

Commercial Property Settlement

A commercial property settlement in Western Australia finalises the legal transfer of ownership for properties such as warehouses, office buildings, retail premises, and industrial sites. Because these transactions often involve leases, tax implications, and higher value assets, the process requires detailed legal and financial handling.

What the Settlement Process Typically Includes:

- Contract of Sale

The process begins once the buyer and seller sign a contract outlining the price, settlement date, and any special terms.

- Due Diligence

The buyer (or their conveyancer) reviews the property's title, checks for caveats, verifies zoning, and assesses any existing leases to identify risks or obligations.

- Financial & Legal Adjustments

Rates, rent, outgoings, GST, and other fees are calculated and split appropriately between both parties up to the settlement date.

- Settlement Day

The remaining funds are transferred, and ownership is legally updated with Landgate. All contract conditions must be met before this step is finalised.

- Post-Settlement Wrap-Up

Our team notifies relevant authorities, assists with lease handovers if applicable, and ensures keys or access are transferred securely.

At Byford Settlements, we understand the complexity and time pressures that come with commercial property transactions. Whether you're purchasing an investment property, transferring ownership, or acquiring a new site for your business - we're here to guide you.

Our clients rely on us for:

- Clear advice around GST and tax implications
- Review of existing commercial leases and tenant agreements
- Thorough title checks and disclosure verification
- Prompt communication with your agents, brokers, and legal advisors

With decades of experience in WA conveyancing and strong working relationships with local commercial agents, we help ensure your transaction is legally compliant, low-stress, and delivered on time.