

Don't lose your sale!

Boutique Lawyers offers guaranteed
Conveyancing Services.

50% off if you don't get it in 24 hours!

Boutique Lawyers offers a **fixed fee** as well as a **24 hour service guarantee**.

Don't lose a sale because you haven't prepared your section 32!

We guarantee that we will have your section 32 ready and to you **within 24 hours of the request** being received or else you will receive **50% off our fixed fee price** (provided that you provide our office with a copy of an active Owner's Corporation Certificate, or Building Permit if this applies to your property).

We won't charge you for our services until your property has sold and should your property fail to sell we will only charge you **\$200**.

Property Services we offer

Sales and Purchases of General Law Land
Lodgements and Withdrawal of Caveats
Transfer of Ownerships
Subdivisions
Refinances

SELLING

Private Sale: \$880
(including GST) and disbursements

Auction: \$990
(including GST) and disbursements

PURCHASE

Residential and Commercial: \$990
(including GST) and disbursements

The only increase in the fees quoted above is in the instance where your property is subject to an active **Owners Corporation** and our office has had to obtain a copy of the **Owners Corporation Certificate**. In this case our fees are **below \$200** for obtaining the certificate.

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5 Reasons why you need a Lawyer to perform your Conveyance

Before you make the decision, you should know that the process of transferring property ownership from vendor to purchaser can be quite complex and is fraught with peril.

Here are 5 reasons why a lawyer is best suited to perform the task:

1. Specialised knowledge

A conveyance is one of the most important legal transactions that you will undertake and, therefore, should be performed by a lawyer that has specialised knowledge of the process. This is important because a conveyance creates a legally binding relationship between a vendor and purchaser and gives rise to legally enforceable rights. So, your taking a risk if you don't get it right.

Unlike a conveyancer, a lawyer can advise you on other implications of the law as a result of your purchase or sale. If you have been appointed executor of an estate and need to sell a property, a lawyer may be able to advise you on your duties as an executor as well as assist you with obtaining a grant of probate so that you can perform the conveyance. A conveyancer cannot provide you with any legal advice.

Lawyers also have an obligation to keep up to date with the current laws. This is not a requirement for a conveyancer, and therefore your conveyance may not be performed correctly putting your assets and lifestyle at risk.

2. Training

In addition to having specialised knowledge, a lawyer will have undertaken practical legal training in property and contract law, tax, equity and deceased estates. This is very handy as one or more of these areas of law may be applicable to your conveyance.

Conversely, a conveyancer will have only undertaken training in conveyancing, and cannot assist you with anything else.

3. Good value for money

Unlike a conveyancer, when you employ a lawyer to perform your conveyance, a full legal service will be provided to you. This means one-on-one consultations, sound legal advice, attention to detail and more importantly, peace of mind. While this may cost you slightly more than what you would pay a conveyancer, you will be getting good value and protecting yourself and your assets.

Lawyers are very good at spotting issues before they come to fruition. This is important because you may find yourself seeking legal advice about an issue that was missed by your conveyancer which will end up costing you more.

As the saying goes, *'Don't be penny wise, pound foolish'*.

4. You're protected

Now, if you're thinking of doing your own conveyance, perhaps you should reconsider. Again, it may be cheaper, but know that if you make an error, you will be held personally liable and will have to compensate the other party for any loss or damage they have suffered. You may even be forced to proceed with the transaction, even though you don't want to.

To avoid this, you need to employ a lawyer. This is because he or she will have professional indemnity insurance that will protect you from any personal claims made against you.

5. Results

Sure, conveyancing can be stressful. There are demands, deadlines and long hours involved. A vendor wants to be 100% certain that their property has been sold, while a purchaser wants to be 100% certain that they have acquired 'good' title. A lawyer knows this and because they are held to a higher standard of ethics and professionalism than any other professional, rest assured, you will get results.

So make sure you make the right decision and get a lawyer to perform your conveyance.

Other Services we offer

- + Building and Construction law
- + Advice on Building Contracts
- + Home Warranty Insurance Claims
- + Arbitration & Mediation
- + Debt Recovery
- + Litigation
- + Insolvency & Bankruptcy
- + Tribunal & Court Attendance

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