

LAW SOCIETY PROFESSIONAL TRAINING

Centre of Excellence for
Professional Education and Lifelong Learning



Certificate in English and Welsh Property Law and Practice

Date	21/22 March 2019 and 4 April 2019 (online assessment)
Time	10.00am to 4.00pm/10.00am to 2.00pm
Venue	Law Society of Ireland
Fee	€588
Discounted* Fee	€411
CPD Hours	9 General (by group study)
Event Code	19001

Aim and Objectives

The aim of this course is to examine the conveyancing practice and procedure in England and Wales. The objective, on successful completion of an online assessment, is to provide practitioners with the ability to establish and transfer proprietary rights and interests in England and Wales as set out in the Solicitors Regulation Authority for England and Wales Legal Practice Course outcomes. **It will enable solicitors who have qualified in Ireland to apply to be admitted on the Roll of Solicitors in England and Wales.**

On completion of this course participants will be able to identify and perform the critical steps in a conveyancing transaction in England and Wales, determine how legal estates and interests differ between the two jurisdictions, draft and complete the appropriate documentation for a conveyancing transaction in England and Wales and understand the law on easements and covenants for title in England and Wales. Moreover, participants will be in a position to assess how the practice of conveyancing in England and Wales differs from the practice of conveyancing in Ireland and adapt their knowledge and skills to meet the needs of clients in both jurisdictions.

Note: Attendance at all topic lectures is compulsory.

Topics and Issues to be covered

Steps in a conveyancing transaction

- Introduction
- Sequence of steps
- Taking instruction and other initial matters
- Pre contract searches and enquiries
- Town and Country planning enquiries
- National Land Information Service (NLIS)
- Deduction and investigation of title
- Between exchange and completion
- Procedures; pre and post completion

Types of Legal Estates and Interests

- Different types of legal estates and interests
- Common hold
- Common hold and Leasehold Reform Act 2002
- New leases
- Existing leases

Registered land

- Conveyancing of registered land
- Interests which may be registered
- Land Registration Act 2002
- Third party forms of protection
- Priority searches
- Overriding interests
- Rights of non-owning spouses and civil partners
- Land registry rules
- Prescribed forms

Easements

- Grant and reservation of new easements
- Prescription period

Covenants for Title

- Implied covenants
- Full and limited title guarantee
- Creating new covenants
- Law of Property (Miscellaneous Provisions) Act 1994

Contract

- Preparation and drafting of the contract
- Standard conditions of sale
- Conveyancing protocol
- Formation
- Formula for exchange over the telephone
- Law of Property (Miscellaneous Provisions) Act 1989
- Methods of exchange
- Completion by post

The English and Irish conveyancing system – a contrast

Speakers

Professor John Wylie, Consultant, A&L Goodbody Solicitors

John Keaney, Keaney and Nevin Solicitors

David Lane, Start Mortgages

Paul McMahon, McMahon Legal/Legal Guide Limited

Dr Gabriel Brennan, Law Society of Ireland

*Law Society Finuas Skillnet members