

In brief from  
**RAINEY COLLINS**  
LAWYERS  
AGENT CARE

Winter 2009

**In This Issue:** • FREE Seminar • New ASP Forms • 2 More Agent Tips • Relationship Property Agreements

## FREE First Home Buyer Seminars

We are delighted to announce the launch of our FREE First Home Buyers seminars, available to your clients who are considering buying for the first time, but are unsure about what is involved.

**The seminar deals with practical and helpful information for your clients about:**

- Choosing a home
- Locations
- Prices
- The 'Contract'
- Special conditions
- Things to watch out for
- How to 'own' the property
- How to protect the property



The seminar has been designed for your clients and will help to demystify what is involved. They are held regularly by experienced members of our Property Team and your clients can reserve a place online via our website for a seminar time and date that suits them.

Hopefully this will give them the confidence to move forward with their house buying plans... AND it won't cost them a cent.

Either ask your client to call our Property Team on 0800 11 37 33 or register online at [www.raineycollins.co.nz](http://www.raineycollins.co.nz). You can also call us and we will send you some of our Free First Home Buyers Seminar Cards.



FINTAN DEVINE

## New Plain English REINZ Agreement For Sale And Purchase Forms

REINZ will soon be launching "Plain English" ASP forms.

The existing ADLS form of agreement will continue to be offered.

We will review the new Plain English forms of agreement in a future edition of Agent Care.



SUSIE MILLS

## Your Guarantee

When buying or selling residential property we provide a risk free guarantee. We guarantee that our clients will be absolutely delighted with our service.

If our service lets them down in any way we will fix the problem promptly at our cost.



JAMES JOHNSTON



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**To receive future editions of In Brief**  
If you are not on our mailing list and would like to receive future editions of In Brief, phone Maureen on 04 473 6850 or email [mharris@raineycollins.co.nz](mailto:mharris@raineycollins.co.nz)  
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## Two More Agent Tips

Here are two more handy tips:

### Tip #1 Selling An Estate Property

It is only the Executor or Administrator who has the right to enter into an Agreement for Sale and Purchase on behalf of the Estate, rather than a family member. Where there is more than one Executor, all must approve the sale.

Whilst the Executor can authorise a family member to sign on their behalf, you should ensure you have seen and obtain a copy of that authorisation in writing.

### Tip #2 Unit Titles – Avoiding Delays

We have noticed delays in confirmation and settlement of unit title properties being caused by delays in providing information about the body corporate.

To prevent delays occurring, ensure that the purchaser and/or their advisors are able to review or are provided with:

- (a) Body corporate accounts and minutes of annual general meetings;
- (b) Information about body corporate levies;
- (c) A copy of the body corporate rules (the purchaser's solicitor will usually get a copy of the rules as part of the title search, but if the purchaser has this information, it will save time);
- (d) Section 36 Certificates (provided by the body corporate) and body corporate insurance details. These must be provided to the purchaser by the vendor, 5 working days before the settlement date.

## We Do Relationship Property Agreements Too!

Whether you or your clients are entering into a new relationship, making arrangements in a current relationship, or dealing with a former partner, you need to put in place agreements that will comply with the law and protect your property. Call Fiona McGeorge on (04) 473 6850.



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## Need Help?

We are happy to field calls of a general nature to answer those little queries that come up from time to time, or to accept ideas for an issue you would like covered in our next edition.

We value your feedback and invite you to call us on 0800 RC AGENT (0800 722 4368) and ask for Fintan Devine, or email [sblaney@raineycollins.co.nz](mailto:sblaney@raineycollins.co.nz) with any questions or ideas you may have.



SARAH BLANEY

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