Conveyancing at Pittwater

Maureen Keary, from **Conveyancing at Pittwater,** based on Sydney's Northern Beaches, has over 20 years experience in helping the local community through the legal process of buying and selling property, businesses and leasing.

A property transaction is probably one of the biggest decisions you will ever make. Every matter is unique and this is where experience counts as the consequence of making a mistake can be costly. There is no room for error.

At **Conveyancing at Pittwater** our promise to you is professional, sound advice. Through our friendly and efficient service, we ensure effective practical strategies to assist you in eliminating any stress involved in property transactions.

Conveyancers are real estate transfer specialists.

The sale process

THE CONTRACT

- Must be prepared before any advertising or marketing of the property
- We will obtain certain documents, known as Prescribed Documents, eg title searches, plans, covenants and easements registered on the title with the Department of Lands, 149 Certificate from the Local Council and the Drainage diagram which are required to be attached to the contract

EXCHANGE OF CONTRACTS

- The time when both parties are bound by the terms of the contract

COOLING OFF PERIOD

- The Purchaser may have a 5 day period in which to cool off (withdraw from the contract)
- The purchaser forfeits to the vendor 0.25% of the sale price if the cool off is exercised
- The vendor does not have a cooling off period
- There is no cool off in a sale at auction
- The Purchaser can waive the cooling off period by the Purchaser's Conveyancer providing a certificate known as a 66W

DISCHARGE OF ANY MORTGAGE

- We will liaise with the lender to arrange the discharge of the mortgage and payout of the loan

Buying a property

- Check the contract to see if it is in order for you to proceed and advise you on the terms of that contract
- Advise you on what searches, certificates or reports you should consider
- Check the title to the property to see that you will have clear title on completion
- Arrange for all the legal work to be completed from when you sign the contract until completion of your purchase
- Make all enquiries of different Government and other departments to see that there are no proposals that might affect the property
- Liaise with the lender to see that their requirements are completed in time for completion
- Arrange the settlement and payment of all proceeds required for the purchase
- Make sure that on completion you receive title to the property free of any impediments

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AIC Australian Institute of Conveyancers NSW Division Ltd

CPC Certified Practising Conveyancer