



THE CHARTERED 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 CILEx 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 CILEx qualifications: **LEVEL 3 CERTIFICATE IN LAW AND**

Question 1

Relating to the sale of 68 Station Cottages

Reference: Question relates to **Documents 1, 3 and 4** of the case study materials.

- (a) Explain why you would ask Brenda Pendle to sign the contract for the sale of 68 Station Cottages.

(5 marks)

- (b) What information would have to be disclosed to Mr and Mrs Wilson about the energy efficiency of 68 Station Cottages? When would that disclosure have to be made?

(5 marks)

- (c) Explain why Eileen McDonald would have to appoint a second trustee in order to convey a good title to 68 Station Cottages.

(6 marks)

(Total: 16 marks)

Question 2

Relating to the Purchase of 2 The Verne

Reference: Question relates to **Documents 2, 3 and 5** of the case study materials.

(a) Explain how you would discover the following information about 2 The Verne:

- i) The existence of a tree preservation order;
- ii) Whether there is mains drainage;
- iii) Who is (if anyone) is currently occupying 2 The Verne;
- iv) The highway status of 2 The Verne;
- v) The likelihood of chemical contamination;
- vi) The legal boundaries of the property;
- vii) Which curtains Christina Ogutu intends to leave at the property after she has sold the property to your clients;
- viii) The existence of any registered easement crossing the property.

(8 marks)

(b) Explain how you would exchange contracts on your clients' purchase of 2 The Verne.

(8 marks)

(c) Explain the significance of the CML Handbook in relation to your dealings with Pan Euro Bank.

(5 marks)

(d) How would you recommend that your clients' intentions to keep their contributions separate be recorded with regard to their ownership of the property and their sharing of future mortgage repayments, utility bills and other related expenses?

(5 marks)

(Total: 26 marks)

Question 3

Post Contract Exchange; Completion and Post Completion

Reference: Question relates to **Document 1, 2, 3, 4 and 5** of the case study materials.

- (a) Explain the purpose of a K16 search. Against which names would you search before completion?
(4 marks)
- (b) Draft a completion statement for Paris Andrei showing what money you would need to collect from them to complete Eileen McDonald's sale of 68 Station Cottages to their clients.
(4 marks)
- (c) Explain what **two** documents you would expect to receive from Bains Montague following completion of your clients' purchase of 2 The Verne.
(6 marks)
- (d) Explain **two** significant financial disbursements which your clients would need to incur following completion of their purchase of 2 The Verne to enable them to become the new registered proprietors of the property.
(4 marks)

(Total: 18 marks)

End of Examination Paper

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