

Frequently Asked Questions - Conveyancing Plus Legal

What is conveyancing?

Put simply, Conveyancing is the legal process of transferring the ownership of a property from one person to another. When either buying or selling a home, a unit, a commercial property or vacant land you are required by law to sign a contract for sale of that property. The legal work involved in preparing the sales contract, mortgage and other related documents, is called conveyancing.

What are the main differences between a conveyancer and a solicitor?

Generally, a solicitor is a person who has legal knowledge in a variety of practice areas such as Property Law and Conveyancing, Commercial Law, Family & Criminal Law etc, whereas a Conveyancer has a particular focus on the area of Property and Conveyancing Law. Both are highly skilled and offer professional services in the area of conveyancing. The advantage of using a solicitor is that a Conveyancer will not be able to assist you in the matter if the matter does not go to planned and ends in court proceedings, whereas a solicitor will be able to assist directly.

Should I choose a Solicitor or Conveyancer?

Ultimately, the choice is yours, both Solicitors and Conveyancers are professionals and should offer you skilled and sound advice. Whether you choose a solicitor or conveyancer, be sure that they are reputable, they offer great customer service, value for money and that they make themselves available to you when you need them.

At what point should I contact Conveyancing Plus Legal?

Be prepared, give yourself plenty of time. There are advantages in engaging us as early as possible. By contacting us early, we are able to direct and assist you from the outset. When planning on selling you will need to prepare a contract prior to putting your property the market. When Purchasing, we suggest you contact us as soon as you've seen a property that you're interested in. Request a contract from the real estate agent and either email it to us or phone us so we can make an appointment for you to come in and go through the details. This is a free service that we provide, and you are under no obligation to purchase the property or continue to use our conveyancing services.

What is the cooling off period and how does it affect me?

A cooling off period is the right of a purchaser of property to cancel the agreement within 5 business days. It offers some protection to purchasers that may have rushed into a contract to purchase property and can be used to finalise financial arrangements or perform title searches. Cancelling the agreement (or rescinding, as it is known) will cost the purchaser 0.25% of the total purchase price. The cooling off

How much will it cost?

At Conveyancing Plus Legal we offer a professional and friendly service whilst keeping costs affordable. We offer a flat, fixed fee, flexible come-to-you service with no hidden charges. Please call us for a quote.

What happens at settlement time?

Settlement is the finalisation of the sale or purchase process. There are usually four parties involved – the buyer and sellers' conveyancers and the banks for the vendor and purchaser. On settlement, the purchaser's bank will exchange cheques as per the instructions of the buyer's conveyancer and in return, receive the Certificate of Title and 'discharge of mortgage' (if applicable) from the seller's bank.

Once the settlement date arrives, and settlement is completed the keys can be handed over to the purchaser via the agent. The deposit is released (from trust) to the seller. At this stage, the buyer's bank registers the change of title and mortgage, and notifies authorities (such as the water company) of the change.

Who notifies the authorities that I have purchased a property?

When your transfer papers are lodged for registration after settlement, the council, electricity company, water and telephone line providers are automatically notified of the new purchase. Other providers, however, will need to be notified.