

We provide sound legal advice in:

CONVEYANCING

- Residential and investment properties
- Commercial
- Business
- Mortgages

LEASING

- Retail
- Commercial
- Retirement Villages

FAMILY LAW

- Property settlements
- Children's Issues

ESTATE PLANNING

- Wills
- Probate
- Power of Attorney
- Enduring Guardianship
- Contested Wills

LOCAL COURT APPEARANCES



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Liability is limited by a Scheme approved Under Professional Standards Legislation

BUYING OR SELLING A PROPERTY OR LAND?



Selling your home or purchasing a new home, land or business is an important decision and it is vital that you make an informed decision. Our friendly and professional staff will help you every step of the way.



When selling:

- Prior to placing your property on the market we will make you aware of your duties as a vendor and prepare a Contract for the Sale of Land which includes zoning certificates, drainage diagrams and title searches.
- Arrange the Exchange of Contracts when a buyer has been found and pays a deposit (normally 10% of the sale price) to your real estate agent. At this stage the Contract becomes binding.
- Arrange Settlement at which the buyer will pay the balance of monies owing and any mortgage over the property will be discharged. Upon settlement we will notify your real estate agent who will deduct their commission from any deposit held in their trust account and pay the balance to you.

When purchasing:

Once you have agreed on a purchase price, what next?

Michael Daly, Solicitors and Conveyancers will help you:

- Organise your pre-purchase inspections such as building and pest inspections and for units, strata inspection reports
- Negotiate the terms of the contract prior to Exchange
- Understand your contract
- Access any government assistance or concessions available to you such as First Home Buyers grant and First Home Plus
- Protect your rights
- Understand your financial approval
- Be aware of all the expenses related to your purchase
- Attend to the requirements of your lender/mortgagee and explain the loan and mortgage to you.
- Attend the Settlement of your contract

Protecting your interests:

- Advising you of any Capital Gains tax or GST implications
- Ensuring you have a valid Will.

Why use Michael Daly Solicitors and Conveyancers?

- Local knowledge – Michael Daly has been living and practising law in the local area for 30 years
- Convenience – we will see you after hours and Saturdays by appointment. Home visits can be arranged if required.
- Security - benefits of the protection of the Solicitor's Fidelity Fund and Professional Indemnity Insurance
- Personal, professional service from competent staff.