

Commercial Property

Simple & Stress-Free Commercial Property Services

Buying or selling commercial property is more complex than standard residential conveyancing, so it's critical to have highly skilled specialists managing your settlement.

At **Beltana Conveyancing**, our experienced conveyancers guide you through your legal obligations and requirements under South Australian legislation, including the **Land and Business (Sale and Conveyancing) Act 1994 (SA)**, ensuring your transaction complies with all relevant laws.

We assist by:

- Preparing the Contract of Sale if you're selling privately, or reviewing the Contract of Sale from your agent, making sure any special conditions you require are included.
- Conducting title and planning searches to verify legal compliance and accurate property boundaries.
- Preparing or reviewing the Form 1 prior to the cooling-off period expiring.
- Providing settlement statements before settlement so you clearly understand how funds will be applied and what adjustments have been made for rates, taxes, and other expenses.
- Notifying you and the sales agent immediately once settlement occurs and contacting relevant government departments and the local council to update the change in property ownership.
- Liaising with all parties involved throughout the settlement process on your behalf.

Whether you're buying or selling commercial property in metropolitan Adelaide or regional South Australia, **Beltana Conveyancing** ensures a simple, stress-free process from start to finish.

Because every client and transaction is unique, we provide expert advice tailored specifically to your circumstances to protect your interests every step of the way.

Understanding the Land and Business (Sale and Conveyancing) Act 1994 (SA)

The **Land and Business (Sale and Conveyancing) Act 1994 (SA)** governs the sale and conveyancing of commercial land and businesses in South Australia. It's designed to protect both buyers and sellers and ensure fair, transparent transactions. Here's what you need to know:

1. Purpose of the Act

- Provides clear rules for the sale and conveyancing of commercial properties and businesses.
- Protects buyers and sellers by ensuring all necessary information is disclosed and legal obligations are met.

2. Disclosure Requirements

- Sellers must provide accurate and complete information about the property or business before a sale.
- This includes contracts, financial records, zoning, and other relevant details.

3. Contracts and Cooling-Off Periods

- The Act sets out requirements for preparing and reviewing contracts, including Form 1 documentation.

- Buyers are generally entitled to a cooling-off period, allowing them to withdraw under certain conditions.

4. Legal Compliance

- Ensures all commercial property sales comply with South Australian law, including proper registration, notifications to government authorities, and adherence to local council requirements.

5. Dispute Resolution

- If disputes arise, the Act provides mechanisms to resolve them fairly, often through negotiation, mediation, or the South Australian Civil and Administrative Tribunal (SACAT).

How Beltana Conveyancing Helps

- We make sure your commercial sale or purchase complies with the Act.
- We guide you through contracts, disclosures, settlement, and government notifications.
- Our expert advice protects your rights and ensures a smooth, stress-free process.