



Quiz

Reasonable Steps for e-Conveyancing

1. The verification of identity (VOI) component of the new e-conveyancing system requires a practitioner:
 - a. To take reasonable steps to verify the identification of their client, or agents of their clients, who intend to instruct them to carry out a conveyancing transaction or hand over some certificate of title
 - b. To register their involvement in a land transfer matter on a national register
 - c. To be admitted to practice in each State and Territory
 - d. To report inconsistencies in their client's names to the relevant authority
2. The definition in section 3 of the National Law defines "conveyancing transaction" to mean a transaction that involves one or more parties and the purpose of which is:
 - a. To create, transfer, dispose of, mortgage, charge, lease or deal with in any other way an estate or interest in land
 - b. To get something registered, noted or recorded in the titles register
 - c. To get the registration, note or record of something in the titles register changed, withdrawn or removed
 - d. All of the above
3. The definition of a "conveyancing transaction" in the National Law is:

- a. Narrow and only relates to the sale of residential land
 - b. Quite broad and includes property transfers, the lodging of caveats, and the registration of leases and mortgages
 - c. Applicable only to equitable interests in land
 - d. Is not defined in the legislation
- 4. When a court comes to determine whether a practitioner has taken reasonable steps in undertaking a verification of identity it may consider:
 - a. What the practitioner should have done in the circumstances
 - b. What the practitioner ought to have done in the unique circumstances that they faced in the particular VOI
 - c. When the practitioner conducted the VOI and whether it was reasonable to conduct it at that time
 - d. All of the above
- 5. For practitioners with long term clients or those that are personally known to them:
 - a. A dispensation may be made
 - b. The VOI requirements do not apply
 - c. The reasonable steps must still be followed and their ID verified
 - d. They must be referred to an independent verification agent

Answers:

1. a 2. d 3. b 4. d 5. c