



Settlement of your property moving in

Here's a summary guide for buyers on what to expect and how to prepare for the settlement and moving into your new property

Pre-Settlement Inspection: Typically, this inspection occurs within the seven days leading up to settlement, usually on a weekday. Please schedule it in advance with your real estate agent. This visit lets you verify that the property's condition matches what you observed during your initial inspection. Although the previous owners may have moved out, it's common to find their belongings still in the property during this inspection. Per your initial visit, this ensures that no walls have been altered and all appliances are in working order.

Property Condition: If the vacant property and utilities are disconnected, you should activate these services early. This allows you to test the electricity, gas, and other utilities to ensure they function properly. Remember, the property's condition is final after settlement, and any changes cannot be reversed.

Responsibilities: You must test all appliances to ensure they work, not the agent's. Regarding cleaning and maintenance of the gardens, while we encourage sellers to leave the property in a condition they would appreciate if they were moving in, this cannot be guaranteed.

Settlement Notification and Key Handover: The official settlement notification must come from the seller's representative to the agency. We will then set up a time to meet with you, either at the property or our office, to hand over the keys. This meeting should be arranged before the settlement date to ensure a smooth transition.

Remember that preparation and communication with your agent is key to a successful property settlement and move-in experience.



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