



GUIDELINE TO FEES

ESTABLISHMENT COSTS

Establishment costs vary but can range from \$0 to over \$1,000 depending on the type of loan you choose. This includes the cost of the property valuation, lender's legal costs and loan set up. Some lenders require payment of this fee at the time of the loan application and others deduct it at settlement.

SOLICITORS COSTS

You should obtain a quote from your solicitor as to likely conveyancing costs. As a guide, you should allow \$800 - \$2,000.

GOVERNMENT FEES

Government fees are payable by you but the lender is required to collect them.

TITLES OFFICE FEES

Discharge of Mortgage -	\$127.90
Registration of Mortgage -	\$127.90
Transfer of Mortgage -	Under \$180,000 - \$127.90 Over \$180,000 - \$127.90 plus \$27.00 per \$10,000

MORTGAGE STAMP DUTIES

For all Queensland mortgages there will be no mortgage stamp duties. Some states do have this fee. If you are purchasing interstate, please advise us and we will calculate this fee for you.

PURCHASE STAMP DUTY – QLD

Purchase stamp duty is also known as transfer duty and it is calculated based on the dutiable value of a dutiable transaction. E.g. Purchase of a new or existing home for personal or investment use.

Owner Occupied	
Purchase Price	Amount
Not more than \$5,000	Nil
More than \$5,000 but less than \$75,000	\$1.50 for each \$100, or part of \$100, over \$5,000
More than \$75,000 but not more than \$540,000	\$1050 plus \$3.50 for each \$100, or part of \$100, over \$75,000
More than \$540,000 but not more than \$980,000	\$17,325 plus \$4.50 for each \$100, or part of \$100, over \$540,000
More than \$980,000	\$37,125 plus \$5.25 for each \$100, or part of \$100, over \$980,000
Investment Property	
Purchase Price	Amount
\$0 - \$20,000	\$1.50 per \$100
\$20,001 - \$50,000	\$300 + \$2.25 per \$100 over \$20,000
\$50,001 - \$75,000	\$975 + \$2.75 per \$100 over \$50,000
\$75,001 - \$100,000	\$2,350 + \$3.25 per \$100 over \$75,000
\$100,001 - \$250,000	\$7,225 + \$3.50 per \$100 over \$100,000
\$250,001 - \$500,000	\$15,975 + \$4.50 for every \$100 over \$250,000
\$500,001 - \$540,000	\$23,975 + \$4.50 for every \$100 over \$500,000
\$540,001 - \$700,000	\$23,975 + \$4.50 for every \$100 over \$540,000
\$700,001 - \$980,000	\$37,125 + \$5.25 for every \$100 over \$700,000

Under the home buyer's concession arrangements, all home buyers will get a concessional duty rate to \$350,000

First home buyers will pay no stamp duty for purchases under \$500,000 and will get duty concessions to \$550,000