

KELLY & CHAPMAN

L A W Y E R S

ARE YOU BUYING OR
SELLING A PROPERTY?

Level 1, 300 Centre Road
Bentleigh Vic 3204 Australia
P.O. Box 147, Bentleigh Vic 3204
DX 37502 Bentleigh Vic
T 03 9557 2915
F 03 9557 1225
reception@kellyandchapman.com.au

www.kellyandchapman.com.au

Liability Limited by a scheme approved under Professional Standards Legislation



The buying or selling of a property can be complex and in some cases risky. It may well be one of the biggest and most important transactions of your life. Why would you leave such a transaction to chance?

We have experienced legal practitioners who are able to provide expertise in conveyancing for all types of transactions. We accept responsibility for your transaction and explain to you throughout the process in plain English exactly what your position is.

Generally, conveyancing is much more than just filling out forms - it is about:

- investigating the title of the property;
- conducting the appropriate searches and inquires on your behalf;
- preparing documents for the transfer of the property;
- ensuring that no money is exchanged without our settlement requirements being satisfied.

It is not uncommon for problems to arise in property transactions. There are many reasons why delays can occur, some of which may include:

- lost title;
- delays in obtaining finance;
- unforeseen circumstances;
- compliance for subdivisions etc.

At Kelly and Chapman, we aim to keep delays to a minimum. Sometimes we do so through our negotiation skills but, ultimately, we believe it's on account of our knowledge of the pitfalls, built up over years of experience.

Many conveyancing companies offer cheaper services. However, we believe our services are superior and far more time-efficient. We are able to draw on other areas of expertise in the law if your transaction requires it. Most importantly, we are experienced and professionally qualified and as distinct from many conveyancing companies, we have adequate and proper insurance.

In addition to standard purchases and sales we also provide a specialized service for property developers. Property development can be as small as dividing one lot into two, or as large as a major subdivision. A substantial part of our practice involves coordinating development projects, which involves surveyors, planners, real estate agents, planning authorities and the Land Titles Office etc, in effecting a timely and hassle-free outcome.

We are also experienced in all aspects of 'Off the Plan' transactions, both from a Vendor and Purchaser's point of view.

We appreciate and value your custom. We believe the fact that most of our clients come back to us time and time again is a strong indication of the quality of work that we provide.

We also offer services in the following areas:

- Wills, Estate Planning & Deceased Estates
- Property Law
- Civil & Commercial Litigation
- Business Law
- Criminal & Motor Traffic Laws
- Family & De facto disputes.

Additional services which are available to our clients are:

- Mortgage Broking services
- Financial Planning
- Insurance
- Buyer Advocates
- Appointment of Selling Agents.

We look forward to being of service to you.

For any further information please contact Georgia Diamantopoulos (gd@kellyandchapman.com.au) or Elizabeth Palumbo (ep@kelleyandchapman.com.au) or on (03) 9557 2915 or visit our website www.kellyandchapman.com.au.

The material in this publication is general commentary only for distribution to clients of Kelly & Chapman. None of the materials is or should be regarded as advice. Accordingly, no person should rely on any of the contents of this publication without first obtaining specific advice from one of the Partners or the operatives of Kelly & Chapman specifically named in this publication. Kelly & Chapman, its principals and operatives accept no responsibility to any person who acts in any way on any of the material without first obtaining such specific advice.

KELLY & CHAPMAN LAWYERS