PRE-PURCHASE ADVICE AND CONVEYANCING

EMAIL OR FAX THIS FORM TO OUR OFFICE TO GET YOUR MATTER STARTED Email: admin@northcotelawyers.com.au Fax: (03) 9486 1666

northcote**lawyers**

\$440

LEGAL ADVICE SERVICES - ALL COSTS INCLUDE GST

Pre-Contract Advice (*before* you sign a contract)

1. Pre-purchase document checking and comprehensive legal advice

Cooling Off Advice (after a contract was signed without legal advice)

2. Urgent advice during the 3 day 'cooling off' period (available only where sufficient time remains) \$550

Contract signed on:			(This is the date YOU first signed the contract, or any other contract for the same property.)
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PLEASE PROVIDE CREDIT CARD DETAILS^

Name on card:		
Type of card:	Visa Mastercard	
Card number:		Expiry date:
Signature:		
-		
Note: If this interview of the second	eractive form is returned unsigned this will be taken to be an acc	eptance of this fee structure and costs and

Note: If this interactive form is returned unsigned this will be taken to be an acceptance of this fee structure and costs and disbursements will be charged in accordance with same.

^Credit card payment is limited to above legal advice services unless otherwise agreed in writing.

CONVEYANCING SERVICES - ALL COSTS INCLUDE GST

CO	Conveyancing (<i>after</i> you have signed a contract)				
3.	Conveyancing - purchase of a house, unit or land in the Melbourne metropolitan area	\$995*			
4.	Conveyancing - purchase of a house, unit or land outside the Melbourne metropolitan area	\$1180*			
5.	Conveyancing - purchase of a house, unit or land 'off the plan' (i.e. unregistered subdivision)	\$1290*			
6.	Conveyancing - purchase of unit in high-rise development (over 4 storeys)	\$1290*			
7.	Conveyancing - purchaser not residing in Australia	\$1,800*			
8.	Conveyancing - purchaser not residing in Australia, purchase of a unit in high-rise development				
	(over 4 storeys) including 'off the plan'	Call for a quote			
9.	Conveyancing – commercial property or a non-standard residential matter	Call for a quote			
10	Preparation of nomination documents (required when another purchaser's name is added to the contract)	\$110			
11	Review of Licence Agreement and comprehensive legal advice	\$220			
12. Preparation of purchaser's caveat		\$220*			

*Note: Disbursements and Foreign Investor Review Board (FIRB) application (if required) not included.

CLIENT DETAILS

(Name and D.O.B. details must be complete and accurate, as later corrections or changes can affect stamp duty and costs)

Surname:	Given names (in full):
Date of Birth:	(M): Australian citizen Foreign investor
Mr Mrs Miss Ms	
Surname:	Given names (in full):
Date of Birth:	
Phone: (H):	(M):
Email address:	
	Australian citizen Dereign investor

Current physical address (Not PO Box)

House or Unit number:				
Street:				
Suburb:				
State: Postcode:				
Current post address: (used UNTIL settlement)				
House or Unit number:				
Street:				
Suburb:				
State: Postcode:				
Future post address: (used AFTER settlement)				
House or Unit number:				
Street:				
Suburb:				
State: Postcode:				
FORM OF OWNERSHIP				
Single purchaser only Both to own 100% jointly Each to own 50% in common				
Ownership in unequal proportions (this must be specified in the contract particulars).				
PROPERTY DETAILS				
Type of property:				
Vacant land only House and land Flat or home unit Other:				
Address of the property being purchased:				
House or Unit number:				
Street:				
Suburb:				
State: Postcode:				

SWIMMING POOL AND SPA

Under the *Building Amendment (Swimming Pool and Spa) Regulations 2019* property owners are required to register their pool and spa with their local council by 1 June 2020 and have them inspected by an appropriately qualified building inspector and issued with a certificate of compliance. They must have their safety barrier inspected once every four years.

However, there is no requirement under the regulations or under s32 of the Sale of Land Act 1958 for vendors to disclose whether their pool or spa has a compliance certificate.

