**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