



Conveyancer.com.au

Your Expert Local Conveyancers

> TASMANIA

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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.

What is Conveyancing and why do I need a conveyancers?

Conveyancing is the legal process required to transfer ownership from legal person to another.

Settlements in Tasmania are now being 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 authorized property practitioners and finance professionals.



5 Step Guide to **Purchasing** in Tasmania

Step 1: Review of Contract of Sale

- Engage a conveyancer or solicitor before signing.
- They will review the Contract of Sale and Vendor's Statement (or Section 9 certificate), checking:
 - Title details
 - Easements or covenants
 - Zoning and council approvals
 - Special conditions

Step 2: Making an Offer and Signing the Contract

- Offer is usually **made in writing** through the agent.
- Once agreed, both parties **sign the contract**.
- Common **conditions** may include:
 - Subject to finance
 - Subject to building and/or pest inspections
- Tasmania **does not have a statutory cooling-off period**, so it's essential conditions are correct before signing.

Step 3: Pre-settlement Checks and Searches

- Your conveyancer conducts:
 - Title search (confirming seller's legal right to sell)
 - Council and water authority searches
 - Land tax and rates adjustments
 - Check for any planning issues, encumbrances or restrictions



Step 4: Finance and Insurance

- Finalise your **loan approval** (if applicable).
- You may need to:
 - Sign mortgage documents
 - Pay deposit (usually 10%)
- **Building insurance** is recommended from the contract date (or earlier, as required by the bank).

Step 5: Adjustments and Preparation for Settlement

- Conveyancer prepares a settlement statement:
 - Adjusts rates, land tax, water usage
 - Confirms funds required to complete settlement
- Coordinates with your bank (if any) to ensure funds will be available.

Step 6: Settlement

- On settlement day:
 - Your conveyancer exchanges funds with the seller's legal representative.
 - The property title is transferred to your name.
 - You take legal ownership of the property.
- Keys are usually collected from the agent once settlement is confirmed.

Step 7: Post-Settlement

- You receive confirmation of title transfer.
- Your conveyancer registers the transfer and mortgage (if applicable) with the **Land Titles Office**.
- Update your address with local council, water authority, and utilities.

What Conveyancer.com.au Offers Its Purchasers:

- Fixed legal costs
- We offer a free contract review which is completed by an Australian Lawyer within 24 hours of receiving the Contract of Sale and disclosure documents
- Fully audited trust account for ease of settlement
- We have the necessary experience, processes and relevant insurance to make your transaction as smooth as possible.

5 Step Process to **Selling** in Tasmania

Process of Selling your Property

Conveyancer.com.au aims to remove the stress and confusion commonly associated with selling property. Their experienced and approachable conveyancing lawyers will guide you every step of the way.

Step 1: Pre-Contract Stage

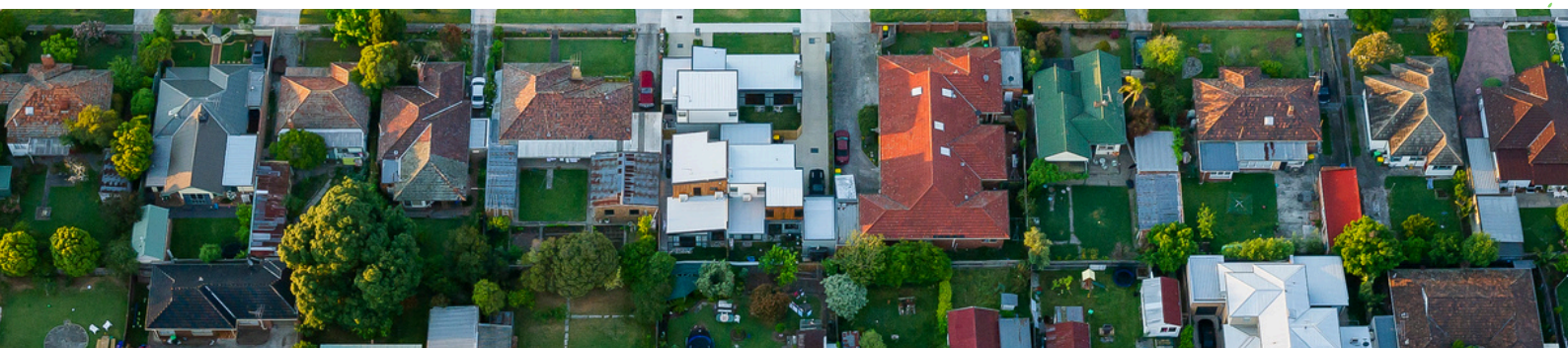
- **Engage a conveyancer or solicitor** before signing.
- They will review the **Contract of Sale** and **Vendor's Statement** (or Section 9 certificate), checking:
 - Title details
 - Easements or covenants
 - Zoning and council approvals
 - Special conditions

Step 2: Contract Signin

- **Negotiate Terms:** The buyer may request special conditions (e.g. finance, building inspection).
- **Sign the Contract:** Both parties sign and exchange contracts.
- **Cooling-Off Period:** Not mandatory in Tasmania — cooling-off applies only if expressly included in the contract.

Step 3: Contract to Settlement

- **Buyer's Due Diligence:** Buyer may arrange inspections and finalise finance.
- **Satisfy Special Conditions:** Ensure all seller obligations (e.g. vacant possession, repairs) are met by the due date.
- **Adjustments:** Calculate rates, water usage, land tax etc., pro-rata to settlement date.
- **Sign Transfer Document:** Seller signs this document, prepared by the buyer's representative.



Step 4: Settlement

- **Settlement Date:** Funds are transferred, and documents are lodged for registration with the **Tasmanian Land Titles Office**.
- **Handover Keys:** Generally coordinated via the agent once confirmation of settlement is received.

Step 5: Post-Settlement

- **Discharge Mortgage** (if applicable): Ensure any home loan is discharged properly.
- **Agent Releases Sale Proceeds:** The real estate agent deducts their fees and releases the balance

What Conveyancer.com.au Offers Its Sellers:

- Fixed legal costs
- Contracts of Sale and disclosure document provided in Digital and hard copy format if required.
- Fully audited and maintained Trust Account for added security
- We have the necessary experience, processes and relevant insurances to ensure your transaction proceeds in a timely manner.



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



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