

## Actual Case Study 1

Property partly constructed 13 years ago on land with special protection from building.

Prospective buyers concerned – 9 metres of garage and 38 metres of terracing at risk.

No certificate of approval obtained and only current owners can apply – long process and danger of “opening a can of worms” by alerting City Council.

No time limit on when City Council could take action.

“Doomsday scenario” for buyer – demolition of affected area.

Sale at €100k likely to collapse.

### Solution through DUAL Asset Underwriting

Policy issued for €100k cover at a cost of €1000 plus €60 tax – single/one off premium.

20 year term protecting buyer should Local authority take enforcement action.

#### Covers included:

- Settlement costs if court order obtained
- Difference in value before and after action
- Demolition and/or reinstatement costs
- Legal fees

#### Sale completed successfully