If the property has a pool or spa, you are at risk of being liable for the costs of an inspection and having works done to bring the pool or spa into compliance. In a worst-case scenario, the pool or spa may not be able to be brought into compliance.

If the property has a pool or spa, we recommend that you obtain a copy of the relevant certificate of compliance prior to signing the contract. Please inform us if the property has a pool or spa as soon as possible and we will request the certificate of compliance from the vendor's solicitor.

If the vendor does not have a certificate of compliance you may wish to determine the cost of compliance, if possible, and communicate that your offer is made having taken such future compliance costs into consideration.

OCCUPATION OF PROPERTY	
The property being purchased will be my principal place of residence	Yes No
Are you a First Home Owner?	Yes No
Are you entitled to a concession rebate for stamp duty?	Yes No

FINANCE FOR PURCHASE							
I WILL NOT be obtaining a home loan. I will provide all funds necessary to effect settlement (A post settlement agency fee will apply for stamping and lodging documents); OR							
I WILL be obtaining a home loan. Name of bank or len	I WILL be obtaining a home loan. Name of bank or lending institution:						
 I WILL be obtaining a home loan however I am yet to choose a lender and I would like Northcote Lawyers to have their recommended local mortgage broker contact me by email; OR I WILL be obtaining a home loan and I have chosen a lender however I would like Northcote Lawyers to have their recommended local mortgage broker contact me by email to arrange for an obligation free second opinion on my chosen lenders offer 							
SETTLEMENT							
The settlement date is (if known):		7					
OR I am purchasing 'off the plan' and there is no set of	date for s	settlement					
SIGNATURES							
I/We confirm that the above information is true and corre	ect, and i	s to be acted upon as my instructions to proceed.					
Signature of Purchaser 1		Signature of Purchaser 2					
Note: If this interactive form is returned unsigned this will b will be charged in accordance with same.	be taken ⁻	to be an acceptance of this fee structure and costs and disbu	rsements				
HOW DID YOU HEAR ABOUT US?							
Google I am a previous client Billboard advertising Social media		Referred by past client Vellow Pages Online Other (please specify):					
Please send this form to our office to commence proceedings Email: admin@northcotelawyers.com.au Fax: (03) 9486 1666 Mail: 157 St Georges Road Northcote 3070 PLEASE DO NOT LEAVE BLANK BOXES – CONTACT US IF YOU ARE UNSURE ABOUT THIS FORM For further information regarding costs or the conveyancing process, please call or visit our website P: (03) 9486 1661 www.northcotelawyers.com.au Northcote Lawyers Pty Ltd (ABN 88 155 705 203)							
ITEMS THAT FALL OUTSIDE THE SCOPE OF AN ORDIN	ARY CO	NVEYANCE INCURRING ADDITIONAL FEES					
PURCHASE OF PROPERTY							
GST If the property is a new residential property or new potential residential land and the purchaser is required to make payment	\$220	Negotiating change in settlement date If the settlement date is changed from the contract settlement date, at your request	\$220				
of GST at settlement. To register for payment of GST, attend to payment of GST, as per ATO requirements and lodge notification of settlement with ATO		Rebooking settlement If settlement is rebooked at the fault of either party or the bank	\$220				
ATO Foreign Resident Capital Gains Tax Clearance Certificate	\$220	Receipt and payment of purchasers equity To receipt in trust and pay at settlement purchasers equity, if required:	\$110				
If the Vendor is a Foreign Resident and the property is sold for more than \$750,000 and Foreign Residents Capital Gains Tax is payable to the ATO		Challenges to contract for alleged breaches of s32 of the Sale of Land Act	\$440 hourly rate				
<i>License Agreement</i> Preparation of a License Agreement to provide the purchaser with early access prior to settlement if necessary	\$440	Verification of Identity per person To meet with the client as required and identify them in conference:	\$77				
Requesting extension to subject to finance or subject to building and pest conditions	\$110	PURCHASE AND SALE OF PROPERTY					

pest conditions is sought, at your request

If an extension to the subject to finance or subject to building and

Verification of Identity per person

To meet with the client as required and identify them in conference:

\$77