



A guide to purchasing

Buying a home or investment property? 1836 Conveyancing is here to make the settlement process as safe and simple as possible.

Here's a procedure for you to follow:

Choose a Conveyancer – if you haven't picked a conveyancer prior to purchasing and signing a contract, make sure you appoint one as soon as possible. Let your agent and finance broker, or bank know.

Immediately arrange insurance cover for the property – from the contract date the property is generally at the purchaser's risk, so you must have an insurance policy right away.

Contact your bank or finance broker – to begin arranging finance as detailed in your contract if applicable.

At the expiration of cooling off, pay your deposit – this amount is paid to the Real Estate Agent's trust account.

Complete authorities and ID – with your conveyancer. Documents for the transfer of land must be signed and an ID check completed as per Registrar Requirements. This can be completed in office or electronically, whatever suits you best.

If you are moving in – arrange for gas, electricity, telephone and internet connections at the new property from settlement date. Note your conveyancer will arrange adjustments and change of ownership advice for council, SA water, emergency services levy, land tax and strata or community where applicable.

The week before settlement – we will provide a statement to confirm all disbursements for settlement. At this time we will advise if any shortfall is required so you can transfer funds to trust.

At latest by two (2) working days before settlement – Pay the amount required to 1836 Conveyancing Trust Account, or to your banks nominated shortfall account if set up with your lender.

Settlement day – Settlements normally occur between 11am to 2pm but can happen during any time in normal business hours. Once settlement is complete we will give you a call, and you can collect keys from the Real Estate Agent!

1836 Conveyancing is here to ensure everything is handled professionally.