



Conveyancer.com.au



01 About Conveyancer.com.au

Conveyancer.com.au is a boutique property practice, which consists of Conveyancing Lawyers who specialise in all facets of property Law. Our team possesses extensive knowledge of all things property related. Conveyancer.com.au prides itself on providing, professional, personalised and timely service to all our clients.

Conveyancer.com.au also acts for both individual and corporate entities in the sale, purchase and or transfer of property throughout Victoria. Conveyancer.com.au is also well versed in assisting developers with their land acquisition, registration and sales as well as the purchase of commercial properties and business transactions.

The team at Conveyancer.com.au will ensure your rights are upheld regardless of how complex the transaction may become. By taking a proactive approach to minimise possible problems and ensuring we provide you with real time updates to make this important transaction a positive experience.

Conveyancer.com.au's promise

Convenience

Conveniently located in the heart of Melbourne's CBD, Conveyancer.com.au also gives you the option of having your transaction completed electronically giving us the flexibility to cater for the busiest of schedules.

Value

Conveyancer.com.au offers their services for a fraction of the cost of our competitors, providing clients excellent value for money without compromising on the quality of our work.

The teams at Conveyancer.com.au are trained in all facets of residential, commercial and non-standard transfers so we can assist you with all your property requirements.

Experienced

Our team of Conveyancing Lawyers all have many years of experience in the legal industry. Our staff are focused on taking a customer centric approach to each file to ensure we provide all clients with exceptional service, which is both, value for money and readily accessible.

02 What is conveyancing and why do I need a conveyancer?

Conveyancing is the legal process required to transfer ownership from one legal person to another.

As settlements in Victoria are conducted electronically via the Pexa platform, you require the assistance of either a licenced conveyancer or solicitor to represent you in the transaction. The Pexa platform is not accessible to the general public for security reasons,

Conveyancer.com.au's 5 step guide to Purchasing your home;

Purchasing your first home or an investment property is a significant but daunting milestone to accomplish. Conveyancer.com.au offers exceptional, affordable conveyancing, for all Victorians. We operate on a low fee model which does not compromise on quality of service. Regardless of whether you are buying or selling we have qualified lawyers who will diligently and expertly work on your transaction through to completion. The Pexa platform is not accessible to the general public for security reasons,

- 1 Contract Review; Conveyancer.com.au offers 2 free comprehensive reviews of a standard sale contract. Our specialist property lawyers will review your contract and section 32 within 24 hours of receiving it to highlight any irregularities and issues such as easements, covenants, caveats and other potential issues affecting the property. The team at conveyancer.com.au may recommend changes to the contract to ensure that the property you are considering purchasing meets your personal requirements.
- 2 Once the contracts have been agreed upon, signed by both the purchaser and seller. A settlement date is then confirmed, and our team begins preparing the documents required to legally complete the transaction.
- 3 The team at Conveyancer.com.au will provide you with regular status updates and be readily available to answer any questions you have about the process and or your transaction. Our friendly staff can also assist you with lodging caveats, obtaining Title insurance to protect your future home. A settlement date is then confirmed, and our team begins preparing the documents required to legally complete the transaction.
- 4 Settlement is when the representatives for both the seller, purchaser and their respective banks meet to exchange documents and funds to finalise the transaction.
- 5 The purchaser can now move into their new home. Moving in becomes hassle free with Conveyancer.com.au's partnership with Connect Me! where all your utilities and services are connected with a click of a button to ensure your property is move in ready on the day of settlement. We notify council, water authorities and owners corporations if applicable of the change in ownership of the property.

What Conveyancer.com.au Offers its purchasers;

- ▶ All file handlers are skilled Australian Lawyers and are available anytime for a chat.
- ▶ Fixed Legal Costs which are inclusive of GST.
- ▶ We offer free contract reviews which are completed by an Australian Lawyer within 24 hours of receiving the contract and \$32.
- ▶ We have both the necessary experience, processes and relevant insurances to make your transaction as efficient and timely.





Process of Selling Property

Conveyancer.com.au will eliminate the stress and headache commonly associated with organising the sale of your property. To get this started our experienced and friendly conveyancing lawyers will guide you through the process.

- 1 The professional team at Conveyancer.com.au will prepare both the contract of sale and section 32 within 24-48 business hours in accordance to your instructions ensuring all necessary disclosures are made. It does not matter whether you are selling with or without an agent, via an auction or a private sale we will tailor your contract to suit your needs.
- 2 Once you have an interested buyer, our experienced lawyers will be able to advise you of the consequence of any changes to the contract requested by the purchaser to ensure you are not unfairly disadvantaged during the transaction. necessary disclosures are made. It does not matter whether you are selling with or without an agent, via an auction or a private sale we will tailor your contract to suit your needs.

Once the contract is finalised by both the buyer and the seller we move onto the conveyance of the property.

- 3 Your dedicated conveyancer/lawyer will liaise with the banks, purchaser and council and government authorities to ensure that any outstanding amounts relating to the property are paid in full allowing for a clear and unencumbered transfer of the property to the purchaser.
- 4 Settlement is when the representatives for both the seller, purchaser and their respective banks meet to exchange documents and funds to finalise the transaction.
- 5 We notify council, water authorities and owners corporations if applicable of the change in ownership of the property.

