**Submission from David Thomson (via email)**

Hi there,  
   
I am a director and officer in effective control here at Thomson in Murrumbeena.  
   
Over the past 5 7 years, it has become an increasing occurrence for property   
conveyancers to scan documentation to the selling agent of a listed property,   
with an expectation that the agent will perform the task of preparing contracts   
and vendors statements to complete the sale of this property by auction or   
private sale.  
   
A request for 5 bound documents with our letter of instruction is ignored, with   
the usual remark that we are charging our client a fee to prepare the   
documents and that is what we have done.   
   
We understand that some conveyancers offer a much reduced level of service and   
this is one example.  
   
The concern I raise is the responsibility of the agent to then copy and place   
all correct pages into the contract. If a page is missing, and a purchaser   
ultimately wishes to sue a party, do they sue the vendor, the conveyancer or   
indeed the agent?   
   
Regards,  
   
David Thomson