

# Research Student Information

<b>Name</b>	Emma Hatfield 
<b>PhD Title</b>	Conveyancing. The move from paper to an electronic system - How to create and sustain a safe and effective system of e-conveyancing in England and Wales.
<b>Project information</b>	<p>In July 2001, the Law Commission published “Land Registration for the Twenty-First Century’ A Conveyancing Revolution.” Law Com No. 271. Its objective was to eliminate the traditional paper conveyancing transaction and create a system of creation, transfer of interests and the registration of title by electronic means. A pilot implementation for e-conveyancing was envisaged by the end of 2005 with full profession wide implementation by 2010 yet by June 2010 the Land Registry admitted in its consultation report “Land Registration (Electronic Conveyancing) Rules 2011” its plans for e-conveyancing were being placed on hold. The following year. Malcolm Dawson, Chief Land Registrar and Chief Executive, confirmed a halt to the development of the e-conveyancing programme despite having invested £41 million over a six-year period. At present there are no plans for any further development or research in this area and England and Wales is no nearer to the implementation of an e-conveyancing system for land transactions than in June 2001.</p> <p>My research into e-conveyancing is looking at: -</p> <ul style="list-style-type: none"><li>• The motivations for implementation of e-conveyancing;</li><li>• An analysis of the development of the Land Registry model;</li></ul>

- How other jurisdictions including Australia, New Zealand, South Africa, The Netherlands, Ireland and Ontario, Canada are working towards or have implemented paperless conveyancing.

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**Selected Publications**

**2013**

Hatfield, E. 'Under wraps: enforcing concealed planning breaches after the Localism Act.' S.J. 2013, 157(14), 12-13,15

Hatfield, E. "'A sledge hammer to crack a small nut.'" An analysis of Section 124 of the Localism Act 2011 ' Conv. 2013, 1, 48-60

Hatfield, E. 'Concealing development - Did we really need section 124?' J.P.L. 2013, 1, 19-28

**2012**

Hatfield, E. 'Is specific performance an option for landlords?' S.J. 2012, 156(42), 12-13

Hatfield, E. 'A critical look at landlord's remedies for tenant's breach of repairing covenant: Part 2' L. & T. Review 2012, 16(5), 183-186

Hatfield, E. 'A critical look at landlord's remedies for tenant's breach of repairing covenant: Part 1' L. & T. Review 2012, 16(4), 138-142