What Conveyancer.com.au Offers its sellers;

- ▶ All file handlers are skilled Australian Lawyers and are available anytime for a chat
- ▶ Fixed Legal Costs which are inclusive of GST.
- ▶ Contracts of Sale are prepared within 24-48 hours of receiving your instructions (we offer both hardcopy and digital contracts at no extra charge).
- ▶ Fully audited and maintained Trust account for added security
- ▶ We have both the necessary experience, processes and relevant insurances to make your transaction as efficient and timely.

03 FAQ's

What is the difference between a Conveyancer and a Conveyancing Lawyer?

All the file handlers at Conveyancer.com.au are Conveyancing Lawyers which means that they have completed a Bachelor of Laws at University and have a greater understanding of how the law relates to your property transaction. They are able to provide advice which can be advantageous should the transaction become more complex.

Your average traditional conveyancer has only completed their Advanced Diploma / Diploma of Conveyancing and are not able to provide legal advice or assist you if the transaction becomes complex.

What is the difference between joint tenants and tenants in common?

Joint tenants: When two or more parties own a property sharing in equal rights and obligations over the property i.e. 50/50. As joint tenants the law of survivorship applies which states that upon the death of one of the joint owners the land as a whole will pass to the surviving proprietor (surviving original owner).

Tenants in common: Where two or more parties may own a property in unequal shares i.e. 70/30. Upon the death of one of the tenants in common the deceased's share in the property DOES NOT pass to the surviving tenant in common. Instead, the deceased's share in the property passes to the executor/ administrator of their estate.

What is Settlement?

The S27 request is one way in which the Vendor is able to access the deposit that has been paid by the purchasers before settlement occurs. Before the deposit is released early to the Vendor they need to meet a specific eligibility criteria.

When is Settlement?

Settlement is the date when the legal ownership of a property is transferred to the buyer on a contract. The settlement date can vary in length and is specified in the Contract of Sale. However, when purchasing a property off the Plan settlement will be called 14 days from the later of either the Registration of the Plan of Subdivision or the issuance of the Certificate of Occupancy for the Property.

NOTE: Settlement can occur before the stipulated settlement date by mutual agreement of both the buyer and the seller, however settlement cannot be pushed back without penalties being incurred.

What is stamp duty?

Stamp Duty is a tax imposed on all property purchases by the Victorian Government. The amount of Stamp Duty which applies to the transaction is determined by the property purchase price and may be reduced by concessions the purchaser is entitled to.

What is a cooling off period?

A cooling off period allows purchasers to terminate the contract within a certain "cooling off period" which in Victoria is 3 business days. A purchaser must request the termination in writing to the vendor. When terminating a contract during the cooling off period the purchaser incurs a penalty of \$100 or 0.2% of the purchase price (whichever is greater).

A cooling off period is not applicable to property's sold at auction or under auction conditions, if the property is over 1ha and or if it is a commercial premise.

What is an early release of Deposit S27 request?

The S27 request is one way in which the Vendor is able to access the deposit that has been paid by the purchasers before settlement occurs. Before the deposit is released early to the Vendor they need to meet a specific eligibility criteria. Furthermore, if the purchaser does not sign the S27 notice served by the Vendor and has no valid objection to the request the deposit is automatically released 28 days from when the notice was served on the purchaser or their representative.





What is Land Tax and why do I have to pay it?

Land Tax is a payable on all Victorian Land held individually or jointly by a person where its values are equal to or exceeds \$250,000 as at the 31st of December of the previous year. General condition 15 (b) of the standard form contract of sale recognises this and requires land tax adjustment at settlement to be on the basis that "the land is treated as the only land of which the vendor is owner". This is called the single holding formula. The property sold is therefore isolated from the vendor's other land holding and a calculation of how much the purchaser must contribute to the vendor's land tax for the year is made on this basis.

What differs for a purchaser when purchasing a property at auction vs a private sale?

The main difference for purchasers when purchasing a property at auction is that individuals are required to proceed to settlement of the parcel of land on an unconditional basis. When purchasing a property via an auction the purchaser is consenting to forego the following rights afforded to those purchasing the property via a private sale;

1. The 3 day cooling off period for the offer is not applicable
2. The transaction cannot be subject to finance
3. The transaction cannot be subject to building and or pest inspections.

What is a Purchasers caveat?

A Caveat is a notification of your legal interest in property by way of notification on the Title. The Caveat is lodged in the Titles Office to protect your interest as purchaser and will alert any subsequent purchasers of your interest in the property. By doing so, you will be telling anyone else who tries to deal with the property that your rights come first. If you do not have a caveat on the title, there is nothing to stop the Vendor from selling or mortgaging the property, nor to stop

What is Title Insurance?

Title Insurance is an insurance policy that may protect purchasers from any unforeseen property ownership risks that may threaten your right to occupy and use your land.

What is Connect Me!?

Connect Me! allows individuals to Connect all your essential utilities for your new home for free with a simple click of the button. To make moving into your new home simple, Connect Me! helps you compare and connect utility plans such as Gas, Electricity, Internet, Water, removalists and many more for a smoother settlement day.

Online does not mean impersonal!



Residential Property Purchases and Sales



Commercial Property Purchases and Sales



Business and Leasing Enquiries



Property Developments, Subdivisions and Consolidations.

Call us today to discuss with our dedicated Lawyers available 24/7 to assist you with all your property needs.

