is limited to \$160,000.

