

WHY USE A SOLICITOR FOR CONVEYANCING?

There is a common misconception that solicitors handle only legal issues, and that conveyancers are cheaper and specialise in conveyancing matters. In fact, a conveyance is a legal transaction. Your solicitor does handle conveyancing matters and is the true specialist in that field, and at a price that is most competitive with a conveyancer.

Conveyancing is one of the most litigated areas so it pays to have proper legal advice from the start. The advantages of using your solicitor when selling your property are:

- face-to-face contact with a solicitor;
- legal advice about your agency listing agreement;
- your Contract for Sale can be tailored to your individual requirements e.g. if you wish to have the deposit released early to purchase another property;
- your solicitor can provide legal advice, unlike a conveyancer who cannot give legal advice e.g. tax issues, and pitfalls of various clauses in the Contract;
- your solicitor often handles your other business so can advise accordingly;

- will provide timely advice if, after exchange of Contracts, things do not go according to plan with the sale;
- can liaise with others if required e.g. your bank or accountant;
- assurance that you are receiving the best possible advice and service to suit your personal circumstances;
- professional indemnity insurance to protect you for that legal advice;
- competitive fees.

The advantages of using your solicitor when purchasing a property are:

- face-to-face contact with a solicitor;
- legal advice on the Contract for Sale, unlike a conveyancer who is not permitted to give legal advice e.g. whether to purchase as joint tenants or tenants in common (with reasons), and potential pitfalls in the Contract;
- provide a Contract and searches tailored to suit your specific requirements;
- if purchasing a strata title unit, can inspect the Owners' Corporation documents and provide legal advice;
- will provide timely legal advice if, after exchange of Contracts, things do not go according to plan with the purchase;

- can liaise with others if required e.g. your bank or accountant;
- assurance that you are receiving the best possible advice and service to suit your individual circumstances;
- professional indemnity insurance to protect you for that legal advice;
- competitive fees.

The advantages of using your solicitor for a lease are:

- proper legal advice about your lease; including detailed explanation of your responsibilities;
- timely advice before your lease expires, should you wish to renew, or calculating your rental increases each year;
- prompt legal advice and immediate action should problems arise with your lease;
- can liaise with others if required e.g. your bank or accountant;
- assurance that you are receiving the best possible advice and service to suit your personal circumstances;
- professional indemnity insurance to protect you for that legal advice;
- competitive fees.

If you are undergoing a divorce or de facto property settlement, then your solicitor can attend to this, from start to finish including any conveyance, and provide legal advice along the way. Likewise, if there is a death in the family requiring the transfer or disposal of property, then your solicitor can attend to this from start to finish. In this way you have the one person who best knows your circumstances handling the entire transaction, with timely legal advice along the way.

So don't delay, seek proper legal advice right from the start. Contact Mr **Laurie Hagan**, or Solicitor, Mrs **Joan Hagan**, Solicitor, of Baker & Borthwick Solicitors ph **6555 5555**.

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*Only a solicitor is qualified to provide **legal** advice on buying, leasing, or selling real estate.*

Thinking of buying, leasing, or selling property?

See us for professional legal knowledge, personal service and competitive rates.

Baker & Borthwick Solicitors

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