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What to Expect, Development Conveyancing

This guide explains, in plain terms, how we will run your development matter from start to finish. Timing depends on your project, your approvals, and your funder, and we will keep you updated throughout.

1 FIRST

Onboarding and compliance

We open your file, provide our costs agreement, verify the entity and its directors and beneficial owners, and make our source of funds enquiries. We cannot begin substantive work until this is complete, so please attend to it promptly.

2 EARLY

Due diligence and site investigations

We review title, planning certificates, easements and covenants, existing leases, and any environmental or contamination reports, and we raise the enquiries a prudent developer should make before committing.

3 BEFORE EXCHANGE

Contract review or preparation

If you are buying, we review the contract and negotiate special conditions such as subject to finance, subject to DA, or an extended due diligence period. If you are selling, we prepare the contract and vendor disclosure.

4 COMMITMENT

Exchange

Contracts are signed and exchanged and the deposit, deposit bond, or bank guarantee is provided. The transaction becomes binding, subject to any conditions we have negotiated for you.

5 DURING

Development approval and conditions

Where the matter is conditional on approvals, we monitor the development consent and its conditions and manage the timeline so that key dates are met and your position is protected.

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IF APPLICABLE

Subdivision, strata, or plan registration

For subdivisions and strata schemes we work with your surveyor and the authorities on the plan, the section 88B instrument, and the by-laws, through to registration and the creation of the new titles.

7

IF APPLICABLE

Off the plan sales

If you are selling off the plan, we prepare the disclosure statement and contract, manage sunset dates and buyer enquiries, and coordinate exchanges as lots are sold.

8

FINAL

Settlement and completion

We attend to adjustments, GST and withholding, and complete settlement electronically through PEXA. Title passes, funds are disbursed, and we report to you on completion.

> Every development is different. This is a general guide only, and we will tailor the steps and the timing to your project and keep you informed at each stage.