

# CONVEYANCING

## THE MYTH:

A standard form and a rubber stamp

## THE REALITY:

Property conveyancing means a lot more than most people realise. When a Property Lawyer handles your conveyancing, all of these things and more can go into making sure the biggest investment of your life is safe and secure for you.

**Checking the title** and in particular, any easements or land covenants that might restrict things like access and right-of-way. Checking for property-usage rights that you might want immediately or in the future. These are not things to be treated routinely, just so a sale can go through. Can you cancel the deal if there's a problem?

**Vetting local authority LIM reports** and checking Compliance Certificates. Thanks to 'leaky buildings' and some cowboys, many people have been badly caught out. Don't be one of them.

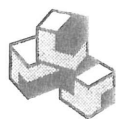
**Understand the ownership issues** - partnerships, trusts and companies are often involved. It's not simple, it's complicated and it matters to you.

**Relationships need to be taken into account.** Are you married, de facto or otherwise? And what will it mean if everything turns to custard? Not easy territory for all sorts of reasons but the Property (Relationships) Act means a lawyer should at least think about it for you.

**Guarantees and loan securities** come in many forms. They have long-term implications and have returned to haunt many a trusting or careless soul.

**Managing the money.** It is more than you'll probably ever hand over (or receive). Banks trust Property Lawyers to prepare loan documents and to provide the certificates that mean the funds will be there when you need them to be. It doesn't get any more serious than this.

Qualified and experienced Property Lawyers can separate the "myth" from the "reality" and ensure that your interests, and your interests alone, are being protected. They are members of the NZLS Property Law Section



**PROPERTY  
LAW SECTION**  
*New Zealand Law Society*