



Queensland
Law Society®

Property Law

2026 Specialist Accreditation
Assessment Guidelines



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[Specialist Accreditation - Queensland Law Society](#)

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Assessment Guidelines Overview

Solicitors who become Accredited Specialists are recognised as having enhanced knowledge and professional practice skills, as well as substantial involvement in established legal specialty areas. Through the assessment tasks, the Queensland Law Society (QLS) requires candidates to demonstrate a standard of professional knowledge, proficiency in application, and communication that reflects that of a specialist in that area of accreditation, to ensure that recognition as an Accredited Specialist is meaningful, credible and reliable.

These Assessment Guidelines are to assist with your self-directed preparation for the three assessment tasks that are part of the program. They should be viewed in conjunction with the QLS Specialist Accreditation Scheme Handbook which contains the policies and procedures relevant to all areas of accreditation.

Performance outcomes

Specialist Accreditation is a structured assessment process which requires the candidate to draw on their existing knowledge and skills to demonstrate their competency and expertise in their chosen area of law.

Solicitors wishing to be accredited should demonstrate a high standard of:

- knowledge of the law and procedure which underpins the performance of tasks in this area of practice; and
- oral and written advocacy which is expected of practitioners wishing to hold themselves out as specialists in the area.

“High standard” means the standard expected of a specialist legal practitioner with enhanced skills, superior knowledge, significant experience and a high proficiency in Property Law, as reflected in the [professional practice skills](#) set out in these Assessment Guidelines.

Assessment program

The assessments are all delivered in a digital environment. This provides equitable access for all candidates irrespective of location and is also aligned with the nature of legal practice in today’s digital world. There is a base level of computer literacy required to complete the assessment, and it is incumbent upon candidates to have access to suitable technology and infrastructure to perform in the most optimal way.

Three assessments make up the Specialist Accreditation program in Property Law.

Take home assessment

The take home assessment is usually the first item of assessment attempted in the program. It is in the form of a mock file where professional artefacts (e.g. a letter of advice, court document or contracts etc.) are drafted in response. Candidates are given a period of three weeks from the release date to complete the Take Home assessment, which is then submitted online to the QLS Learning Management System (Canvas).

Written examination

The written exam consists of short answer and extended written questions. It is accessed by candidates via the QLS Learning Management System (Canvas).

Oral assessment

The oral assessment varies in each area of accreditation (client interview, mock hearing or application, professional discussion/viva). In 2026 the oral assessment in Property Law will be a professional discussion / peer interview.

Candidates who complete all three assessments to the standard of an accredited specialist are eligible for accreditation as a specialist in Property Law. Schedules 3-5 include further details in relation to each of the three assessments. Specific core knowledge areas and professional practice skills are listed under [Schedules 1](#) and [2](#).

Candidates may, in any or all the assessment tasks, be assessed on any or all of the core areas of knowledge and professional practice skills.

All assessments undergo a rigorous marking process. Any assessment deemed to not have achieved the standard of an accredited specialist will go through an independent second round of marking before a recommendation is made to grant or deny Accredited Specialisation.

Candidates will be examined on the law as it stands at the date of assessment unless the assessment instructions specify otherwise.

Key milestones and program timeline

Candidates are advised that the Specialist Accreditation program requires a considerable commitment. From when you get accepted into the program, we encourage you to plan and use these guidelines to prepare.

ITEM	DATE
Specialist Accreditation Information Evening (ONLINE)	16 October 2025
Applications Open	17 October 2025
Applications Close	7 November 2025
Candidate Acceptance Notification	15 December 2025
Assessment Briefing Evening (ONLINE)	Late February 2026
Assessment Dates	
- Take Home Assignment	Friday 10 April – Tuesday 5 May 2026
- Professional Discussion / Peer Interview	Sunday 17 May 2026
- Written Exam	Sunday 31 May 2026
Results Released	late August 2026
Specialist Accreditation Celebration	8 or 9 October 2026

Note: The above dates are correct at the time of publishing. Should any changes need to occur, they will be communicated directly to candidates as early as possible.

