since 1961

BUYING YOUR OWN PROPERTY

At ANTIPPA LAWYERS, we understand that this is a major milestone in your life. What should you expect of ANTIPPA LAWYERS after you have signed the Contract of Sale:

1. Telling you about the steps involved and clear disclosure about costs and fees;
2. Keeping you fully informed about the progress; responding to your telephone and e-mail queries in 2 business days; our conveyancing clerk can answer simple queries by telephone;
3. Searching all necessary government authorities to check the accuracy of documents which have been provided by the Vendor (or seller);
4. Discussion with you in person, by telephone e-mail or Skype about the Contract, Vendor's statement, transfer of land and your plans for the future of the property to identify any potential problems before they arise;
5. Protecting your interest by lodging a Caveat on the title at the Titles' Office;
6. Considering whether you are entitled to any duty benefits like first-home buyer, pensioner, off-the-plan, married or de facto couple and principal place of residence;
7. Telling you if there are any problems with the property, such as easements, covenants, building works in the last 7 years, party-wall easements, water pipes and infrastructure;
8. Loan documents and Legal Practitioner's certificates may be required by your lender;
9. Assisting you with transfer of funds prior to settlement, including having your cleared funds in our trust account 3 days before the day of settlement;
10. Preparing a statement of adjustment of rates and other outgoings;
11. Organising the settlement with your financier, the Vendor and its financier in terms of date, time, place, amount of funds, funds to whom, documents to be exchanged electronically and documents to be exchanged by paper.

Question: Did you know that you are entitled to a final inspection in the week before settlement?

WE APPRECIATE

1. Your prompt response to our requests for information;
2. Carefully reading information we send you;
3. Telling us of any change of circumstances;
4. Bundling your queries into groups of queries, unless urgent;
5. Pay our invoice at settlement.

WE RECOMMEND THAT YOU:

1. Review your Will;
2. Review your Powers of Attorney – financial power and a separate medical power;
3. Consider whether you have adequate income protection, life insurance, and house insurance.

FURTHER READING

http://www.antippa.com.au/publications

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