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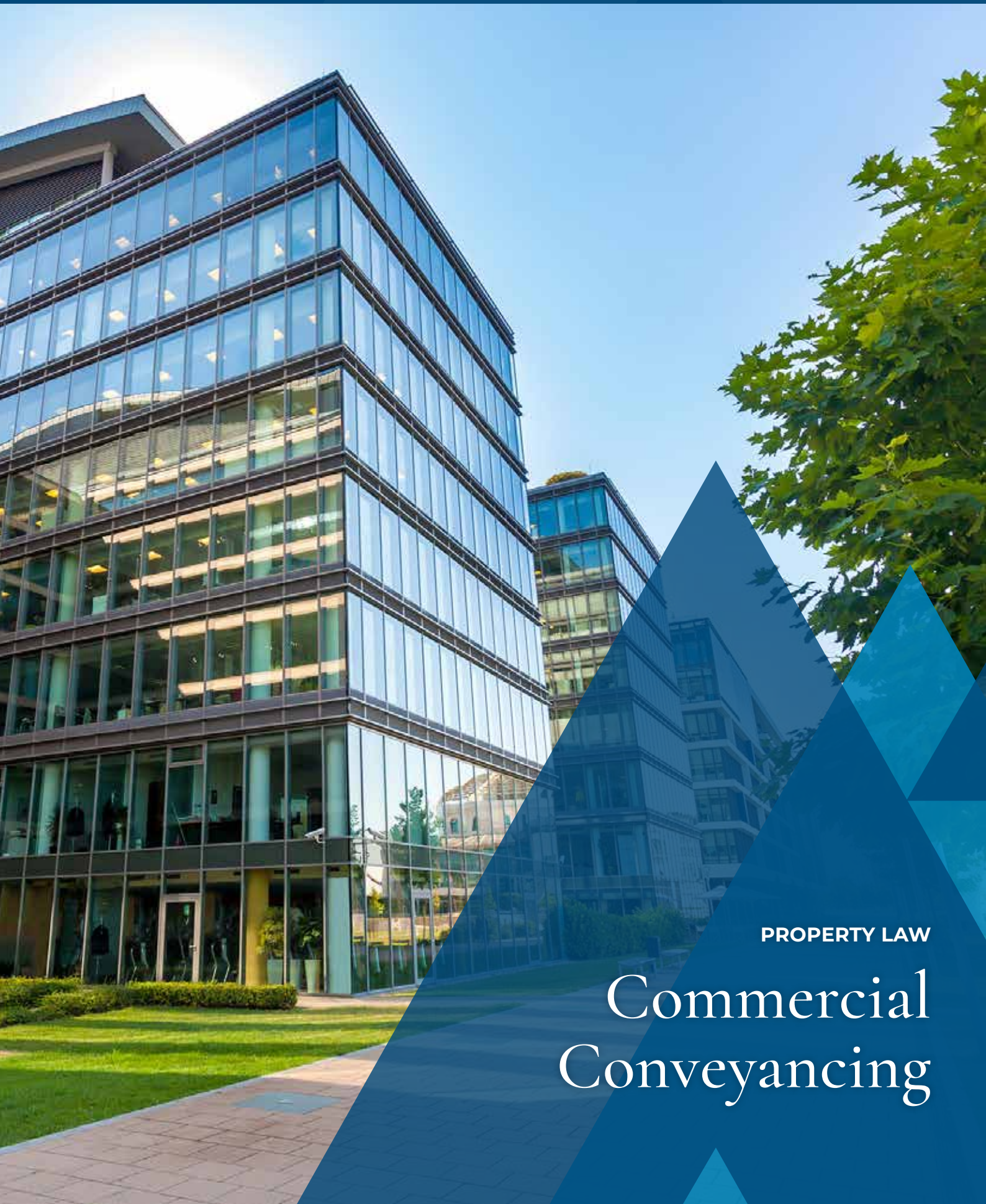
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PROPERTY LAW

# Commercial Conveyancing



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## Commercial property transactions & the conveyancing process

At Attwood Marshall Lawyers, our property law team want to help ensure your commercial property transaction runs smoothly and settles on time.

Buying or selling commercial property can be a stressful experience, so our team aim to take the stress out of your transaction and ensure they do everything possible to ensure you make a sound investment.

Commercial conveyancing is generally a lengthier and more complex matter, in contrast to residential conveyancing. There's a wide variety of legal issues which must be considered in these transactions, including the permitted use of the land, commercial or retail leases, land tax, town planning and zoning implications and GST.

## We can help you with all your conveyancing needs

Our property lawyers are regularly involved in all types of commercial conveyancing matters including:

- Industrial buildings
- Offices
- Retail spaces
- Medical and dental rooms
- Childcare centres
- Off the plan commercial developments

Commercial conveyances involve a number of complex considerations. It's imperative to ensure you receive the right advice and assistance from the outset to ensure your interests are protected.



## The commercial conveyancing process

Whilst it is often the case that no two transactions are alike, the general process for a commercial conveyancing involves:



### STEP 1

**Get the right advice.** Both the buyer and seller need to obtain the appropriate legal and accounting advice as to the correct entity to appear on the Contract.



### STEP 2

**Determine the terms and conditions.** Both parties need to obtain legal advice as to the terms and conditions, including any special conditions, of the Contract. The Contract conditions may include:

- Pest and Building Inspection
- Finance
- Due Diligence
- Review of Leases
- Prior Sale



### STEP 3

**Sign the Contract.** Once the Contract and conditions are agreed upon, each party will sign the Contract and the critical dates will be determined and diarised.



### STEP 4

**Prepare for settlement.** Once the Contract is unconditional, both parties will begin preparing for settlement, which will involve the appropriate exchange of documents, calculation of settlement adjustments, liaising with financiers and other stakeholders and finally, the transfer of land in accordance with the title's office requirements.

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# Helping people and changing their lives for the better.

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Thur: 7.30am - 5.30pm  
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Robina  
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QLD 4230

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## Brisbane

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## Sydney

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## Melbourne

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VIC 3006

Contact Attwood Marshall Lawyers on **1800 621 071** or email [info@attwoodmarshall.com.au](mailto:info@attwoodmarshall.com.au) to speak to one of our experienced lawyers today.



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