SCHEDULE 1: CORE KNOWLEDGE AREAS

For the purposes of the Property law specialist accreditation assessment program, the core areas of knowledge have been identified as:

- Conveyancing – including residential, commercial and body corporate:
- Leasing (commercial and residential), and
- Property Development

Outline of knowledge requirements

Specialists need to possess knowledge of a wide range of topics.

In practice of course, the client base and practice experience of the applicant will result in that applicant having a greater degree of familiarity with some of these topics than others. Over a period of years those topics with which the applicant will be most familiar within the speciality may fluctuate as the client base changes.

Nevertheless, every applicant needs to be aware that once accredited as a specialist in this area, the practitioner will be in effect holding themselves out to potential clients as having a knowledge of all the topics that fall within the specialty. The examiners will expect that for some topics the applicant will have an advanced understanding, but for other topics only a basic or an intermediate understanding is required.

To assist applicants, a description of the levels of basic, intermediate and advanced as used in the knowledge requirements, is set out below:

Basic Understanding

The applicant would be expected to have a general awareness or overview of the topic. For example, the applicant should be able to identify circumstances in which the relevant topic is relevant and how it would apply in a general way.

Intermediate Understanding

The applicant would be expected to have more than a general awareness of the topic. For example, the applicant should be able to identify and explain relevant provisions of legislation, relevant court decisions and key concepts.

Advanced Understanding

The applicant must have extensive knowledge of legislation and cases relevant to the topic. For example, the applicant would be expected to:

- demonstrate knowledge that comes from extensive experience about the relevant matters; and
- apply that knowledge to achieve specific tasks in complex scenarios.

Candidates may be called on to demonstrate knowledge of any of the topics below. The following list is not exhaustive but is set as a guide to candidates as to the type of matters that may be raised in the Property Law specialist accreditation assessment program.

1. Conveyancing – Residential and Commercial (including Community Title)

<ul style="list-style-type: none"> • The recommendations and requirements of the Lexon Conveyancing Protocol 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • The use and knowledge of the Lexon Conveyancing Protocol and Risk Tools 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Retainer and client care including conflicts of interest and other ethical implications 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Preparation and formation of contracts including: <ul style="list-style-type: none"> ○ Seller disclosure under the <i>Property Law Act 2023</i> (Qld) ○ Other disclosure requirements ○ Cooling off periods under the <i>Property Occupations Act 2014</i> (Qld) ○ Use of standard contracts of sale – provisions and their effect ○ Pre-contract due diligence ○ Investigation of title and inquiries ○ Requirements for signing and electronic signing procedures 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Other contract issues including: <ul style="list-style-type: none"> ○ Misdescriptions, errors and encroachments ○ Encumbrances including unregistered and statutory encumbrances ○ Passing of risk ○ Effect of warranties in contract of sale and statutory warranties ○ Time of the essence provisions and extensions of time (including unilateral extension rights) ○ Dealing with tenancies and leases ○ Dealing with agreements affecting the property including service agreements and infrastructure agreements ○ Dealing with community title issues ○ Approvals required for use of property (e.g., planning, building, liquor and gaming) ○ Dealing with unregistered land (including disclosure requirements under Land Sales Act 1984 (Qld) and the Body Corporate and Community Management Act 1997(Qld)) 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Conveyancing process and settlement: <ul style="list-style-type: none"> ○ Conditional contracts and dealing with contingent conditions ○ Searches and enquiries ○ Transfer duty issues ○ ATO withholding issues (Foreign Resident Capital Gains Withholding tax (FRCGW) and GST Withholding) ○ Settlement including: <ul style="list-style-type: none"> ▪ settlement deliverables and tendering for settlement ▪ e-conveyancing mandate and exceptions ○ Remedies for default 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Particular transactions: <ul style="list-style-type: none"> ○ Options (including call options, put options and put and call options) ○ Mortgagee exercising power of sale 	An <u>advanced</u> understanding

2. Residential Tenancies

<ul style="list-style-type: none"> • Application of the Residential Tenancies and Rooming Accommodation Act 2008 (Qld) 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Operation of the Residential Tenancies and Rooming Accommodation Act 2008 (Qld) including: <ul style="list-style-type: none"> • Prescribed minimum housing standards • Standard terms of tenancy agreements including obligations of lessor and obligations of tenant • Fixed term agreements and periodic agreements • Rent and amounts payable by tenant • Rental bonds • Termination and notices to leave 	An <u>intermediate</u> understanding

