

Conveyancing is the process of transferring the title of property between two parties. At first, it may seem like a straightforward process however, it involves far more than just filling out paperwork.

What does a Conveyancer do?

Here's a summary of services involved in a purchase:

1. Reviewing the contract before you sign
2. Searching the certificate of title to ensure proper ownership
3. Searching with government departments and local authorities for anything affecting the property
4. Advising on the information in the statutory disclosure statement (referred to as a Form 1)
5. Compliance with all special conditions and time limits
6. The preparation, certification and stamping of documentation
7. Liaising with your proposed lenders and financiers
8. Calculation of adjustments of rates and taxes
9. Preparation of settlement statements
10. Properly accounting for all monies expended or held in trust
11. Assistance with signing the memorandum of transfer; and
12. Attendance at settlement on your behalf.

Your Conveyancer will communicate with you and keep you informed throughout the process.

When will you need a Conveyancer?

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| 1. Residential settlements (including private contracts) | 6. Private mortgages |
| 2. Business settlements | 7. Caveats |
| 3. Commercial property settlements | 8. Family transfer |
| 4. Land divisions | 9. Agents searches |
| 5. Commercial leasing | |

For more information, contact [Kelly Kelly Legal](#)