

Conveyancing Legal Fees (Seller)

* Fees are estimated only and inclusive of GST

Property Sale Bundle: Conveyancing with Form 2 Search Service | 物业出售组合：过户与Form 2检索服务

Location	Existing	New Off the Plan
	House/Unit/Townhouse	Land/Unit/Townhouse
Brisbane & Gold Coast	\$990.00	To be estimated
Logan or Other City Council	\$1,100.00	

Form 2 Seller Disclosure Scheme | 卖方披露声明

The statutory Seller Disclosure Scheme begins on 1 August 2025, and please click [Guide to the Seller Disclosure Scheme](#) for more key information to help sellers, buyers and their agents understand their rights and obligations. Engagement process as below:

- 1) The seller may complete a preliminary draft of Form 2 based on their knowledge of the property
- 2) Based on your draft, we will identify any additional property searches required and provide a tailored quote
- 3) The seller may choose between the above Property Sale Bundle, or only Form 2 Search Service (\$330 + Disbursement listed on page 2)

卖方披露声明制度于2025年8月1日正式实施；为帮助卖方、买方及其代理人了解自身的权利与义务，请点击以下链接查阅：《[Form 2指南](#)》与《[Form 2表格 - 卖方指南&中文参考](#)》。卖方委托流程如下：

- 1) 卖方可根据对物业的了解，参考上述文件填写 Form 2 初稿
- 2) 我们将根据您填写的初稿，确认是否需进一步订购相关检索，并提供报价建议，帮助您节省不必要的检索费用
- 3) 卖方可选择：全套物业出售法律服务组合（包含上述过户与订购Form 2检索服务），或仅委托订购 Form 2 检索（费用为 \$330 + 第2页所列卖方检索费）

Work Scope | 过户服务内容

Assisting the Seller with ordering relevant property searches to support the Seller's preparation of the Form 2

协助卖方订购Form 2要求的相关物业检索，以支持卖方准备 Form 2 文件

- b. Review and Preliminary Legal Advice on the Contract of Sale and Title Search (Excludes non-legal interpretation of third-party search results required under Form 2)
审阅物业销售合同与产权检索，并提供初步法律建议（不包括对 Form 2 所要求的其他第三方检索结果进行非法律性质的解释）
- c. Exchange of Contract of Sale
交换合同
- d. Verification of Identity via InfoTrack
InfoTrack网络身份认证
- e. Preparation of Transfer and Settlement Documents
准备土地过户及其他交割文件
- f. One Extension or Acceleration of Settlement Date (if applicable)
交割日期延期或提前律师函（如适用）
- g. Adjustments of Rates, Taxes and Charges
核算并调整与物业相关的各类税费
- h. Liaising with Financier with respect to discharging your sale (if applicable)
与贷款银行沟通并确认解押安排（如适用）
- i. Preparation of settlement statement and attending settlements
准备交割文件，并参加交割
- j. Final Letter to Client
发送交割完成通知函
- k. Notification of ownership change to authorities and Body Corporate (if applicable)
通知相关政府部门及物业管理方所有权变更（如适用）

Optional Legal Services | 可选的额外服务

Preliminary Review and Advice on Contract (per 30 mins)	\$242.00	Additional Letter (Condition/Key Date)	From \$99.00
Ordering Searches requested by Form 2 (excluding Disbursement)	\$330.00 - \$440.00	Additional Search Process or Advice	\$165.00
Building or Loan Contract Review	From \$770.00	Trust Entity Buyer	Additional \$330.00
Trust Facility (per 5 transactions)	\$198.00	Power of Attorney / Name Change	\$440.00 - \$660.00
Contract Drafting	\$550.00	PEXA Fees / Settlement Agent	\$140.58 - \$330.00
Contract Price Over 1.5 Million (Each additional \$500,000.00)	\$198.00	Certification / Verification	\$110.00 - \$330.00
Contract Price Over 3.5 Million (Each additional \$500,000.00)	\$396.00	Early Termination	Hourly Bill

Form 2 Seller Search Service Disbursement | 卖方检索费

Estimated disbursements as of July 2025 are indicative only and subject to actual third-party charges. These costs are not included in legal professional fees. 截至2025年7月的检索费仅为预估，最终费用将以第三方实际收费为准。该部分费用不包含在律师费中。

InfoTrack Standard Searches | 标准检索

Marked appropriate ☐ with 'X'

