



***Buying or Selling a Home?
You need advice from an independent Conveyancer.... before you sign.***

WHY AN INDEPENDENT CONVEYANCER?

The Agent is employed by the vendor to look after the vendor's interests.

Seek out your conveyancer to ensure your interests are looked after and to get advice that is independent of the agent.

For every transfer your Registered Conveyancer will:

- Offer independent advice on your Contract and Form1 when prepared by an agent.
- Check that there are no outstanding charges and advise you in relation to encumbrances and easements.
- Calculate the amount of rates and taxes payable by you.
- Prepare a settlement statement showing the net amount that you will pay or receive.
- Prepare the documents to transfer the property.
- Arrange to verify your identity. To do this you need to provide original of Passport & Driver Licence. If you do not have a Passport which is current or expired less than 2 years, then you will need to provide an original Birth Certificate and Medicare card. This is not negotiable as it is a legislative requirement. You need to attend in front of your conveyancer to sign the transfer document and also the verification of your ID checklist.
- Co-ordinate and attend settlement on your behalf
- Notify SA Water, the Council, and any Strata/Community Corporation of the change of ownership
- Attend to various other tasks related to your transaction.

PLUS :

When Selling

- Arrange for the discharge of any mortgage and collect your title from the lender.
- Deposit the proceeds of sale in your bank account or post them to you.
- Liaise with the agent and obtain the details of the commission and other fees.
- Pay any outstanding amounts to the Council, SA Water, Land Tax, Emergency Service Levy, Strata/Community Levy etc.

When Buying

- Advise you about property insurance.
- Arrange payment of the stamp duty on the Transfer.
- Advise you about owning as "Joint Tenants" or "Tenants in Common".
- Liaise with your lender to confirm the amount available and arrange payment at settlement.
- Advise on any stamp duty concessions and Federal Grants (i.e. First Home Owners Grant)
- Advise you about protecting your interest with a Caveat or Priority Notice.
- Inform you of the special obligations when buying a Strata/Community titled Property.
-

Don't need an Agent?

Your conveyancer can prepare a private Contract and Form 1 (setting out cooling-off rights) and give independent advice on "special conditions" for your contract.

As property transaction specialists, conveyancers also attend to:

- Powers of Attorney - Leases - Private Mortgages
- Business sales - Land Divisions, Torrens Title or Community Title
- Changes of name on title - Caveats & liens
- Family transfers

If you are buying or selling and don't see your conveyancer at the earliest possible time (i.e. before you sign the contract), you will not get the independent advice that you need and settlement may be delayed.