



INSTITUTE OF LEGAL EXECUTIVES

UNIT 10 – CONVEYANCING*

Time allowed: 1 hour and 30 minutes plus 15 minutes reading time

Instructions to Candidates

- You have been provided with a clean copy of the case study materials for you to use in this examination.
- You have **FIFTEEN** minutes to read through this question paper and the case study materials before the start of the examination.
- **It is strongly recommended that you use the reading time to read the question paper fully.** However, you may make notes on the paper or in your answer booklet during this time if you wish.
- **All questions are compulsory. You must answer ALL the questions.**
- Write in full sentences – a yes or no answer will earn no marks.
- Candidates must comply with the ILEX Examination Regulations.
- Full reasoning must be shown in answers. Statutory authorities, decided cases and examples should be used where appropriate.

Information for Candidates

- The mark allocation for each question and part question is given and you are advised to take this into account in planning your work.
- Write in blue or black ink or ball point pen.
- Attention should be paid to clear, neat handwriting and tidy alterations.
- Complete all rough work in your answer booklet. Cross through any work you do not want marked.

Do not turn over this page until instructed by the Invigilator.

* This unit is a component of the following ILEX qualifications: **LEVEL 3 CERTIFICATE IN LAW AND PRACTICE** and **LEVEL 3 PROFESSIONAL DIPLOMA IN LAW AND PRACTICE**

Question 1

Reference: Question relates to **Document 1** and **Document 3** of the study materials.

In relation to the sale of 25 Station Terrace:

- (a) Explain the legal effect of:
- (i) Exchanging contracts on your client's sale to Mr and Mrs Keynes;
(4 marks)
 - (ii) Completing the sale of 25 Station Terrace.
(3 marks)
- (b) How will you ensure that your client can take with him a palm tree growing in the garden of 25 Station Terrace, of which he is particularly fond?
(4 marks)
- (c) Explain what you understand by a 'redemption statement' and why you would ask for it.
(3 marks)
- (d) Who would usually draft the contract for the sale of 25 Station Terrace, and what conveyancing form would you expect to be used for this?
(2 marks)

(Total: 16 marks)

Question 2

Reference: Question relates to **Document 2 and Document 4** of the study materials.

In relation to the purchase of Lawn Cottage:

(a) What specific enquiries would you expect to make in respect of the road way known as Church Lane?

(3 marks)

(b) What searches would you expect to make before exchanging contracts on the purchase of Lawn Cottage? Give **one** example of the information each search will provide.

(10 marks)

(c) What additional evidence would you require to confirm Mrs Winifred Cullen's right to sell Lawn Cottage if Mr James Cullen has died, and why?

(5 marks)

(d) What entry on the Charges Register of Lawn Cottage would you bring to your client's attention and what action would you take in respect thereof?

(5 marks)

(Total: 23 marks)

Turn over

Question 3

Reference: Question relates to **Document 2 and Document 4** of the study materials.

In relation to completion and post-completion of the purchase of Lawn Cottage:

(a) What steps would you take to obtain the £150,000 mortgage advance to enable your client to complete his purchase and when would these be taken?

(6 marks)

(b) Explain (in general terms) what information you would be required to provide HM Revenue and Customs about your client's recent purchase and how you would go about providing such information.

(7 marks)

(c) Why would you need to register your client's purchase at HM Land Registry?

(5 marks)

(d) What steps would you take following confirmation of your client's registration?

(3 marks)

(Total: 21 marks)

End of Examination Paper

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