

STUDENT - PRODUCT ASSESSMENT TASK

Task Number	1 of 3	Task Name	AT1
National unit/s code	BSBLEG512	National unit/s title	Apply legal principles in property law matters
	BSBCNV501		Take instructions in relation to a transaction
National qualification code	BSB61115	National qualification title	Advanced Diploma of Conveyancing
RMIT Program code	C6164	RMIT Course code	LAW5731C, BUSM7919C

Section A - Assessment Information

Duration and/or due date:	submitted/ uploaded to Canvas SUNDAY 21 MARCH 2021 at 23.59
Task Instructions	
<p>Summary and Purpose of Assessment This product assessment task is the first of three assessment tasks you need to complete satisfactorily, in order to be deemed competent for this unit.</p> <p>Type of Product (tick which applies) <input type="checkbox"/> Project <input type="checkbox"/> Report <input type="checkbox"/> Portfolio <input checked="" type="checkbox"/> Case study</p> <p>This assessment will allow you to demonstrate your knowledge required to conduct and administration of straightforward property law matters.</p> <p>Assessment Instructions</p> <p>What There is 1 part to this task, you will be required to complete: Part 1: Client query</p> <p>Part 1: Client query Your purchaser clients, Randy and Roxanne Ready, attended your office on the Monday after they signed a contract of sale at auction, for a darling little cottage full of old world charm though it is modernised inside. You were out of the office so your assistant took notes.</p> <p>Amongst other things, Roxanne specifically mentioned the oriental rugs (stuck cleverly to the floor to prevent slippage), and the amazing LCD TV on the wall in the bathroom opposite the huge old freestanding bath – this is Randy’s favourite room.</p> <p>In the traditional kitchen there is an old fashioned free-standing wood stove, a pot belly stove, and a cheap electric stove which has hotplates and oven incorporated.</p> <p>Outside there is a cubby house which has matching paintwork and features of the cottage which their children will adore (Rex from Roxanne's previous relationship, and Eddie their child together). As well there is a sprinkler system and water tank.</p> <p>The vendor is Which Bank. Because it is a mortgagee sale, the goods/chattels list in the particulars of the contract of sale is blank.</p>	

The clients queried what items mentioned above would remain in the property when they settle and take possession. They were also unsure of how best they should be registered together on title.

Part 1 Complete the following:

- Write a letter of advice to the clients about the items that might remain in the property. You should demonstrate knowledge of the facts and the applicable law. Cite any relevant authorities in case these items mentioned become the subject of a dispute, and subsequent court hearing. To improve the instructions taken and advice, state any further information you would need to know. *(NB: While client letters do not usually require case law to be cited, please include authorities to support your advice).* (approx 800 words)
- Also advise in your letter how Randy and Roxanne could be registered on title as co-owners. Explain to them what they need to consider and ask for their decision. (approx 300 words)

Where

You will be provided some class time to work on this assessment, however, it is expected that the majority of this assessment will be completed outside of class. Any practical observation will take place during class time.

How

You will be assessed against the criteria as listed in the assessment checklist in Section B of this task. To achieve a satisfactory result you will need to address all criteria satisfactorily.

Conditions for assessment

- You must complete the task within the maximum allowed duration
- This is an individual task that you must complete with minimal support from others (allowed support would be questions related to the location of equipment needed)
- Please make arrangements with your assessor at least one week prior to the assessment due date if you feel you require special allowance or allowable adjustment to this task
- You must complete all the actions as listed in the observation checklist to the standard described in Section B to be deemed satisfactory in this assessment
- As part of the assessment, the student will need to submit all Part 1
- Please ensure your full and correct name is written on the student version of this assessment task (do not use nicknames or abbreviations)
- You will be assessed as satisfactory or not satisfactory
- You can appeal the assessment decision according to the [RMIT Assessment Processes](#)

Instructions on submitting your Assessment Evidence

There is 1 part to this task, you will be required to complete:

Part 1: Client query and letter of advice.

You will be assessed against the criteria as listed in the marking guide in Section B of this task. To achieve a satisfactory result, you will need to address all criteria satisfactorily.

Please ensure your full and correct name is written on the student version of this assessment task (do not use nicknames or abbreviations)

Equipment/resources students must supply:

- Computer and relevant software

Equipment/resources to be provided by RMIT or the workplace:

- Onsite computer and internet access

Section B – Marking Guide

TASK: Describe the product to be assessed	This assessment will allow you to demonstrate your knowledge required to conduct and administration of straightforward property law matters.
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Below is a checklist for how this assessment task will be judged as satisfactory or not satisfactory.

Criteria for assessment It is recommended that for product assessments you divide your criteria into key sections and under each section clearly describe the criteria students must demonstrate	Satisfactory	Not Satisfactory	Comments
Letter to clients, Randy and Roxanne Ready regarding the fixtures and chattels. (800 words)	<input type="checkbox"/>	<input type="checkbox"/>	
Advice about how Randy and Rozanne could be registered on title as co-owners. (300 words)	<input type="checkbox"/>	<input type="checkbox"/>	

Section C – Feedback to Student

Has the student successfully completed the task?	Yes	No
Feedback to student:		
Assessor Name	Date	