

## **Conveyancing Tips**

### **Purchasing**

- 1. Loan Approval.** Obtain pre-approval. Usually lasts for 3 months.
- 2. Purchasing with a Cooling-off Period or at Auction.** Consider different ways of purchasing:
  - (a) Buying with a Cooling-off Period – safer option – automatic 5 business days cooling-off to obtain time for final unconditional loan approval and time to do a building and pest inspection for a house or a strata inspection for a unit. You pay a holding deposit, which is 0.25% of the purchase price. If you do not receive final loan approval within the cooling-off period or you are unhappy with the inspection, you can rescind (cancel) the contract, but you will forfeit your 0.25% holding deposit.
  - (b) Buying at auction or with a section 66W certificate – there is no cooling-off period. You are immediately locked in the contract, you are liable to pay 10% deposit immediately and you cannot cancel (rescind) from the contract. You would have to be confident with your finances to buy at auction because if you do not obtain final loan approval, you will at a minimum forfeit your 10% deposit.
- 3. Legal Advice.** Obtain legal advice. Speak to John Fasha Solicitors to advise on the contract for sale. John Fasha will explain the contract to you including special conditions, completion (settlement) date, land tax, plan of the land, if there are any easements on the land, zoning of the land – whether it is residential, if it is in bushfire prone or a flood zone, location of the Sydney Water and sewerage in the land.
- 4. Stamp Duty.** Know your first home buyer grant and stamp duty exemptions. If you are not a first home buyer, know how much stamp duty you will need to pay.
- 5. Adjustments.** Take into account adjustments. You will be liable to pay for adjustments of council and water rates at settlement from the day after settlement up to the end of the financial year for council rates and end of the quarter for water and strata levies.
- 6. Final Inspection.** Make sure you do a final inspection the day before or on the morning of settlement to make sure the property is in the same condition as when you signed the contract.
- 7. Settlement.** No you don't need to attend settlement. It is all done online now by John Fasha Solicitors in a platform called PEXA.
- 8. Keys.** When John Fasha Solicitors advises the matter has settled, you can pick up your keys from the Agent.



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