

Contact:

LEAD Conveyancing

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QUOTE: QLD Transfer

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 we receive your questionnaire. Payable after we complete your initial documents.

Service	Initial letter and titles document preparation	\$408.18
	GST	\$40.82
Searches	Required Title search	\$27.87
Total		\$476.87

PART B

Payable when you reach settlement.

Service	Solicitor time, labour and settlement preparation	\$545.45
	GST	\$54.55
Searches	Required Day of Settlement Title search	\$27.87
Total		\$627.87

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 transferring 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

**Only relevant if you want to adjust the carrying cost of the property between the parties 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 \$55.74

Estimated Total Fees (including GST) \$1,104.74

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:

How long does the transfer take to complete?

Our office can complete the transfer within 2 business days of all parties returning all signed documents and readying the settlement funds.

Do I need a contract drafted?

You can transfer property without a contract however the parties will not be bound to settle the transaction if you do. We can draft a contract to give all parties rights and obligations under the transfer if you or your bank require it.

Contract Drafting Services

Contract drafting	\$385.00
	inc GST
Disclosure Statement	\$222.00
(If transferring unit/apartment)	inc GST

What are the additional searches for?

When you are transferring a property between related parties, we don't normally order the additional searches for the purpose of adjustment because it is often worked out between the parties privately. However, if you would like us to adjust the rates and liabilities appropriately between the parties, then we will order the additional searches for this purpose.

Why are the council and water searches marked as "TBA"?

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. Refer to page 3 of this Quote for some of the larger councils in metropolitan Brisbane. If your council isn't on the list, please let us know and we'll provide you with the estimate separately.

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

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 complete the transaction electronically.

How do I get started?

We can start work for you as soon as you provide us with a copy of the latest rates notice for the property and instructions to proceed.

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).



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

