



Your Expert Local Conveyancers

> VICTORIA

P 1300 635 556

W www.conveyancer.com.au

About Conveyancer.com.au?

Conveyancer.com.au is a specialist property law firm, comprising experienced conveyancing lawyers with in-depth knowledge of VIC property transfers. We are committed to delivering professional, tailored, and efficient services to our clients. The team at Conveyancer.com.au have a broad breadth of experience and can complete property transactions throughout Australia.

Conveyancer.com.au represents both individuals and corporate clients in the purchase, sale, and transfer of property across Australia. Having grown from our humble Victorian origins to a national property firm our teams are highly experienced in assisting developers with land acquisition and registration. Our expertise extends beyond residential transactions, offering comprehensive support for the acquisition of commercial properties and business transactions.



**A legal practice led by
Australian lawyers.**



Conveyancer.com.au's Promise

Convenience

Conveniently accessible, Conveyancer.com.au offers clients the flexibility to complete transactions from anywhere in the world. Our streamlined processes and use of advanced technology enable us to accommodate even the busiest of schedules.

Value

Conveyancer.com.au delivers exceptional value, offering high-quality services at a fraction of the cost of our competitors.

Experienced

Our experienced team of conveyancing lawyers takes a customer-centric approach, delivering exceptional, accessible service that offers great value for money.



5 Step Guide to **Purchasing** in Victoria

Purchasing your first home or an investment property is a significant but daunting milestone to accomplish. Conveyancer.com.au offers exceptional, affordable conveyancing for all Australians. We operate on a low fee model which does not compromise on quality of service. Regardless of whether you are buying or selling we have dedicated conveyancers and lawyers who will diligently and expertly work on your transaction through to completion.

Step 1: Contract Review

Contract Review; Conveyancer.com.au offers 2 free comprehensive reviews of a standard sale contract. Our specialist property lawyers will review your contract and section 32 within 24 hours of receiving it to highlight any irregularities and issues such as easements, covenants, caveats and other potential issues affecting the property. The team at conveyancer.com.au may recommend changes to the contract to ensure that the property you are considering purchasing meets your personal requirements.

Step 2: Offer and Acceptance

Once the contracts have been agreed upon, signed by both the purchaser and seller. A settlement date is then confirmed, and our team begins preparing the documents required to legally complete the transaction.

Step 3: Keeping You In The Loop

The team at Conveyancer.com.au will provide you with regular status updates and be readily available to answer any questions you have about the process and or your transaction. Our friendly staff can also assist you with lodging caveats, obtaining Title insurance to protect your future home.



Step 4: Settlement Day

Settlement is when the representatives for both the seller, purchaser and their respective banks meet to exchange documents and funds to finalise the transaction.

Step 5: Completion

The purchaser can now move into their new home. Moving in becomes hassle free with Conveyancer.com.au's partnership with Move Me! where all your utilities and services are connected with a click of a button to ensure your property is move in ready on the day of settlement. We notify council, water authorities and owners corporations if applicable of the change in ownership of the property.

What Conveyancer.com.au offers its Purchasers:

- Skilled Property professionals available anytime for a chat
- Fixed legal costs
- 24 hour turn around times for all contract reviews which are completed by an Australian Lawyer
- Fully audited and compliant Trust account for added security
- We have the necessary experience, processes and relevant insurances to make your transaction efficient and timely.



5 Step Process to **Selling** in Victoria

Process of Selling your Property

Conveyancer.com.au will eliminate the stress and headache commonly associated with organising the sale of your property. To get this started our experienced and friendly conveyancing lawyers will guide you through the process.

Step 1: Contract Preparation

The professional team at Conveyancer.com.au will prepare both the contract of sale and section 32 within 24-48 business hours in accordance to your instructions ensuring all necessary disclosures are made. It does not matter whether you are selling with or without an agent, via an auction or a private sale we will tailor your contract to suit your needs.

Step 2: Contract Adjustments

Once you have an interested buyer, our experienced lawyers will be able to advise you of the consequence of any changes to the contract requested by the purchaser to ensure you are not unfairly disadvantaged during the transaction.

Once the contract is finalised by both the buyer and the seller we move onto the conveyance of the property.



Step 3: Property Transfer

Your dedicated conveyancer/lawyer will liaise with the banks, purchaser and council and government authorities to ensure that any outstanding amounts relating to the property are paid in full allowing for a clear and unencumbered transfer of the property to the purchaser.

Step 4: Settlement Day

Settlement is when the representatives for both the seller, purchaser and their respective banks meet to exchange documents and funds to finalise the transaction.

Step 5: Completion

We notify council, water authorities and owners corporations if applicable of the change in ownership of the property.

