



26 April 2007

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ENQUIRIES

Mr P Mericka BA, LLB
Lawyers Real Estate
Suite 6, 3-5 Hewish Road
CROYDON VIC 3136
SENT VIA FAX: 9725 3316

Mr M Brett Young
Direct Line: 9607 9367
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Dear Mr Mericka,

Request for written confirmation of capacity to sell Real Estate

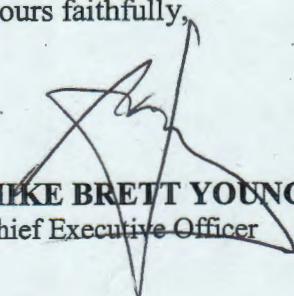
The Law Institute of Victoria does not provide legal advice but is of the view that pursuant to s4 of the *Estate Agents Act 1980* a lawyer who negotiates the sale or purchase of real estate on behalf of their client may be considered an 'Estate Agent'.

If this contention is correct then a lawyer who holds a practising certificate pursuant to the *Legal Profession Act 2004* would not be required to hold a licence under the *Estate Agents Act 1980*, in order to represent a client in the negotiation and the sale or purchase of real estate.

As you are the current holder of a practising certificate issued pursuant to the *Legal Profession Act 2004* and if our above contention is correct it, would lead to the conclusion that you would be qualified and licensed to negotiate the sale and purchase of real estate on behalf of your clients.

We also confirm that you are currently a full and current member of the Law Institute of Victoria.

Yours faithfully,


MIKE BRETT YOUNG
Chief Executive Officer

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