

consumer guide

PURCHASING OR SELLING A HOME IS, FOR MOST OF US, A TIME OF HAPPINESS BUT ALSO OF STRESS. RAE & PARTNERS CAN ASSIST CLIENTS BY PROVIDING CLEAR, COST EFFECTIVE AND STRAIGHT FORWARD PROFESSIONAL ADVICE.

purchasing & selling real estate

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A good legal adviser can make your transaction as smooth and stress free as possible whilst also assisting you to negotiate your way through the maze of government, banking and legal requirements.

Rae & Partners work with their clients to make this process simpler.

At Rae & Partners, the emphasis is on the provision of service at a high level, delivered in a clear and understandable way without the undue need to use 'legalese'.

We endeavour to be completely approachable in dealing with our many varied clients and staff training concentrates on the provision of quality service.

Rae & Partners are also a highly experienced firm in the areas of Wills and Estate Planning. We are pleased to offer this service to our conveyancing clients.

**CONTACT US FOR A
COMPETITIVE QUOTE**

stamp duty, transaction & conveyancing & costs

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STAMP DUTY

THE MAJOR COSTS OF ANY TRANSACTION ARE USUALLY ASSOCIATED WITH GOVERNMENT CHARGES INCLUDING STAMP DUTY, AS SHOWN IN THIS TABLE:

PRICE	STAMP DUTY	PRICE	STAMP DUTY
\$75,000	\$1,560.00	\$475,000	\$17,185.00
\$100,000	\$2,435.00	\$500,000	\$18,247.50
\$125,000	\$3,310.00	\$525,000	\$19,310.00
\$150,000	\$4,185.00	\$550,000	\$20,372.50
\$175,000	\$5,060.00	\$575,000	\$21,435.00
\$200,000	\$5,935.00	\$600,000	\$22,947.50
\$225,000	\$6,935.00	\$625,000	\$23,560.00
\$250,000	\$7,935.00	\$650,000	\$24,622.50
\$275,000	\$8,935.00	\$675,000	\$25,685.00
\$300,000	\$9,935.00	\$700,000	\$26,747.00
\$325,000	\$10,935.00	\$725,000	\$27,810.00
\$350,000	\$11,935.00	\$750,000	\$28,935.00
\$375,000	\$12,935.00	\$775,000	\$30,060.00
\$400,000	\$13,997.50	\$800,000	\$31,185.00
\$425,000	\$15,060.00	\$825,000	\$32,310.00
\$450,000	\$16,122.00	\$850,000	\$33,435.00

COST OF A TRANSACTION

THESE INCLUDE THE 'DISBURSEMENTS' THAT ACCOMPANY ANY TRANSACTION. DISBURSEMENTS ARE FEES CHARGED BY FEDERAL, STATE AND LOCAL GOVERNMENT BODIES FOR SEARCHING THEIR RECORDS OR REGISTERING DOCUMENTS. THEY WILL ALSO INCLUDE FEES AND EXPENSES RAE & PARTNERS INCURS ON YOUR BEHALF, SUCH AS PHOTOCOPYING, FAXING AND BANK FEES (PETTY COSTS). THEY MAY, IN YOUR MATTER, INCLUDE THE FOLLOWING:

PURCHASER	COST
Council searches (Rates & Council Rights)	\$241.82
Bankruptcy search, per name (incl. GST)	\$23.98
Title search	\$29.60
Priority notice on transfer	\$22.34
Filing fee in transfer	\$193.88
Department of Mines search (incl. GST)	\$49.50
Gas search (incl. GST)	\$3.50
Environmental search (incl. GST)	\$7.70
Petty costs on purchase (incl. GST)	\$104.50
Land Tax search	\$11.10
Heritage Council search fee (incl. GST)	\$36.50
Water search fees (incl. GST)	\$37.00
SELLER	COST
Council rates search	\$44.40
Title search	\$29.60
Filing fee on discharge of mortgage	\$156.88
Petty costs on sale (incl. GST)	\$104.50
Land Tax search	\$11.10

What happens after you sign?

Once you have signed your contract, you or your real estate agent will pass on a copy of the contract to your lawyer. Your lawyer will then:

- check the contract with you or for you and report to you confirming instructions;
- explain to you the procedure to follow to achieve a smooth transfer;
- work towards confirming any conditional clauses in the contract;
- contact all relevant authorities to undertake all necessary searches;
- deal with your bank or financier to ensure that funds are available on time;
- prepare the necessary documentation for transfer (i.e. requisitions and transfer papers);
- assist in resolving any problems or issues which may arise;
- undertake the arrangements to organise settlement with real estate agents, banks, other solicitors etc.;
- settle the transaction, lodge the papers, report to you and answer any queries.