

Buying Residential Property – Issues to Consider

Typically, when property is being purchased the following matters should be considered:

- the contract of sale and advising on its terms, and negotiating changes if necessary.
- the purchasing entity and the nature of tenancy – whether joint owners or tenants in common
- land tax and GST issues (if applicable)
- the condition of inclusions, warranties on inclusions (if any)
- the cooling off period
- arranging building and pest inspections or strata inspections
- arranging a survey, valuation or other reports
- zoning requirements and restrictions
- heritage and/or planning and development issues
- finance and negotiation of finance terms
- Foreign Investment Review Board approval if necessary
- assessing whether first home owners grants apply
- exchanging the contract of sale and paying the deposit
- arranging payment of stamp duties
- preparing and examining the mortgage agreement
- checking if there are outstanding arrears or land tax obligations
- finding out if any government authority has an interest in the land or if any planned development could affect the property (eg. local council, Sydney Water, Roads and Traffic Authority)
- finding out any information that may not have been previously disclosed such as a fence dispute or illegal building work, by way of requisitions issued to the vendor's solicitor
- calculating adjustments for council and water rates for the property settlement
- completing any final searches prior to settlement
- arranging a final inspection of the property prior to settlement
- attending settlement
- arranging payment of stamp duties
- registration of transfer of title

- building and contents insurance following completion
- connection of essential services following completion
- notification of change of address
- co-ownership agreements – see below

Why choose DLS?

Like most areas of the law, conveyancing can have its complexities and pitfalls.

Our lawyers:

- have considerable experience and expertise in property matters.
- adopt a pragmatic and commercial focus.
- adopt the highest ethical standards
- aim to get the job done as soon as possible.
- are contactable by phone, fax and email for direct access.

We offer fixed fee conveyancing at competitive rates. Cost agreements are issued in all matters.

We also have a network of valuers, surveyors, real estate agents and other consultants if required.

We also have strong affiliations with mortgage brokers and lenders. This means you can have direct access to an experienced and fully qualified mortgage broker who can arrange personal and commercial finance through the major financial institutions in Australia, including all the major banks.

For further information, contact:

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