

The Property

WHAT TYPE OF PROPERTY DO YOU WANT TO BUY?

<i>House</i>		<i>Unit</i>		<i>Off the plan</i>	
Larger floor space Better privacy Renovation flexibility Land value increase	Higher maintenance Higher utility costs Zoning restrictions Upkeep by owner (you)	Lower maintenance Lower utility costs Extra facilities Better security Upkeep by strata	Shared space Strata rules Strata fees Less floor space Less privacy	Modern tech inclusions Buy now, pay later Choose your finishes Building warranties Increasing market	Construction defects Occupancy delays Decreasing market Interest rate changes Financial changes
<i>Property enquiries</i>		<i>Property enquiries</i>		<i>Property enquiries</i>	
Pest & Building Possible survey		Strata Inspection Possible Pest & Building		Reputation of developer Look at past projects	

Finance

DO YOU HAVE CASH OR NEED A LOAN?

<i>Cash</i>	<i>Loan</i>	
Ensure funds will be available for deposit, stamp duty & settlement	First step: Pre-approval Bank assesses your borrowing capacity	Second step: Property found Bank valuation Formal-approval

PROPERTY PRICE

LEGAL FEES

INSURANCE

STAMP DUTY

INSPECTION FEES

Structure

WHO WILL OWN THE PROPERTY?

If buying with another person you will need to consider whether you own in equal or unequal shares/ company/trust/SMSF

Contract Review

BEFORE AUCTION OR EXCHANGE

We offer complimentary contract reviews
Identify issues that may impact your buying decision
Starting point for negotiation with vendor

Exchange

CONTRACTS ARE SIGNED AND DATED

<i>Auction</i>	<i>Private Treaty</i>	
Hammer falls, contract is final and deposit is paid (10% but negotiable) Due diligence, finance & contract review prior to auction	Unconditional Vendor insists on cooling-off period waiver Due diligence, finance & contract review prior to signing contracts Deposit payable (10% but negotiable) We issue certificate waiving cooling-off period	5 business day cooling-off Contracts signed & initial deposit paid Due diligence & finance <i>Before cool-off expiry</i>
	Proceed with contract - Pay balance of deposit	Cancel contract - Lose 0.25% of purchase price

Settlement

FINAL PAYMENT TO VENDOR, YOU GET THE KEYS

<i>House or Unit</i>	<i>Off the Plan</i>
Usually 6 weeks after exchange - negotiable Government enquiries completed Cash/loan funds available Final inspection	14-21 days after new plan is registered Cash/loan funds available Final inspection Possible completion report

(Disclaimer: This guide is provided for informational purposes only and is not offered as legal advice. The content may not be current, correct or complete.)

When all you do is conveyancing... you get very good at it

Complimentary Contract Review

TAKE THE GUESS WORK OUT OF THE EQUATION

Found the property of your dreams?

Before you make an offer or pay a holding deposit
you should get the contract reviewed by a licensed conveyancer

Our contract review is complimentary!

**Simply email the contract to
contractreview@pauldenny.com.au**

We will review the contract & guide you through the process
Should you have any queries in the meantime, please contact us

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