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STATUTORY INSTRUMENTS

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**1997 No. 316**

**The Independent Qualified Conveyancers  
(Scotland) Regulations 1997**

**PART IV**

**CONDUCT OF CONVEYANCING TRANSACTIONS**

**Withdrawal from transaction**

**22.** An independent qualified conveyancer, having accepted instructions to provide conveyancing services to a client, may refuse to provide (or cease continuing to provide) those services only—

- (a) at his client's written request;
- (b) if he is unable to obtain proper instructions from his client;
- (c) if the client and the independent qualified conveyancer have agreed in writing (whether or not in the terms of engagement letter) that the client is required to pay the total price or any part thereof for the provision of conveyancing services prior to completion of the transaction and the client has failed to pay the price that is due;
- (d) if the transaction concerns matters outwith his knowledge or professional competence;
- (e) if he is unable to provide adequate professional service;
- (f) if there is a conflict of interest whereby, under these Regulations, he is required to cease to provide those services;
- (g) if the transaction is unlawful in any respect;
- (h) if his estate is sequestrated;
- (i) if for any other reasonable cause it is necessary or desirable that he should not, or should no longer, provide those services;
- (j) if regulation 14 or, as the case may be, regulation 15 applies.