3. Commercial Leases

<ul style="list-style-type: none"> • Essential characteristics of lease including: <ul style="list-style-type: none"> ○ exclusive possession and lease v licence ○ requirement for writing 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Issues prior to lease including: <ul style="list-style-type: none"> ○ Agreements for lease and letters of intent ○ Disclosure requirements for retail shop leases ○ Leases as subdivisions ○ GST implications 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Preparation of leases including: <ul style="list-style-type: none"> ○ Identification of premises, amenities, lessor and lessee property, access, exceptions and reservations ○ Term of lease, options for renewal, holding over, termination after damage or destruction ○ Payments including: <ul style="list-style-type: none"> ▪ rent: gross v net rent, set off, rent review, turnover rent, abatement of rent ▪ outgoings, utility charges, interest, costs ○ Nature and construction of lease covenants including insurance, repair, assignment and subletting, default and determination and covenants implied by common law and statute ○ User obligations in relation to lawfulness of use, lessee conduct, exclusivity, change of user and alterations to premises ○ Guarantees ○ Requirements for signing ○ Mortgagee's consent ○ Registration 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Retail Shop Leases: <ul style="list-style-type: none"> ○ Application of Retail Shop Leases Act 1994 (Qld) ○ Minimum lease standards ○ Dispute resolution 	An <u>advanced</u> understanding

Commercial Leases (continued)

<ul style="list-style-type: none"> • Other matters: <ul style="list-style-type: none"> ○ Subleases ○ Concurrent leases ○ Assignment of lease ○ Assignment of reversion ○ Exercise of option for renewal ○ Amendment of lease and effect ○ Surrender of lease ○ Breach of lease and determination for breach 	<p>An <u>advanced</u> understanding</p>
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4. Property Development and Planning (including Community Title Development)

<ul style="list-style-type: none"> • Acquisition of development sites or development rights including: <ul style="list-style-type: none"> ○ Due diligence investigations ○ Considering development approvals and related issues (e.g. infrastructure charges, bonding to secure performance of obligations) 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Community title scheme developments including: <ul style="list-style-type: none"> ○ Layered schemes and staged developments (and completion of the explanation of the development of the scheme land in the community management statement) ○ Preparation of community management statements including the nature and effect of by-laws under all regulation modules ○ Management rights 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Structuring a development: <ul style="list-style-type: none"> ○ tenure ○ forms of subdivision ○ use of building management statements 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Formation of contracts for the conveyance of developed land including: <ul style="list-style-type: none"> ○ “Off-the-plan” contracts ○ Unfair contract terms and the Australian Consumer Law ○ Disclosure plan and disclosure statement issues (Land Sales Act 1984 (Qld) and Body Corporate and Community Management Act 1997 (Qld)) ○ Sunset dates ○ Building covenants for land subdivisions 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Joint ventures for property development 	<p>An <u>intermediate</u> understanding</p>
<ul style="list-style-type: none"> • Development agreements / project delivery agreements 	<p>An <u>intermediate</u> understanding</p>

