

Buying Residential Property in Queensland

Our Services

We help you buy a property by:

- ✓ reviewing the contract and providing advices on the terms, important dates and legal risks
- ✓ negotiating any minor variations required to the contract (if you engage us before you sign)
- ✓ carrying out legal investigations to identify any registered or underlying encumbrances and preparing a written report identifying any issues
- ✓ liaising with your financier (if applicable) in relation to settlement
- ✓ preparing settlement adjustment figures taking into account outgoings, taxes and fees
- ✓ stamping the contract and associated documents in accordance with the Of-ice of State Revenue requirements and preparing any necessary forms required for settlement (including transfer forms, property information sheets, settlement notices)
- ✓ attending at settlement whether in person or via PEXA (the National digital settlement platform).

Our Fees

Existing house/unit/townhouse:	\$1,950*
Vacant land:	\$1,200*
Off-the-plan house/unit/townhouse	\$1,950*^
Off-the-plan vacant land	\$1,500*^

* prices are exclusive of GST and disbursements

* prices are fixed and subject to review only for unforeseen delays and protracted disputes

* all prices assume Settlement will occur using PEXA.

Settlement agent's fees will apply if the conveyance is an excluded transaction where PEXA cannot be used

*^ excludes any pre-contractual review and advice. An additional fee will be based on complexity of the project - please ask for an estimate.

Additional costs

In addition to our professional fees and disbursements, there may be tax or other fees payable depending on your circumstances. Other fees include:

Property Search Fees:

Estimated at between \$600-\$1000. Property searches are enquiries we undertake to confirm the disclosure provided by the seller is accurate and to verify the status of the title and liabilities associated with the property. We provide a recommendation as to which searches should be carried out, but only proceed with searches you require. The cost of the Property Search Fees may vary depending on your instructions and the type of property you are purchasing.

Electronic Conveyancing/PEXA:

\$137.39. Electronic Conveyancing (or eConveyancing) is mandatory in Queensland. This means that unless the transaction is exempted (by Titles Queensland) property conveyancing transactions will need to be digitally prepared, signed, settled and lodged using an Electronic Lodgement Network (ELN). We are subscribers to PEXA.

Stamp Duty:

You are required to pay stamp duty to the Office of State Revenue. Stamp Duty is calculated based on the Purchase Price in the Contract. We will calculate that for you as well as the date upon which it must be paid. We will also advise you of any concession to which you may be eligible to reduce the total amount of duty payable.

Titles Registration Fees:

You are required to pay registration fees for the transfer of title to the Titles Office. If you are obtaining finance for the purchase, these charges are normally factored into the loan agreement.

We make it easy for you - our team will handle the process and ensure you're fully informed and protected along the way. Before you know it, the keys will be in your pocket and the cork will be on an upward trajectory.