

Conveyancing Costs

1. BUYING

(Residential, Vacant Land, House and Land Packages, Rural, Unit and Off the Plan):

LEGALS \$715.00 (inclusive GST).

Plus \$500.00 approximately for usual Searches.

Plus Outlays.

Plus Government Stamp Duty.

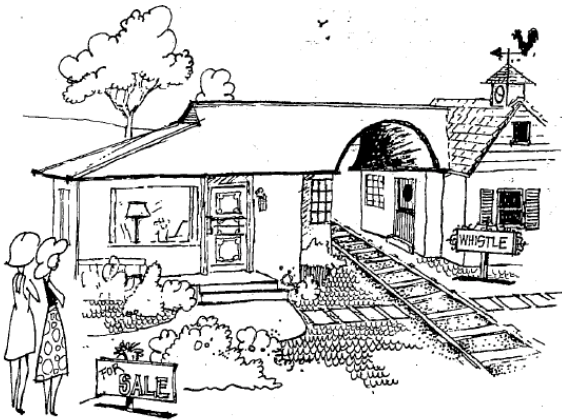
2. SELLING

(Residential, Vacant Land, House and Land Packages, Rural, Unit and Off the Plan):

LEGALS \$620.07 (inclusive GST and inclusive of Title Search).

Plus Outlays.

(Please note, prices are subject to change from time to time)



"At the time we bought it we didn't know what an easement was."

TAYLAW SOLICITORS: *Links*

Listed below are links to websites we thought you may find useful to refer to during your conveyance:-

- » Office of State Revenue
www.osr.qld.gov.au
- » Sunshine Coast Regional Council
www.sunshinecoast.qld.gov.au
- » Moreton Bay Regional Council
www.moretonbay.qld.gov.au
- » Queensland Law Society
www.qls.com.au
- » Building Services Authority
www.bsa.qld.gov.au

TAYLAW SOLICITORS: *Contact Us*

Caloundra Office

Phone: (07) 5491 9911

Fax: (07) 5491 1155

Office: Office 4, Centrepoint Arcade,
50 Bulcock Street,
CALOUNDRA QLD 4551

Caboolture Office

Phone: (07) 5499 0588

Fax: (07) 5499 3588

Office: 1st Floor, 13-15 King Street,
CABOOLTURE QLD 4510

Postal: PO Box 245, CABOOLTURE QLD 4510

We're On the Web!

www.taylawsolicitors.com.au

"Liability limited by a scheme approved under Professional Standards Legislation"

The information in this brochure is merely a guide and is not meant to be a detailed explanation of the law. Appropriate legal advice should be obtained in actual situations. While every care has been taken in the preparation of this material, Taylaw Solicitors cannot accept responsibility for any errors, including those caused by negligence, in the material. Taylaw Solicitors is not responsible for the accuracy of information contained on other websites detailed in this brochure.

Welcome TO TAYLAW SOLICITORS...

RESIDENTIAL CONVEYANCING



Tay LAW

SOLICITORS

Let us help you ensure that your interests are protected...

It is important that you understand the terms and conditions of any contract. Let TayLAW Solicitors guide you through the complexities of your Contract."

Thinking of Buying Property?

We offer complete Residential and Commercial Conveyancing services.

Let TayLAW Solicitors make your home sale or purchase a stress free experience

At TayLAW Solicitors we work with you so we

Understand your needs...

Let us help you ensure your interests are protected...



Don't sign anything without first obtaining legal advice.

Many people get swept up in the excitement of buying a home and sign a Contract before ensuring the terms and conditions are suitable to their particular needs and circumstances.

In most cases, a standard Contract is prepared which will include a 14 day finance clause, a 14 day building and pest inspection clause and a 30 day settlement. These time frames may **not** always be suitable to your circumstances or there may be other matters / concerns which need to be specifically addressed.

A Seller should consider that negotiating the terms of a Contract first, reduces the risk of:-

1. terms and/or settlement date being extended (due to lack of time);
2. increased legal fees (as most firms provide a fixed fee for the standard process alone, which does not include further negotiation, extensions of time and extensions of settlement); and/or
3. termination.

A Buyer should consider that negotiating the terms of a Contract first, reduces the risk of:-

1. not being fully informed prior to settlement (eg. some searches can take up to 14 working days to be processed);
2. requesting extensions (due to lack of time to obtain search results and/or approval from your bank. However extensions are not always granted by the Seller);
3. increased legal fees (as most firms provide a fixed fee for the standard process alone, which does not include further negotiation, extensions of time and extensions of settlement); and/or
4. termination (can cause a Seller to commence court proceedings against you).

Special Conditions to a Contract can also be negotiated, some examples would be:-

- A. a purchase being conditional upon a prior sale;
- B. the Seller being responsible for rectifying any outstanding council approvals; and/or
- C. the deposit being paid in portions.

The risks stated previously far outweigh the cost of obtaining legal advice before signing and being bound by a Contract.

Contract Types

The importance of terms and conditions also depends on the type of Contract.

TayLAW Solicitors can assist you with:-

1. Residential;
2. Vacant Land;
3. House and Land Packages;
4. Rural;
5. Unit; and
6. Off the Plan Purchases.



Please feel free to contact our Conveyancer Jessi Muir (who assists TayLaw Solicitors Principal, Scott Taylor with the management of all Conveyancing Matters) to discuss the terms and conditions of your Contract for your Purchase or Sale further and/or to arrange an appointment with Scott Taylor to obtain legal advice prior to signing your Contract.

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