5. Property rights and interests

<ul style="list-style-type: none"> • Land tenure in Queensland including: <ul style="list-style-type: none"> ○ Land allocation ○ State leases under the <i>Land Act 1994</i> (Qld) ○ Deed of grant - freehold land 	<p>An <u>intermediate</u> understanding</p>
<ul style="list-style-type: none"> • Torrens title in Queensland including: <ul style="list-style-type: none"> ○ The freehold land register under the <i>Land Title Act 1994</i> (Qld) ○ Consequences and effect of registration ○ Indefeasibility and exceptions ○ Equitable interests and unregistered interests and protection ○ Caveats and priority notices ○ Priorities 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Co-ownership including: <ul style="list-style-type: none"> ○ Types of co-ownership ○ Creation ○ Rights between co-owners ○ Termination 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Easements including: <ul style="list-style-type: none"> ○ Essential characteristics ○ Creation of easements ○ Easements in gross ○ Express rights and ancillary rights ○ Enforceability of covenants ○ Statutory right of user ○ Extinguishment of easements 	<p>An <u>advanced</u> understanding</p>
<ul style="list-style-type: none"> • Mortgages including: <ul style="list-style-type: none"> ○ Nature of Torrens mortgage ○ Rights of mortgagor ○ Rights and duties of mortgagee ○ Mortgagee's power of sale 	<p>An <u>intermediate</u> understanding</p>
<ul style="list-style-type: none"> • Profits à prendre 	<p>A <u>basic</u> understanding</p>
<ul style="list-style-type: none"> • Adverse possession 	<p>A <u>basic</u> understanding</p>
<ul style="list-style-type: none"> • Resumption / compulsory acquisition 	<p>A <u>basic</u> understanding</p>

6. Revenue

<ul style="list-style-type: none"> • GST concepts and issues including: <ul style="list-style-type: none"> ○ Standard contract GST clauses ○ Circumstances and requirements for the application of the margin scheme ○ GST and settlement adjustments ○ Mortgagee exercising power of sale and GST** ○ GST and leases 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Capital Gains Tax concepts and issues including: <ul style="list-style-type: none"> ○ Identification of relevant CGT event ○ Exemptions/exceptions and rollover provisions to CGT event ○ Calculation of capital gain/loss ○ Determination of net capital gain/loss ○ Special topics including CGT assets, acquisitions and disposals, indexation, CGT discounts, main residence and land subdivision issues. 	A <u>basic</u> understanding
<ul style="list-style-type: none"> • Transfer Duty concepts and issues including: <ul style="list-style-type: none"> ○ Liability for duty ○ Aggregation ○ Exemptions and concessions ○ Rates of duty, assessment and reassessment ○ Cancelled agreements ○ Payments and refunds and UTI 	An <u>advanced</u> understanding
<ul style="list-style-type: none"> • Land Tax concepts and issues including: <ul style="list-style-type: none"> ○ Taxable land and liability for land tax and exemptions ○ Taxable value ○ Rates of land tax ○ Statutory charge on land 	An <u>intermediate</u> understanding

7. Other topic areas

<ul style="list-style-type: none"> • Appointments of agents under the <i>Property Occupations Act 2014</i> 	An <u>intermediate</u> understanding
<ul style="list-style-type: none"> • Powers of attorney 	An <u>intermediate</u> understanding
<ul style="list-style-type: none"> • Rights of pre-emption in relation to property 	An <u>intermediate</u> understanding
<ul style="list-style-type: none"> • Foreign ownership including: <ul style="list-style-type: none"> ○ Notifications and applications under the <i>Foreign Acquisitions and Takeovers Act 1975</i> ○ Notifications under the <i>Foreign Ownership of Land Register Act 1988</i> ○ Additional foreign acquirer duty (AFAD) ○ Land tax surcharge 	An <u>intermediate</u> understanding

SCHEDULE 2: PROFESSIONAL PRACTICE SKILLS

The professional practice skills required to be demonstrated during the Property Law specialist accreditation assessment program include the following:

2.1 Gathering Information

- **Taking initial instructions** - The Candidate must demonstrate the ability to:
 - establish the identity and legal capacity of the client, the nature of the property and the client's intentions;
 - develop a full picture of the transaction including tax/duty implications, intended financial arrangements and the planning position;
 - assist the client in thinking the problem through step by step to identify the goals and the best means of achieving them and, where appropriate, developing alternative options for the client; and
 - discuss the question of costs and identifying the party who is responsible for the costs.
 - **Gathering information from external sources** - The Candidate must demonstrate the ability to:
 - conduct searches to verify and amplify information obtained from the client, and to define the extent of the client's risk in the transaction. Such searches will be of the property concerned, but may also be of parties to the transaction;
 - follow the procedures for obtaining the information required and conduct the searches with attention to detail and a concern for accuracy;
 - liaise with other professionals to obtain information; and
 - interpret all the responses and assess the impact of the information obtained on the transaction and the client's position.
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2.2. Determining Course of Action