What Conveyancer.com.au offers its Sellers:

- Property specialists available anytime for a chat
- Fixed legal Costs
- Contracts of Sale prepared within 48 hours (conditions apply)
- Fully audited and maintained Trust account for added security
- We have the necessary experience, processes and relevant insurances to make your transaction efficient and timely.



Frequently Asked Questions

Conveyancing and why do I need a conveyancer?

Conveyancing is the legal process required to transfer ownership from legal person to another. Settlements in Victoria are conducted electronically via the PEXA platform, requiring the assistance of a licensed conveyancer or solicitor to represent you. For security reasons, PEXA is not accessible to the general public and can only be used by authorised property practitioners and finance professionals.

What is the difference between Joint Tenants and Tenants in Common?

Joint Tenants: When two or more parties own a property sharing in equal rights and obligations over the property ie 50/50. As joint tenants the law of survivorship applies when one member in the joint tenancy is deceased. The law of survivorship states that upon the death of one of the joint owners the real property as a whole will pass to the surviving proprietor (surviving original owner).

Tenants in common: Where two or more parties own a property in unequal shares ie 70/30. Upon the death of one of the tenants in common the deceased's share in the property DOES NOT pass to the surviving tenant in common. Instead the deceased share in the property passes to the executor/ administrator of their estate.

What is a cooling off period?

When you buy a residential property in VIC, there's a 3-business day cooling-off period. A purchaser must request the termination in writing to the vendor. When terminating a contract during the cooling off period the purchaser incurs a penalty of \$100 or 0.2% of the purchase price (whichever is greater). A cooling off period is not applicable to property's sold at auction or under auction conditions, if the property is over 1ha and or if it is a commercial premise.



What and When is settlement?

Settlement is the date when the legal ownership of a property is transferred to the buyer on a validly exchanged contract. The settlement date can vary in length and is specified in the Contract of Sale. However, when purchasing off the Plan settlement will be called within 21 days of the plan being registered and once the occupancy certificate has been issued.



Difference between a private sale and auction?

When you buy a property at auction, there's no cooling-off period. That means once the hammer falls, the sale is final—you can't back out if you change your mind, find issues in an inspection, or your loan isn't approved.

So it's important to be ready.

Before auction day: Get your finance pre-approved

- Book building and pest inspections
- Review the contract with a solicitor or conveyancer
- Do a title search and get a property valuation
- Buying at auction moves fast, but with the right prep, you'll be ready to bid with confidence.



What is Land Tax?

Land tax is an annual tax levied at the end of the calendar year on property you own that is above the land tax threshold.

① Land tax is different to property tax.

You may need to pay land tax if you own or jointly own:

Vacant land (including rural), holiday homes, or investment properties, Residential, commercial, or industrial properties (including units and car spaces)

Company title units or land leased from government
You may also be liable if you're a foreign owner or a non-included owner of a property opted into property tax and your total land value exceeds the threshold.
Land tax applies even if no income is earned from the land.

Exemptions generally apply to:

- Your principal residence
- Primary production land (farms)
- Land below the tax threshold



What and how much is Stamp duty?

Pre purchase property reports

When selling a residential property, agents must comply with disclosure and record-keeping rules, including documenting any known pre-purchase inspection reports.

These include:

- Building inspections (AS 4349)
- Pest inspections
- Strata document inspections (s182 & s184, Strata Schemes Management Act 2015)
- Community scheme document inspections (s26, Community Land Management Act 1989)

Strata-related reports are often referred to as 'strata searches'.

Agents must disclose these reports when buyers request the sale contract.

Under clause 37 of the Property and Stock Agents Regulation 2022, agents must record:

- Date of inspection
- Who requested it
- Who prepared it, including contact details
- Whether the preparer has professional indemnity insurance
- Whether the report is available for re-purchase

① Agents may become aware of reports through the vendor, prospective buyers, or inspectors arranging access to the property or records.

Key Points : Off the Plan Purchases

➤ Registered plan

Purchasers must be provided with a copy of the registered plan at least 21 days prior to settlement.

➤ Cooling-off period

Off-the-plan buyers have a 10-business-day cooling-off period, which is longer than the standard 5-day period for existing homes.

➤ Settlement timeframe

The contract usually specifies a settlement timeframe, often within 21 days of the plan registration and occupation certificate.

➤ Late settlement

The contract may include penalties, including interest charges, for late settlement.

➤ Trust accounts

Any deposits or instalments must be held in a trust or controlled money account until completion

➤ Transfer duty

If you intend to live in the property, you may have up to 12 months from the contract date to pay transfer duty,

**Speak to our dedicated lawyers today for all
your property needs.**



Residential Property
Purchases and Sales



Commercial Property
Purchases and Sales



Business and Leasing
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Property Developments,
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