Reminder Notice:
Early Registration Deadline is Wednesday, May 1, 2013 at 5:00 p.m.

Real Estate in 2013:
Current Issues, Risk Management and Best Practices

Wednesday, May 8, 2013 from 9:00 am – 1:00 pm

3rd Floor, Law Society Building, 196-198 Water Street, St. John's, NL

Who Should Attend: Lawyers who practice in the Real Estate area.

When: Wednesday, May 8, 2013 from 9:00 am - 1:00 pm. Registration from 8:30 am, seminar begins at 9:00.

Where: 3rd Floor, Law Society Building, 196-198 Water Street, St. John’s.

Topics to be addressed include:

1. Don’t Forget the City: Real Estate Practice and the City of St. John’s - Issues include zoning and uses, unapproved subdivisions, interpreting Compliance Letters; what do they really mean?; What is a Work Authorization?; leaseholds; so-called “Registered” and “In-law” apartments; Do such things exist?; What does a Tax Certification Information Sheet really tell you?; Reorganizational changes in the City structure – possible impacts for real estate practice.

2. Panel Discussion on Issues and Trends in Real Estate Practice – A panel of real estate practitioners will discuss current issues, challenges and best practices.

3. Mortgage Fraud and the Real Estate Transaction – Issues include mortgage fraud concerns, the various mortgage fraud schemes, the phony gift letter, the phantom deposit, the “In-Out” deposit, the bogus APS, multiple versions of the APS, the floated mortgage, “credits” for closing cost allowances and/or “unused allowances”, the same day multiple flip, the frequent owner, the purchase dressed up as a re-finance, and other warning signs to recognize.

4. Avoiding Professional Negligence Claims in Real Estate – Issues include a discussion of how and in what circumstances lawyers make professional negligence errors in a Real Estate transaction and how these errors (and the resulting costs) can be avoided. There will also be discussion of a recent Supreme Court case on proving adverse possession against the Crown.

5. Tax Issues in the Real Estate Transaction – Issues include HST applicability to real estate transactions generally; the most common and most important “exempt supplies”; HST warranties in the standard Vendor’s Affidavit: the hidden trap - why changes may be needed in the standard language and how to
protect yourself until then; Collection issues (self-assessment rules in commercial real estate transactions); HST and Income Tax issues for sales of real property by non-resident vendors; CRA Resources you can use for when you need help.

Presenters Include:

Mr. Kenneth L. Baggs, QC
*O’Dea Earle*

Mr. Michael R. Brooker, QC
*Burchell MacDougall, Wolfville, NS*

Mr. Denis G. Barry, QC
*Denis G Barry PLC*

Mr. Shawn C.A. Colbourne, QC
*Shawn Colbourne Law Office*

Ms. Linda S. Bishop
*City of St. John’s*

Mr. Raymond P. Walsh
*Insurance Committee, Law Society of NL*

Mr. Benjamin J. Blackmore
*Blackmore Law Office*

Mr. Douglas W. Wright
*Cox & Palmer*

Four ways to Register - Registration deadline is Tuesday, May 7, 2013

By Mail: By Fax or Telephone By E-mail:

NF Continuing Legal Education (709) 722-8902 Fax cle@lawsociety.nf.ca
P.O. Box 1028 (709) 758-0817 Tel
St. John’s, NL A1C 5M3

Please note that payment must precede attendance.
Cancellations cannot be accepted after May 7, 2013

Registration Form

Please register me for the *Real Estate Seminar* scheduled for **Wednesday, May 8, 2013** at 9:00 am – 1:00 pm at the Law Society Building, 3rd Floor, 196-198 Water Street.

Name: ______________________________
Firm/Telephone: ______________________________

Early Registration Discount: If you register by 5:00 pm Wednesday, May 1, 2013
$ 75.22 + 9.78 HST = $ 85.00

Registration Fee: If you register after 5:00 pm Wednesday, May 1, 2013
$ 88.50 + 11.50 HST = $ 100.00

**N.B.** For those members who live outside the St. John’s Metro Area, there is an option available to participate in the seminar by teleconference. If you wish to do so please contact Regina Whitty at (709) 758-0817 to make arrangements for the teleconference.

*(Registration Fee includes seminar, materials and refreshments) HST # R108086463*

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