



Did you know almost one in three Australian homes have illegal structures*, such as decks or pergolas.

Take the stress out of property ownership

Title insurance provides insurance cover to protect property owners against the hidden, and often complex, legal and title based problems that may not be apparent from traditional searches. These problems can be very costly and could place severe financial hardship on you and your family.

First Title provides insurance cover for a number of different risks, including:

- 1. To repair or demolish illegal or unapproved structures** such as decks, pergolas or carports, where your local council issues an order to do so.
- 2. To rectify incorrect boundaries**, for example if you discover your fence is on your neighbour's property and needs to be moved or vice versa.
- 3. Identity theft and fraud**, which could result in your home being transferred to another owner or mortgaged without your knowledge.
- 4. To remove encroachments on your land** (boundary issues), such as a neighbour building a structure which encroaches on your land.

VIC	Purchase Price	Purchaser Total Premium Payable <small>(inc. GST & Stamp Duty)</small>	Existing Owner Total Premium Payable <small>(inc. GST & Stamp Duty)</small>
HOME	\$0 – \$500K	\$411.28	\$498.52
	>\$500K – \$750K	\$514.10	\$560.84
	>\$750K – \$1M	\$685.47	\$778.94
	>\$1M – \$1.25M	\$856.83	\$903.57
	>\$1.25 – \$1.5M	\$1,028.20	\$1,121.67
	>\$1.5M – \$1.75M	\$1,199.56	\$1,308.62
	>\$1.75M – \$2M	\$1,370.93	\$1,495.56
	>\$2M	On Application	On Application
STRATA or VACANT LAND	\$0 – \$500K	\$308.46	\$405.05
	>\$500K – \$750K	\$411.28	\$498.52
	>\$750K – \$1M	\$548.37	\$591.99
	>\$1M – \$1.25M	\$685.47	\$730.54
	>\$1.25 – \$1.5M	\$822.56	\$834.90
	>\$1.5M – \$1.75M	\$959.65	\$974.05
	>\$1.75M – \$2M	\$1,096.74	\$1,113.20
	>\$2M	On Application	On Application

Peace of mind for home owners

Your home is your most valuable possession and probably your most expensive asset. Title insurance can provide you with peace of mind that your investment is covered against the hidden risks that may not be revealed in the conveyancing process. Unlike other insurance policies, title insurance can be purchased for a one-off premium and there is no excess payable on a claim. The policy remains in place for the life of your property ownership.

How we have helped

The unapproved veranda

Shortly after our client moved into his new home in suburban Melbourne, the local council issued him with a building notice requiring him to remove or rectify the veranda. The veranda was constructed at the rear of the dwelling without a building permit.

Our resolution

First Title worked with the client to carry out the works on the veranda in order to make it compliant with the local council regulations and for the council to withdraw the building notice. First Title paid all costs associated with the work required.

So protect your dream home from the varied and often hidden risks that can threaten the ownership of your property by talking to your conveyancing or legal professional.

Alternatively, you can visit our website at www.firsttitle.com.au
or, speak to the First Title Customer Service Team by calling **1300 362 178**
or emailing us at info@firsttitle.com.au

*Source: Archicentre media release: Why illegal building will catch up with you, 14 June 2011, archicentre.com.au

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First Title