- **Consider legal and practical implications** - The Candidate should demonstrate the ability to:
 - analyse the information gathered considering the relevant law including case law and statute and related procedural requirements;
 - develop courses of action which reflect the client's objectives;
 - consider strategy, including whether to submit draft documents for negotiation or to contact the other party's representatives; and
 - consider the recommendations and requirements of the Conveyancing Protocol.
 - **Discuss options with client** - The Candidate must demonstrate the ability to:
 - explain complex legal and statutory concepts in a way that the client understands;
 - explain the impact of the transactions on the client's financial position, the timetable and the cost involved; and
 - outline the sequence of the actions to be undertaken by the client, check the client's understanding and confirm the client's instructions to proceed (where necessary, in writing).
-

2.3 Implementing Instructions

- **Negotiating** - The Candidate must demonstrate the ability to adopt a well- considered approach to achieving the client's aims.
-
- **Drafting and assessing documents** - The Candidate must demonstrate the ability to:
 - prepare documents that are written in plain English, are internally consistent and in a logical and easy to read format and that address the relevant legal issues, reflect the agreement between the parties, achieve the client's objectives;
 - scrutinise and interpret documents prepared by each other party and assess the impact on the client of the expressed rights and obligations, and any omissions from them; and
 - ensure that the documents include all relevant details of any agreement; and deal with all documents promptly regarding time constraints and cost to the client.
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- **Consulting with client** - The Candidate must demonstrate the ability to consult with the client and, if necessary, with other professionals and with each other party's lawyers, to ensure the client is aware of all options and has a realistic understanding of the critical issues involved in the documents and transaction before signing.
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- **Exchanging** - The Candidate must demonstrate the ability to be organised, handle any last-minute changes, assess all approvals and materials required to be obtained prior to the client becoming bound by the transaction and, when binding the client, comply with the rules of effective execution.
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2.4 Completing the Matter

- **Preparing for completion** - The Candidate must demonstrate the ability to:
 - review all material previously prepared and consider whether, in the light of the information obtained, this material is adequate or further material is needed. The review, of necessity, must be based on a proper understanding of the instructions of the client and relevant legal and commercial practice;
 - consider what steps need to be taken by each of the parties to complete the transaction and seek agreement between the parties and their representatives as to the steps and action to be taken by each party; and
 - ensure that all material required on the client's part and all steps to be taken by or on behalf of the client are attended to, including all last opportunity check searches.
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- **Attending completion** - The Candidate must demonstrate the ability to:
 - understand the importance of each document to the particular transaction and judge whether the documentation is incomplete or imperfect;
 - be mindful of the client's instructions and take all appropriate steps to protect the client's interests;
 - attend completion and ensure that all necessary material is tendered; and
 - effect completion when all necessary material has been received.
-
- **Finalising the matter** - The Candidate must demonstrate the ability to:
 - ensure that all reporting requirements are completed, and that registration occurs promptly;
 - account fully to the client, and
 - highlight issues which may impact on future dealings with the land.

Resources List

This is a recommended resource list only. Candidates are not expected to have consulted all texts or services listed, nor are these designed to be an exhaustive list.