<input checked="" type="checkbox"/>	InfoTrack QLD Seller Disclosure			\$13.20		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Part 2 - Title details, encumbrances, etc.	Authority ETD	InfoTrack	Fee		
<input checked="" type="checkbox"/>	QLD Title Search			\$43.54		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	QLD Plan Image			\$44.17		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	PelicanCorp: Utility Plans	1 Day		\$99.00		<input checked="" type="checkbox"/>
<input type="checkbox"/>	Part 3 - Land use, planning and environment	Authority ETD	InfoTrack	Fee		
<input type="checkbox"/>	FloodWise Property Report (non-refundable)	1 Day	1 Day	\$26.72		<input type="checkbox"/>
<input type="checkbox"/>	Department of Transport & Main Roads: Property Search (Non-Refundable)	1-10 Days	1 Day	\$49.97		<input type="checkbox"/>
<input type="checkbox"/>	DES: Contaminated Land Search (Charged per Lot)	3 Days	1 Day	\$88.64		<input type="checkbox"/>
<input type="checkbox"/>	DES: Heritage Search - (Charged per Lot)	1 Day	1 Day	\$81.76		<input type="checkbox"/>
<input type="checkbox"/>	Lotsearch Environmental: Contamination Notices - not on EMR/CLR (Max 1 Lot)	1 Day	1 Day	\$49.50		<input type="checkbox"/>
<input type="checkbox"/>	Lotsearch Environmental: Zoning (Max 1 Lot)	1 Day	1 Day	\$38.50		<input type="checkbox"/>
<input type="checkbox"/>	QCAT - Queensland Civil and Administrative Tribunal: Neighbourhood Disputes Search - Per Vendor	1-10 Days	1 Day	\$34.07		<input type="checkbox"/>
<input type="checkbox"/>	QCAT - Queensland Civil and Administrative Tribunal: Tree Orders Register	1 Day		\$26.72		<input type="checkbox"/>
<input type="checkbox"/>	Part 4 - Buildings and structures	Authority ETD	InfoTrack	Fee		
<input type="checkbox"/>	QBCC: Owner Builder Search	1 Day		\$26.72		<input type="checkbox"/>
<input type="checkbox"/>	QBCC: Pool Safety Register Search (Non-Refundable)			\$26.72		<input type="checkbox"/>
<input type="checkbox"/>	Part 5 - Rates and services	Authority ETD	InfoTrack	Fee		
<input type="checkbox"/>	Current Rates Balance Enquiry	1 Day	1 Day	\$26.72		<input type="checkbox"/>
<input type="checkbox"/>	Urban Utilities: Special Water Meter Reading	5 Days		\$90.75		<input type="checkbox"/>
<input type="checkbox"/>	Part 6 - Community titles schemes and BUGTA schemes	Authority ETD	InfoTrack	Fee		
<input type="checkbox"/>	QLD CMS Search			\$14.05		<input type="checkbox"/>
<input type="checkbox"/>	Information Certificate (BCCM Form 33)	5 Days		<input type="checkbox"/> Urgent	\$138.77	<input type="checkbox"/>
<input type="checkbox"/>	Information Certificate (BUGTA Form 18)	5 Days	1 Day	<input checked="" type="checkbox"/> Urgent	\$188.27	<input type="checkbox"/>

Estimated Total | 预计总共检索费: Approx. \$87.71 - \$650.00 (may vary by Council & case)

Seller Further Searches List: 更多可选的额外检索

- <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fwww.auslaw.com.au%2Fwp-content%2Fuploads%2F2025%2F08%2F25.08.01-Seller-Searches-List-Residential.docx> for Seller Searches List Residential @Lexon

Please mark and send to property@auslaw.com.au

➤ Auslaw Partners Pty Ltd | 澳和律业

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澳和未来黄金海岸市办公室:
- Wi-Fi | 无线网络: Account | 网络名: Auslaw Partners
Password | 密码: 1300012300
- Zoom ID | 云会议室: 6130001230

➤ Business Account (Eftpos/Alipay/Credit Card Online Payment) | 商业账户 (刷卡机/支付宝/信用卡在线支付)

- Account Name: Auslaw Partners Pty Ltd Business Account
账户名: 澳和律业商业交易账户
- Bank: Commonwealth Bank
银行: 澳大利亚联邦银行
- Bank Branch: 540, 66 Eagle Street, Brisbane City, Queensland, Australia, 4000
银行分行地址: 澳大利亚昆士兰州布里斯班鹰街 66 号 540
- SWIFT Code | 银行代码: CTBAU2S
- BSB | 银行分行编号: 064 183
- Account Number | 账户号码: 1041 2869
- Reference: Case Reference (1260XXXX)
参考号: 案件参考号