

Conveyancing & Property Essentials Guide 2026

A comprehensive legal roadmap for residential property transactions in New South Wales.

BATEYS LAW FIRM

RESOURCE DOCUMENT

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DIRECTOR PROFILE

Kelly Batey

Kelly Batey is a director of Bateys Law Firm and has had a primary focus in Conveyancing and applies that experience to assist you and your family in a practical and cost-effective manner. Kelly also focuses making the conveyancing process as straightforward as possible for your family.

The Complete Guide to Buying Property

A structured nine-step pathway covering the process from finance to final settlement.



Finance Pre-approval

Secure your budget before engaging the market. Know your limits and demonstrate intent to vendors.



Property Search

Due diligence starts here. Identify properties that align with your lifestyle or portfolio goals.



Contract Review

Bateys Law Firm reviews the Contract for Sale, before you sign, identifying restrictive covenants.



Negotiation

Formulate a strategic offer. We provide guidance on price points and conditions of the sale.



Exchange

The point of commitment. Contracts are signed and exchanged between buyer and seller.



Cooling Off

A 5-day statutory period to conduct final inspections or secure firm finance.

07 Searches

Final legal enquiries with councils, the relevant water authority, and land tax authorities.

08 Inspection

Checking that the property is in the same condition as when you first signed.

09 Settlement

Electronic settlement via PEXA. Funds transfer and ownership passing.



CRITICAL 'RED FLAG' WARNINGS

Unapproved Structures: Decks or renovations without council approval.

Incomplete Disclosure: Missing zoning or drainage diagrams.

Easements: Rights of way or pipes restricting land use.

Strata Issues: Special levies or litigation within the building.

VENDOR SERVICES

Strategic Guide to Selling

Selling a property involves high stakes and strict legal obligations. Our role is to help you manage risk and to work towards a transaction that proceeds without avoidable delay.



Contract Preparation

Compiling all mandatory disclosures, including title searches and local council certificates.



Exchange & Deposit

Managing the secure holding of the deposit and the formal exchange of binding contracts.



Mortgage Discharge

Liaising with your bank to arrange for your mortgage to be paid out and discharged at settlement.



Legal Requirement

In NSW, a contract for sale with the prescribed documents attached must be prepared before a residential property is marketed for sale.

SELLING: PROCEDURAL TIMELINE

01

PRE-LISTING

Contract preparation

02

MARKETING

Agency inspections

03

EXCHANGE

Deposit securing

04

PREPARATION

Bank liaison

05

COMPLETION

Electronic PEXA

Service Areas & Jurisdiction

Bateys Law Firm provides specialised conveyancing services across New South Wales. We use electronic settlement through PEXA, and we maintain local knowledge across these primary areas: Sydney Metropolitan, South West Sydney, and the Macarthur Region.

Sydney Metropolitan

South West Sydney

Macarthur Region

All New South Wales



MANDATORY LEGAL DISCLAIMER

Disclaimer: This guide provides general information only. It is not legal advice. Property law in New South Wales changes frequently, and outcomes depend on your circumstances. You should obtain advice from a solicitor about your specific situation before acting on anything in this guide.

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