

A conveyancer attending to a transfer has a duty to establish that any contractual obligation of a party to an Agreement of Sale has been fulfilled prior to transfer (or by such other date as may be specified in the agreement), failing which, that the party entitled to rely on the fulfillment of such obligation has been advised timeously before transfer that it has not. For example, where an Agreement of Sale requires a Seller to furnish an electrical compliance or beetle certificate prior to transfer, the conveyancer attending to the transfer has a duty to establish that the electrical compliance or beetle certificate has been provided, or that the Purchaser has been advised timeously before transfer that it has not .

DPS

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