

Contact:

LEAD Conveyancing

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QUOTE: QLD Buying Off the Plan

This is a fixed fee quote for a standard conveyance service. All required 3rd party searches and disbursements are additional to our service fee (charged with no additional markup to you) and you get our Constant Communication Guarantee. Once you engage us, if we don't respond to your email or voice mail within 48-business hours, we'll deduct \$100 from your fee (no questions asked!).

Our fees are payable in two parts



Fees are billed as follows for the Conveyance

PART A

When your offer is accepted. Payable after we complete your initial documents.

Service	Initial letter and signed contract examination	\$408.18
	GST	\$40.82
Total		\$449.00

PART B

Payable when you reach settlement. There are no Part B fees for terminations under finance, buyers inspections or cooling off.

Service	Solicitor time, labour and settlement preparation	\$545.45
	GST	\$54.55
Searches	Required disbursements*	\$137.96
Total		\$737.96

Break down of 3rd Party Costs as quoted in Part A and B (Disbursements)

Title search	\$27.87	Plan image	\$29.18
Council rates search	TBA	Water meter reading	TBA
Land tax certificate	\$53.04	Day of settlement title search	\$27.87
Body Corporate Information Statement	(if buying unit/apartment)		\$90.10

*Cost of all disbursements are estimates only and subject to the costs charged by the authorities at the time of ordering

** Council and water meter reading only required if seller developer requires it at settlement.

Our service is subject to our cost disclosure (terms of service) **See next page

Estimated Total Prof fee including GST	\$1,049.00
Estimated Search Costs	\$137.96

Estimated Total Fees (including GST) \$1,186.96

Why should you choose LEAD Conveyancing?

We're a Queensland Law Society registered law practice that practices only in residential conveyancing. We've also won the Best Service Word Of Mouth Award and the Best Retail Residential Legal Practice Award.

Reply YES to the email to accept.



Frequently asked questions:
What is a pre-signing contract review?

A pre-signing contract review is a full written letter of advice that you will receive from our lawyers containing a summary of the key points to the contract highlighting any matters of concern.

Do I need a pre-signing contract review?

Although always highly recommended, you only need the contract review if you have not done your own research into the requirements of purchasing a property, have not read through the contract in detail yourself and are not already 100% comfortable with the whole process of making an offer.

Pre-Signing Contract Review Services

Written Pre-signing contract review	\$440.00
(Off-The-Plan residential property)	inc GST
Verbal Pre-signing contract review	\$880.00
(Off-The-Plan residential property)	inc GST

Why are the council and water searches marked as “TBA”?

There are 78 councils in all of Queensland, each with their own price list for their services. We can only

provide you an estimate search cost based on the area that you intend to purchase in. We also have no control over how much the council would charge come settlement, so the best we can do is provide you with an estimate based on historical data. Please provide us with the council that the property is in if you would like to know the estimate for these searches.

What is the difference between an electronic settlement and paper settlement?

Electronic settlements use an online platform to transfer the title to the property and the settlement funds electronically. Paper settlements are the traditional way of settling property and require the exchange of cheques and paper transfer documents. In Queensland the parties can choose but given that electronic settlement is more cost effective and efficient, we always opt to do complete the transaction electronically unless it is not possible on a case by case basis.

How do I get started?

We can start work for you as soon as you provide us with a contract with instructions on what you'd like us to do with it. You can also give us the real estate agent's details and we'll chase down the contract for you.

Acceptance

Reply to this email with the word “YES” to accept the quote so that we can get started.

Please make sure you are satisfied with our transparent cost disclosure (<http://leadconveyancing.com.au/cost-disclosure>) and scope of works that details all the comprehensive legal work we'll deliver for you. Note that our quote is for a standard conveyancing for a standard QLD residential property that costs less than \$2-million dollars, additional costs for which start from \$273.90.

Once you have done that you can expect to receive a call from a friendly staff member. Please let them know your wishes (expedited settlement time, any details worth us knowing, etc). In the meantime if the Real Estate Agent is asking for our Solicitor details for your Contract of Sale, you can give our Head Office details. Your file will be assigned to the closest local office near you:

BUYER'S SOLICITOR

■ or any other solicitor notified to the Seller

NAME:	LEAD Conveyancing				
REF:		CONTACT:			
ADDRESS:	Unit 7, Level 1, 3972 Pacific Highway				
SUBURB:	Loganholme	STATE:	QLD	POSTCODE:	4129
PHONE:	MOBILE:	FAX:	EMAIL:		
07 3088 8016			info@leadconveyancing.com.au		



Cost specific rates and water costs

We can service property purchases and sales for all of Queensland. The disbursements charged for the transaction are subject to the location of the property. Below are some of the larger councils in the metropolitan area. If your council is not in the below list, please let us know and we will find out the cost of the searches for you. Please note that these are estimations only.

Certificate	Description	Brisbane	Logan	Gold Coast	Sunshine Coast	Moreton Bay
Council rates search	Property information including current rates balance for the purpose apportioning costs at settlement	\$0.00	\$223.10	\$202.10	\$109.20	\$81.20
Water meter reading	Property information on service availability, service charges and usage details for apportionment purposes	\$75.60	\$0.00	\$0.00	\$208.10	\$208.10
Council rates search		Fraser Coast	Ipswich City	Mackay	Noosa	Redland
		\$431.60	\$172.20	\$70.00	\$120.40	\$133.22
Water meter reading		\$0.00	\$75.60	\$133.00	\$208.10	\$105.88

Other incidentals of a property purchase

There are costs charged by other parties for the conveyance which you will need to budget for as well. To assist you, we have provided the below information:

Cost comparison between electronic settlement and paper settlement

Electronic settlement		Paper settlement	
PEXA Fee	\$140.58	Settlement attendance	\$99-250
Verification of identity	From \$16 Each	Bank cheques	From \$10 each (x 5 on avg)
		Postage	Est \$32
		Printing	Est \$10

Priority Fees for when settlement in:

21 days or less	\$198.00	7 days or less	\$328.90
14 days or less	\$249.70		

Government charges and other incidental fees

Transfer duty	Subject to the purchase price and your circumstances. Refer to the OSR website for further details: https://www.qld.gov.au/housing/buying-owning-home/advice-buying-home/transfer-duty/how-much-you-will-pay/calculating-transfer-duty/estimate-transfer-duty
Registration fee	Subject to the purchase price. Refer to the Business Queensland website for further details: https://www.titlesqld.com.au/fees-payments/fee-calculator/
Bank fees	Subject to bank but can range between \$300 - \$1,500
Insurance	Subject to the property and extent of cover but can be between \$1,000 - \$4,000

