

SCHEDULE OF FEES

LEGAL FEE:

standard conveyance
\$650

DISBURSEMENTS:

Full set of certificates [if required]
\$200

GOVERNMENT TAXES:

Stamp Duty on Transfer of Land

\$0- \$25,000 - 1.4% of the dutiable value of the value property

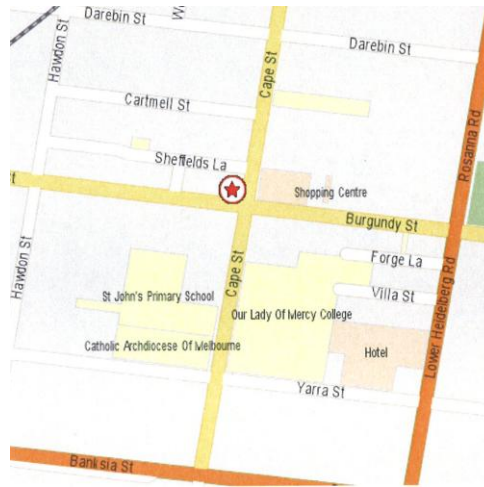
\$25,001- \$130,000 - \$350 plus 2.4% of the excess over \$25,000

\$130,001- \$960,000 - \$2870 plus 6.0% of the excess over \$130,000

\$960,001+ - 5.5% of the dutible value of the property

Titles Office Registration Fee Consideration shown on transfer:

\$100,000	\$366
\$200,000	\$612
\$250,000	\$735
\$300,000	\$858
\$400,000	\$1104



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CHECKLIST AND SCHEDULE OF FEES

When Buying or Selling Real Estate



JOHN PASTRO & CO
SOLICITORS
practical legal solutions

www.jplegal.com.au



CONVEYANCING CHECKLIST (WHEN BUYING REAL ESTATE)

Before you sign the contract carry out the following checks and searches or insert special conditions into the contract to protect you. Consult me for assistance in preparing the required special conditions for a low, fixed conveyancing fee.

1. Check the measurements shown on the Certificate of Title to ensure that the property and all fences are correctly located on the title boundaries. If in doubt insert a condition report from a licensed surveyor.
2. Check with the local council town planning department whether there are any development proposals in the surrounding area which may affect the property and that your intended use of the property is permitted under the zoning which applies to the property that you are intending to purchase.
3. Check with the local council or water authority that the property is not contained within a designated flood prone area, contains landfill, suffers from pollution or contamination.
4. Check with the local council building department that all buildings or improvements on the property have been built with and comply with council permits.
5. Arrange and make the contract conditional on a satisfactory builders / architect report regarding any defects with any buildings or fittings on the property.
6. Consider what effect (if any) the easements or covenants shown on the title will have on your intended use of the property.

7. Arrange finance or make the contract conditional on your obtaining finance approval.

8. If the property contains an unfenced pool / outdoor spa be aware of the obligation of a purchaser to erect a fence in compliance with the regulations within 30 days from the settlement date.

9. Check that every appliance is in good working order or better still have a clause inserted in the contract placing the obligation on the vendor to ensure that all appliances are in proper working order at the settlement date.

CONVEYANCING CHECKLIST (WHEN SELLING REAL ESTATE)

Attend to the following as soon as you have appointed your real estate agent or consult me for assistance at a low fixed conveyancing fee.

1. Obtain a copy of the title showing present registered proprietor(s) and covenant(s) (If any) and a copy of the plan of subdivision in the case of a flat or unit.
2. In the case of a flat or unit obtain an Owners Corporation Certificate from the secretary to the Body Corporate or the managing agent.
3. Obtain copy of current council rate notice (Both council and water).
4. Obtain details of any building permits issued by council with the last 7 years including:
 - (i) Date of issue
 - (ii) Description of works involved.
 - (iii) Whether the permit is issued to an owner builder

and if so whether the estimated costs of the works declared in the permit application was \$5,000 or more in which case compliance with the guarantee requirements of the Domestic Building Contracts & Tribunal Act 1995 will be necessary to gain protection against a contract of sale being voidable.

5. Obtain details on current zoning for Town Planning purposes (Planning Certificate.)
6. Obtain details of any restrictions not shown on the title (if any) such as unregistered easements or covenants usually in favour of water or sewerage authorities (Encumbrances Certificate)
7. Obtain details of any notice order or approved proposal (if any) affecting the property

e.g.

- Road Widening Proposals (Vicroads Certificate)
- Drainage Scheme Proposals, Road Making Charges (Land Information Certificate)

