



NEWSLETTER

December 2014



OUR PEOPLE

Our directors, solicitors and staff are here to help you:

<p>PROPERTY LAW</p> <p>Director - David Cocks</p> <p>Helen Keating, Vittoria Vitale, Amber Bourne, Morgan Henderson and Kate Ryan</p>	<p>ADMINISTRATION TEAM</p> <p>Office & Deeds Management and Accounts Payable</p> <p>Sally Baker and Samantha Kellock</p> <p>Deed Recording and Accounts Receivable</p> <p>Alex Lawrence and Louise Rebesco</p> <p>Reception</p> <p>Alannah Blade</p>
<p>COMMERCIAL LAW</p> <p>Director - Andrew Cocks</p> <p>Lawyers - Stephen Kirby and Andrew Marcina</p>	
<p>DECEASED ESTATES AND WILLS</p> <p>Director – Russell Cocks</p> <p>Lawyer – Geoff King</p> <p>Sandra Henderson</p>	

OUR NEW WEBSITE

We are pleased to announce that our website is continuing to develop and we are adding new features and information regularly.

LEGAL UPDATES

Changes to Powers of Attorney

In the past, Powers of Attorney have been regulated under various Acts. On 26 August 2014, a new Act dedicated to Enduring Powers of Attorney was given royal assent: the *Power of Attorney Act 2014*. The Act consolidates Powers of Attorney for financial matters, legal matters and personal matters in one piece of legislation. The Act outlines two main principles:

1. Persons acting under the Act or an Enduring Power of Attorney must do so in a way that does not restrict the principal's ability to decide and act, if possible, in the circumstances; and
2. The attorney must provide the principal with appropriate support to participate in making decisions affecting them as much as possible in the circumstances. If the attorney is making a decision on behalf of a principal who does not have the capacity to do so, the attorney must act appropriately to fulfil the principal's wishes, by taking all reasonably available steps to encourage the principal to participate in decision-making, regardless of whether they hold decision-making capacity or not.

Changes to Section 32 Statements

Recent changes to Victorian laws have clarified the information that sellers must provide to prospective home buyers. The Section 32 Statement (also known as the 'Vendor's Statement') outlines the information a property seller must provide to prospective buyers, such as the name of the relevant planning scheme and details of any owners corporation applying to the land. This information is provided in a Section 32 Statement.

WILLS AND POWERS OF ATTORNEY

A Will allows you to be sure that your Estate will be administered in accordance with your wishes. A Power of Attorney allows you to appoint someone to assist you in the management of your affairs whilst you are alive, even if you lose the capacity to do so yourself. Our costs in preparing these important documents are:

Document	Cost for one person	Cost for a couple
Will	\$250	\$400
1 Power of Attorney	\$200	\$300
2 Powers of Attorneys	\$300	\$400
3 Powers of Attorneys*	\$350	\$450
Will and 1 Power of Attorney	\$400	\$500
Will and 2 Powers of Attorney	\$500	\$600
Will and 3 Powers of Attorney	\$550	\$700

*The 3 Powers of Attorney referred to are Medical, Financial & Guardianship.

Appointments can be made to see Russell Cocks on Mondays and Fridays or Geoff King on Wednesdays and appointments are also generally available for the first Saturday of each month.