

APJ Law Property Team

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This guide has been prepared by APJ Law for the general information of their clients. While it directs attention to and comments upon aspects of law, it is not intended to provide legal advice. Further professional advice should be sought prior to acting on any information conveyed in this guide.
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Buyers Checklist



Buying a New Property Doesn't Have to be a Daunting Experience

Conveyancing is not simply about the purchase of land, but the transfer of your rights and interests in the land and any buildings on it.

For many people buying a house, home unit or block of land may be the largest purchase that they make in their lifetime. For this reason, buying a house, home unit or block of land can be a daunting and nerve racking experience.

Conveyancing is a complex area of law. It is more than just paper shuffling. Incorrect legal advice can result in you relinquishing your rights unnecessarily and can leave you exposed.

When you buy a house, home unit or block of land the principle of "Buyer Beware" applies. This means that generally, the purchaser buys the property "As Is" and must make themselves aware of any defects or problems with the property prior to entering into a contract.

The APJ Law Property Team collectively has over 100 years of experience in advising clients on purchasing property and is dedicated to ensuring that your purchase is a smooth and trouble free transaction.

We aim to provide our clients with clear, concise and cost effective advice so every client can make informed decisions about their purchase.

So, if you are looking to purchase a house, home unit or block of land or have a question in relation to your purchase, please feel free to call a member of our Property Team or drop into our office for a chat.

APJ Law Buyers Checklist

The APJ Law Property Team has compiled the following checklist to help you when purchasing your property:

1. Check the amenities and schools, access to public transport around the location of your proposed purchase.
2. Check with the Council to ensure that the property zoning will allow you to carry out any plans you have for the property (extensions, development).
3. Inspect the house carefully and note any obvious defects or problems.
4. If you don't have access to one, arrange for a survey to be completed to ensure that there aren't any encroachments.
5. Organise for a pest inspection to be completed.
6. Arrange for a building report to be completed by a builder to ensure that any buildings on the property are in a sound condition.
7. Read the Contract for Sale and Letter of Advice from your solicitor carefully. If you do not understand something be sure to ask your solicitor about it.
8. Ensure that you have your finance approved prior to exchanging contract. Once you exchange contracts you may have to pay even if your finance does not come through.
9. Check with your solicitor if you are eligible for the First Home Buyers Plus stamp duty exemption or the First Home Owners Grant.

IT IS MOST IMPORTANT THAT YOU DO NOT SIGN ANY DOCUMENTS UNTIL YOU HAVE SEEN YOUR SOLICITOR OR CONVEYANCER.