State Legislation

- *Acquisition of Land Act 1967* (Qld)
- *Acts Interpretation Act 1954* (Qld)
- *Agents Financial Administration Act 2014* (Qld)
- *Body Corporate and Community Management Act 1997* (Qld)
- *Building Act 1975* (Qld)
- *Coastal Protection and Management Act 1995* (Qld)
- *Duties Act 2001* (Qld)
- *Electrical Safety Act 2002* (Qld)
- *Electronic Conveyancing National Law (Queensland) Act 2013* (Qld)
- *Electronic Transactions (Queensland) Act 2001* (Qld)
- *Environmental Protection Act 1994* (Qld)
- *Fair Trading Act 1989* (Qld)
- *Fire and Emergency Services Act 1990* (Qld)
- *Foreign Ownership of Land Register Act 1988* (Qld)
- *Forestry Act 1959* (Qld)
- *Land Act 1994* (Qld)
- *Land Sales Act 1984* (Qld)
- *Land Tax Act 2010* (Qld)
- *Land Title Act 1994* (Qld)
- *Land Valuation Act 2010* (Qld)
- *Legal Profession Act 2007* (Qld)
- *Limitation of Actions Act 1974* (Qld)
- *Local Government Act 2009* (Qld)
- *Mineral and Energy Resources (Common Provisions) Act 2014* (Qld)
- *Mineral Resources Act 1989* (Qld)
- *Mixed Use Development Act 1993* (Qld)
- *Nature Conservation Act 1992* (Qld)
- *Neighbourhood Disputes (Dividing Fences and Trees) Act 2011* (Qld)
- *Planning Act 2016* (Qld)
- *Plumbing and Drainage Act 2018*
- *Powers of Attorney Act 1998* (Qld)
- *Property Law Act 2023* (Qld)
- *Property Law Regulation 2024* (Qld)
- *Property Occupations Act 2014* (Qld)
- *Queensland Building and Construction Commission Act 1991* (Qld)
- *Queensland Heritage Act 1992* (Qld)
- *Queensland Reconstruction Authority Act 2011* (Qld)
- *Residential Tenancies and Rooming Accommodation Act 2008* (Qld)

- *Retail Shop Leases Act 1994* (Qld)
- *Retirement Villages Act 1999* (Qld)
- *Surveyors Act 2003* (Qld)
- *Trading (Allowable Hours) Act 1990* (Qld)
- *Transport Infrastructure Act 1994* (Qld)
- *Transport Planning and Coordination Act 1994* (Qld)
- *Trust Accounts Act 1973* (Qld)
- *Trusts Act 1973* (Qld)
- *Vegetation Management Act 1999* (Qld)
- *Water Act 2000* (Qld)
- *Work Health and Safety Act 2011* (Qld)

Commonwealth Legislation and Publications

- *A New Tax System (Goods and Services Tax) Act 1999* (Cth)
- *Acts Interpretation Act 1901* (Cth)
- *Bankruptcy Act 1966* (Cth)
- *Building Energy Efficiency Disclosure Act 2010* (Cth)
- *Competition and Consumer Act 2011* (Cth) and *Australian Consumer Law*
- *Corporations Act 2001* (Cth)
- *Environment Protection and Biodiversity Conservation Act 1999* (Cth)
- *Income Tax Assessment Act 1936* (Cth)
- *Income Tax Assessment Act 1997* (Cth)
- *Lands Acquisition Act 1989* (Cth)
- *National Construction Code*
- *National Code of Practice for Management and Control of Asbestos in Workplaces*
- *National Consumer Credit Protection Act 2009* (Cth) and *National Credit Code*
- *Native Title Act 1993* (Cth)
- *Personal Property Securities Act 2009* (Cth)
- *Work Health and Safety Act 2011* (Cth)

Journals

- *Australia and New Zealand Property Journal*
 - *Australian Property Law Bulletin*
 - *Australian Property Law Journal*
 - *Environmental and Planning Law Journal*
 - *Queensland Environmental Practice Reporter*
 - *Queensland Lawyer*
 - *REIQ Journal*
 - *Taxation in Australia*
 - [Property Central - Queensland Law Society](#)
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SCHEDULE 3: TAKE HOME ASSESSMENT

Mock file

Release date: Friday 10 April 2026

Due Date: Tuesday 5 May 2026

Submission: submitted online to the QLS Learning Management System (Canvas)

Candidates will be required to complete a take home assignment, which is subject to strict time and length limits and will assess the candidate's ability to handle matters in practice. Further details are provided when the assessment is released.

Assessment criteria

Candidates will be assessed on their:

- knowledge of relevant law and procedures
- ability to concisely identify the relevant legal issues
- skilful application of legal principles
- awareness of practical considerations
- ability to provide concise and clear advice
- ability to conduct legal research
- judgement and decision-making skills
- preparation of documents
- ability to identify and address any ethical issues from the given fact situation.

Assessment conditions

Candidates may use the resources of their offices in completing this exercise. However, consultation with any other person in completing the exercise is not permitted and the material submitted must be entirely your own work.

