



**First Title**

## Peace of mind for property owners

Your conveyancer or solicitor recommends you take out a title insurance policy.

Please let them know if you'd like them to arrange a First Title policy on your behalf.

### What is title insurance?

Did you know that approximately 29% of Australian residences have an illegal structure\* such as a deck or pergola? These illegal structures could cause major problems when you buy or sell a property.

Title insurance protects you against risks that can threaten the ownership of your property, or affect your right to occupy and use your land. These risks include illegal structures; errors in certificates for rates, taxes and levies; boundary issues; fraud or forgery against your certificate of title, and many more.

### Why insure with First Title?

Whether you own or are about to purchase a residential property, we have a policy to suit your requirements. First Title policies are available for a one off premium, valid for the entire time you own the property.

Coverage is provided by First American Title Insurance Company of Australia Pty Limited, trading as First Title, an Australian general insurance company authorised by the Australian Prudential Regulation Authority and afforded an Australian Financial Services Licence. First Title is part of the international services division of the First American Financial Corporation.

	Purchase Price	Purchaser Total Payable (inc. GST & Stamp Duty)	Existing Owner Total Payable (inc. GST & Stamp Duty)
HOME	\$0 – \$500K	\$ 363.00	\$ 484.00
	> \$500K – \$750K	\$ 484.00	\$ 544.50
	> \$750K – \$1M	\$ 665.50	\$ 756.25
	> \$1M – \$1.25M	\$ 756.25	\$ 877.25
	> \$1.25 – \$1.5M	\$ 907.50	\$ 1,089.00
	> \$1.5M – \$1.75M	\$ 1,058.75	\$ 1,270.50
	> \$1.75M – \$2M	\$ 1,210.00	\$ 1,452.00
	> \$2M	On application	On application
STRATA	0 – \$500K	\$ 272.25	\$ 393.25
	> \$500K – \$750K	\$ 363.00	\$ 484.00
	> \$750K – \$1M	\$ 484.00	\$ 574.75
	> \$1M – \$1.25M	\$ 605.00	\$ 635.25
	> \$1.25 – \$1.5M	\$ 726.00	\$ 726.00
	> \$1.5M – \$1.75M	\$ 847.00	\$ 847.00
	> \$1.75M – \$2M	\$ 968.00	\$ 968.00
	> \$2M	On application	On application

### The wall that couldn't retain

In Western Australia, our client's retaining wall came down in a storm. It was later revealed that the retaining wall was not approved by the local council. The council issued our client with an order to rectify the retaining wall on the basis that no building permit was issued to build the wall in the first place.

### How we helped

First Title indemnified the clients and paid for all costs in complying with the order.

Known Risk premiums are available on application.

## KEY COVERAGE OVERVIEW

There are risks inherent in the conveyancing process and your conveyancer or solicitor will provide guidance on how best to avoid these risks. One solution is to consider First Title's Title Insurance for residential purchasers which provides a range of features and benefits that include a once-off premium, no excess, lifetime of ownership protection, and comfort in knowing you have coverage against a range of risks. We provide some examples below:

1	Illegal or Unapproved Structures which could result in council ordering you to demolish or repair part of your home. Decks, pergolas and carports are key examples.	4	Fraud or forgery resulting in a challenge to your ownership, or your home being mortgaged without your knowledge.
2	Errors made by the relevant authorities in providing certificates for Outstanding Rates & Taxes, and Strata Levies on the property.	5	Encroachments where a garden shed or fence encroaches onto an adjoining property. Without a survey, the purchasers are unable to confirm if all boundaries are in the correct position.
3	Breach of easement recorded on title.	6	Registration Gap where an adverse interest is lodged between settlement and registration preventing you being registered as the legal owner.

Refer to policy wording for full policy details

## Like to know more?

**For more information, please speak to your conveyancer or solicitor, or contact First Title's customer service team on 1300 362 178.**

**"Your friendly and professional service has given me and my wife complete peace of mind that your policy insures us for everything we need to cover."**

Graham and Diane Buchanan, Mount Martha, Victoria

This material is intended to provide general information only. For specific coverage, conditions and exclusions, please refer to the policy terms and conditions. Premium is payable in full on policy issuance. Some products/services may vary by state. Prices and products offered are subject to change without notice. ©2014 First American Title Insurance Company of Australia Pty Limited. ABN: 64 075 279 908 – all rights reserved. AFSL no: 263876

\*Source: Archicentre media release: Why illegal building will catch up with you, 14 June 2011, archicentre.com.au  
Premium Effective Date 01APR2012 GST 10% WA Stamp Duty 10%