

# ESSENTIAL CONVEYANCING ANSWERS

by RUSSELL COCKS

## THE CONVEYANCING BIBLE

20 Chapters      500 PAGES

from **VENDOR'S STATEMENT TO SETTLEMENT**

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# ESSENTIAL

# CONVEYANCING ANSWERS

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1001 CONVEYANCING ANSWERS has often been referred to as the CONVEYANCING BIBLE. **ESSENTIAL CONVEYANCING ANSWERS** is a shortened version of 1001, the NEW TESTAMENT, designed to provide answers to problems that arise daily in typical conveyancing transactions.

1001 was created on an alphabetical basis to provide answers to a wide range of questions that may arise in a conveyancing transaction. It commenced with ADJUSTMENTS and ended with WILLS & ESTATES.

**ECA** is more focused on a straight forward conveyancing transaction and is arranged chronologically to reflect the passage of time in a conventional transaction. It still has a chapter on ADJUSTMENTS, but near the end of the book, which commences with chapters on VENDOR'S STATEMENTS and CONTRACTS. The effect is that **ECA** is about half the size of 1001.

**ECA** is intended to serve as a Working Guide to be referred to as the transaction proceeds. 1001 will continue to be updated on-line and as well as including all of the chapters in **ECA** will continue to provide answers to the more esoteric issues that sometimes arise in a conveyancing transaction. An example is POWERS of ATTORNEY. This chapter is not included in **ECA** as Powers are relatively rare, perhaps applicable to less than 5% of normal conveyancing transactions. But it will still be important to have an online resource in the background that will continue to provide up to date information on these more esoteric topics and that is where 1001 comes in.

**ECA** also has the benefit of the inclusion at relevant places of many of my Law Institute articles as published. These articles elaborate on the topic being considered at that point in the book and in this way **ECA** provides not only the answer, but also some valuable background and explanation.

Since moving 1001 from a print version to on-line I have constantly been asked to provide a print version as well. **ECA** is a compromise. It is recommended that **ECA** be replaced every 2 years to maintain currency. When compared with the cost of other legal resources, **ECA** is great value.