



**THE LAW SOCIETY OF SCOTLAND
EXAMINATIONS**

CONVEYANCING

Monday 8 AUGUST 2005

**1330 – 1630
(Three Hours)**

**Candidates should answer FOUR questions, TWO from PART
A and TWO from PART B.
All sections of a question must be answered.**

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Candidates should answer SIX questions ONLY.

1. To what extent is a purchaser of land vulnerable to the insolvency of the seller prior to registration of the disposition? What, if anything, can be done to lessen the risk?
2. With regard to a disposition, explain the meaning and effect of (a) a survivorship destination and (b) the warrandice clause.
3. Discuss the recent legislative changes in relation to common interest. How important does this doctrine remain?
4. A company grants a floating charge over all its property in favour of one creditor and a standard security over its premises in favour of another creditor. What would determine the ranking of these?
5. In what ways can a lease be brought to an end?
6. The Register of Sasines is a register of deeds and the Land Register is a register of title. Explain the difference. Has the introduction of the Land Register improved conveyancing in Scotland?
7. The University of Aberdeen is granting a five year lease of a building in favour of Mr Peter Smith. The building is identified by means of a plan which is annexed to the lease document. Explain the requirements for valid execution by both parties and what is required to achieve the presumption of validity.
8. What are the key differences between servitudes and real burdens?

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