

Contact:

LEAD Conveyancing

P: 1800 532 236

E: info@leadconveyancing.com.au



QUOTE: VIC 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	Signed S32examination, initial letter/work and document preparation	\$450.00
Total	including GST	\$450.00

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	\$949.00
Searches	Required Disbursements** Based on current information	\$56.89
Total	including GST	\$1,005.89

Break down of 3rd Party Costs (Disbursements). Estimated costs included in Part A and B.

Title search	\$13.74	Copy of Plan	\$13.76
Land Information Certificate	\$45.11	Water Information Statement	\$46.03
Land Tax Clearance Certificate	\$29.39	**Disbursements based on Melbourne	
Owners corporation certificate	(if buying unit/apartment per certificate - multiple may be required)		\$182.36

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

** Only the Title, Plan and Land Tax is usually needed for off-the-plan purchase, the other searches are required only if the seller will not complete adjustments or the property has been separately rated.

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

Estimated Total Prof fee including GST	\$1,399.00
Estimated Search Costs	\$56.89

Estimated Total Fees (including GST) \$1,455.89

Why choose LEAD Conveyancing for your property transaction?

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

Reply YES to the email to accept.



Frequently asked questions:

What is an off-the-plan property?

An off-the-plan property is one that hasn't been registered or titled prior to signing, which means it technically does not exist, and you are purchasing something that is "off the plan" of what is described in the contract. You cannot settle a purchase unless the plan is registered by the vendor developer. Settlement is usually 14 days after registration.

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.

Pre-Signing Contract Review Services

Pre signing contract & section 32 review (Off-the-plan property) \$660.00
inc GST

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 and section 32 in detail yourself and are not already 100% comfortable with the whole process of making an offer.

How do I know if I need settlement searches?

When you are buying an off-the-plan property, you won't

know whether you'll need the settlement searches at signing. This is something that you'll find out about closer towards settlement.

What do I need to do in the conveyance process?

We do everything in the conveyance process for you, you only need to make sure that you do what we ask on time, including completing and signing documents, arrange for inspections of the property and arrange funds for settlement. We will walk you through the process from beginning to end to give you an informed, comfortable and satisfactory digital conveyancing experience.

Are there other costs I should be aware of?

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:

PEXA fee	\$140.58
Verification of Identity	From \$16 Each
Transfer Duty	Subject to purchase price
Registration Fee	Subject to purchase price

How do I get started?

We can start work for you as soon as you provide us with a contract and section 32 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 VIC 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:

PURCHASER'S LEGAL PRACTITIONER OR CONVEYANCER

Name:	LEAD Conveyancing		
Address:	Level 2, Suite 9, 454 Collins Street, Melbourne VIC 3000		
Email:	info@leadconveyancing.com.au		
Tel:	03 8657 4328	Mob:	Ref:

Priority Fees for when settlement in:			
21 days or less	\$198.00	7 days or less	\$328.90
14 days or less	\$249.70		