Candidates will face automatic disqualification from the accreditation program if any assessment material is referred to counsel or any other person for opinion or assistance.

The assessment must be submitted as an MS Word or PDF document through the online student portal by no later than 4pm on the due date advised. Late submissions will not be accepted. Candidates should refer to the appropriate section of the *Specialist Accreditation Scheme Candidate Handbook* if they experience a problem completing the assessment by the due date.

No reference or marks which may identify the candidate, or their firm, should appear anywhere in the candidate's work.

To meet the standard of an accredited specialist, candidates must achieve a minimum of 60% in this assessment.

SCHEDULE 4: WRITTEN EXAMINATION

Written Examination

Date: Sunday 31 May 2026

Duration: Three (3) hours and 30 minutes inclusive of reading, planning and writing time

Via: QLS Learning Management System (Canvas)

The written examination will cover a wide range of Property Law matters that may be encountered in practice.

Assessment criteria

Candidates will be expected to demonstrate a high standard of knowledge of Property Law issues and associated practices and procedures as outlined in [Schedules 1](#) and [2](#) of this document, and will be assessed on their:

- ability to identify relevant issues from a given fact situation
- knowledge of relevant law (including significant recent decisions) and skill in applying that knowledge in practice
- knowledge of the procedural rules
- ability to provide practical, clear and comprehensive advice
- awareness of practical considerations in Property Law
- ability to identify and address any ethical issues

Assessment conditions

Further guidance will be provided in advance of the examination, as to the written and/or electronic reference material which candidates may access during the examination.

Completing the examination

The Written Exam will be delivered online via Canvas. The Specialist Accreditation Team will provide further instructions about the exam ahead of the assessment.

- answers must be typed out using the allocated text box on Canvas
- candidates must have strong and reliable internet connection
- candidates will be solely responsible for any malfunctions, errors or technical problems of any kind associated with the electronic devices they use for the assessment
- candidates will not be provided any additional time to complete an online assessment due to any malfunctions, errors or technical problems of any kind in relation to the electronic devices they use to complete the assessments, or due to their own poor internet connection or usage outages, without approval from the Advisory Committee on a case-by-case basis
- Queensland Law Society will take no responsibility for any issues experienced on electronic devices during the written examination. Malfunctioning of electronic devices during the written examination will not constitute grounds for a special consideration application.

SCHEDULE 5: ORAL ASSESSMENT

Professional discussion / Peer Interview

Date:	Sunday 17 May 2026
Time:	30-minute perusal and 30 minute interview scheduled by appointment closer to the date
Venue:	In Person at Law Society House Remote Candidates will have the option to appear via Microsoft Teams – candidates must have a device with a working camera and access to WiFi and must notify QLS Education in advance

The Peer Interview is an oral assessment that permits candidates to demonstrate their level of expertise in both the theory and practice of property law in Queensland in a practical, 'real time' setting.

Candidates will each be presented with identical sets of briefing material and will be allowed up to 30 minutes perusal time immediately prior to the interview commencing. This material may take a variety of forms – e.g. transaction documents, correspondence, permits or approvals, plans. The interview is conducted by the panel immediately following perusal time. A maximum of 30 minutes is allowed for the interview.

Candidates should not assume that questions will be confined to the material. The content of a candidate's response may prompt a follow-on question from the panel and therefore the questions may touch on issues or points of law in any of the core areas. Candidates must demonstrate not only a thorough working knowledge of the area of law being explored, but a level of knowledge expected of a specialist in their approach so that the panel concludes that the standard of the candidate's performance is that of an accredited specialist.

Assessment criteria

Candidates will be assessed on their:

- clear and confident communication in response to questions
- identification of relevant issues
- knowledge of applicable legal principals and skill in applying that knowledge
- assessment of facts and legal options
- judgement and decision-making skills
- ability to identify and address any ethical issues

A sound knowledge of the relevant rules, procedures, practice notes and protocols will also be required.

Assessment conditions

Candidates must have a device with a working camera and access to WiFi.

Further guidance will be provided in advance of the oral assessment, as to the written and/or electronic reference material which candidates may access during the assessment.

Further details regarding scheduling of the oral submissions will be provided closer to the date.