

Introduction to Conveyancing

Course Outline

Conveyancing: The nuts and bolts

Using a case study, this session introduces the basics by:

- Defining conveyancing and introducing you to the basic legislative framework
- Discussing contract basics and disclosure requirements, and reviewing the essential elements required to form a conveyancing contract
- Providing an overview of the basic steps in a conveyance, from receiving instructions through to post-settlement procedures and closing your file
- Familiarising you with language of conveyancing by defining key terms such as time of the essence, indefeasibility and instalment contracts

Presenter: **Simon LaBlack**, Legal Practitioner Director, LaBlack Lawyers Pty Ltd; Accredited Specialist (Property Law) – Qld

REIQ residential sale of land

The presenter will take you through the essential clauses in the REIQ Contract for Houses and Residential Land, providing you with insights into best practice and guidance with drafting.

Presenter: **Julian Creagh**, Associate, Wilson Lawyers

Comparing REIQ contracts

Explore the fundamental differences and similarities between the REIQ Contract for Houses and Residential Land, Lots in a Community Title Scheme and Commercial Land and Buildings.

Presenter: **Julian Creagh**, Associate, Wilson Lawyers

Community Title Scheme conveyances

Review the basics of community title schemes including:

- the legislative framework;
- Community Management Statements;
- contract preparation, including disclosure requirements;
- practical tips for managing a Community Titles Scheme conveyancing file.

Presenter: **Frank Higginson**, Partner, Hynes Legal

BCCM Act updates

The new Queensland strata laws commenced on 1 May 2024. This session covers reforms to the *Body Corporate and Community Management Act 1997* (Qld) such as:

- Termination of schemes without unanimous agreement;
- Changes to by-law practice for towing, pets and smoking;
- How these changes have been received.

Presenter: **Frank Higginson**, Partner, Hynes Legal

Reviewing body corporate searches

Reviewing body corporate searches requires skill and diligence. Our expert presenter provides guidance on what to look out for and what advice to give your client.

Presenter: **Frank Higginson**, Partner, Hynes Legal

Searching for trouble

Undertaking property searches is a critical part of a solicitor's role in acting for a buyer. Explore what searches are available, which are essential, and what they may reveal about your client's property.

Presenter: **Simon LaBlack**, Legal Practitioner Director, LaBlack Lawyers Pty Ltd; Accredited Specialist (Property Law) – Qld

Transfer duty

Presented by a Senior Revenue Officer from the Queensland Revenue Office, this session includes:

- Key concepts relating to transfer duty
- Calculating transfer duty
- Additional Foreign Acquirer Duty (AFAD)
- Concessions and exemptions
- Aggregation of dutiable transactions
- No double duty – pursuant transfers
- Liability, lodgement and payment
- Unpaid tax interest (UTI)
- Tips for self-assessors

Presenter: **Kerry-Lee Gockel**, Senior Revenue Officer, Agent Services, Client Operations Division, Queensland Revenue Office

Settlement statement preparation

Preparing or reviewing a settlement statement is an essential part of your role in a conveyance. Using a case study, this session will take you through the basics and guide you through the preparation of a settlement statement.

Presenter: **Simon LaBlack**, Legal Practitioner Director, LaBlack Lawyers Pty Ltd; Accredited Specialist (Property Law) – Qld

Tendering for settlement and post-settlement procedures

When time is of the essence, it is essential for you to know the roles and responsibilities of each party attending settlement (whether physical settlement or electronic settlement). This session gives you a chance to practise before settlement, walking you through the basics of tendering for settlement electronically and physically and outlines your responsibilities following settlement.

Presenter: **Simon LaBlack**, Legal Practitioner Director, LaBlack Lawyers Pty Ltd; Accredited Specialist (Property Law) – Qld

Ethical issues in conveyancing

The QLS Ethics and Practice Centre takes you through various scenarios, providing guidance and highlighting the key ethical issues and the impact of the Australian Solicitors Conduct Rules on your role and responsibilities.

Presenter: **Mark Illidge**, Legal Practice Director, QLS Ethics and Practice Centre, Queensland Law Society

Legislation and Case Law update 2024

This session examines recent key developments in property case law and legislation such as:

- Property Law Act 2023 (Qld) comprising leasing, easements, deed limitation periods;
- changes to the foreign investment framework;
- rental reforms;
- a review of the REIQ contract changes.

Presenter: **Professor Sharon Christensen**, Head of Law School, Queensland University of Technology; Consultant, Gadens

E-conveyancing with PEXA

PEXA (Property Exchange Australia) is Australia's online property exchange network. PEXA has been established specifically to assist lawyers, conveyancers, banks and other professionals lodge transfer documents with Land Registries and complete financial settlements digitally.

This session covers ARNECC Model Participation Rules (including Verification of Identity, Digital Certificates) how to register for use of PEXA, and expert tips in using PEXA.

Presenter: **Lauren Franey**, PEXA Partner, PEXA
