Conveyancing Fees and How to Engage Us

Conveyancing · https://help.law.com.sg/faq/conveyancing-fees-and-engagement/

In Singapore, immovable property or real estate transactions are handled by Singapore property lawyers, also called conveyancing lawyers. Conveyancing is the legal work of transferring or dealing with title to property. Your conveyancing lawyer will usually conduct the requisite searches, draft the contract or Option to Purchase, liaise with the other party's solicitors, coordinate with your bank and the CPF Board where applicable, and see the transaction through to completion. This page explains the conveyancing services we provide, how our fees are determined, and how to engage us.

What conveyancing services do we provide?

We act in the full range of non-contentious property transactions in Singapore, including:

- Sale of property
- Purchase of property
- Mortgage and refinancing
- Redemption and discharge of mortgage
- Gift and transfer of property
- Decoupling and transfer of part-share

Each of the linked guides explains the process, the typical timeline and the matters you should consider before committing to the transaction.

What are your conveyancing fees?

Our fees depend on the nature of the transaction, the type of property and the work involved, eg. whether a mortgage or CPF charge must be redeemed, and whether we also act for your bank. Rather than quote a standard figure, we provide an estimated quote based on your particulars. Please use the following quote forms to obtain our estimated fees:

1. Sale, Purchase, Mortgage and Redemption: law.com.sg/property-quote-for-purchase-sale-and-mortgage/
2. Transfer of Partial Interest and Gift: law.com.sg/property-quote-gift-and-partial-interest/

How do I engage you for the sale of my property?

You may submit our Sale of Property Online form at law.com.sg/property-sale-online/, or book an appointment with us at book.law.com.sg/conveyancing/. Before you sign any Option to Purchase or accept any offer, it is prudent to speak to us first. Our guide to selling property in Singapore explains what to expect.

How do I engage you for the purchase of a property?

Obtain an estimated quote using the quote form at law.com.sg/property-quote-for-purchase-sale-and-mortgage/, then book an appointment at book.law.com.sg/conveyancing/. Ideally, contact us before you exercise the Option to Purchase so that we can review the terms and advise you. Our guide to buying property in Singapore sets out the process.

How do I engage you for redemption of my property?

For redemption matters, obtain an estimated quote at law.com.sg/property-quote-for-purchase-sale-and-mortgage/, then submit our Redemption Online form at law.com.sg/singapore-redemption-online/ . As redemption typically requires a notice period to your bank, commonly two months, you should engage us early. Our guide to redemption and discharge of mortgage explains the process and timelines.

How do I pay your fees?

We accept PayNow, NETS or cash at our office. Credit card payments are standardised for all our services: payment by credit card at our office attracts a 4% surcharge, and payment by Stripe credit card link attracts a 5% surcharge.

How do I book an appointment?

You may book an appointment with us at book.law.com.sg/conveyancing/. If you are unsure which service you need, book a consultation and we will advise you on the appropriate course.

What other property services do you provide?

Apart from acting in the sale, purchase or mortgage of a property, we act in a range of ancillary conveyancing matters relating to a property you already own. These include the replacement of a lost title deed, an application to note a change of name in the title, a Notice of Death where a joint tenant has passed away, a Transmission Application on the death of a registered proprietor, a transfer of property to the beneficiaries of an estate, a direct transfer to beneficiaries without transmission under section 108 of the Land Titles Act 1993, a severance of joint tenancy, an application by tenants in common to hold as joint tenants, and the filing of a statement of satisfaction of a company charge.

Our guide to Ancillary Conveyancing Services explains what each application involves and what we will need from you. To obtain an estimate for any of these matters, please use our Ancillary Conveyancing Services Quote form.

Disclaimer: The information on this page is for general guidance only and does not constitute legal advice. You should seek specific advice from a qualified conveyancing lawyer before committing to any property transaction.