



NEWSLETTER

Summer 2015-16



WILLIAMSTOWN OFFICE

We are pleased to announce that we will be opening a visit office in Ferguson Street, Williamstown early in 2016. More details will be provided early in the New Year.

LEGAL UPDATE

Verification of Identity

As of November 2015 the Land Titles Office has introduced new requirements in relation to verifying the identity of our clients. Basically, this requires the client to produce a Passport and Driver's Licence to our office or to a Post Office. We appreciate that this may be inconvenient for our clients but we are doing our best to minimize that inconvenience.

Changes to Powers of Attorney

The changes made to Powers of Attorney in September 2015 have gone relatively smoothly. There is no need for new Powers to be prepared for those clients who already have Powers but we are preparing new Powers in the new form.

Succession Law

Changes introduced in January 2015 are yet to be tested in the Courts and we are continuing to treat these claims in a non-combative way where possible, and seeking to negotiate the best possible settlements for our clients.

BUSINESS UPDATE

New Website and Email Contacts

Our new website is www.locallawyers.com.au and our email addresses all now end with @locallawyers.com.au

Wills, Powers of Attorney & Testamentary Trusts

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

**The 2 Powers of Attorney referred to are Medical and Personal, Financial & Legal.*

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

Wills for couples in second marriages are more expensive as these relationships require more complex documents. Clients with special needs may be advised to have a Testamentary Trust Will prepared. The cost is \$800 for a single and \$1,200 for a couple.

Conveyancing Costs

Standard costs on purchases up to \$1 million	\$990	Plus disbursements
Standard costs on purchases \$1 million - \$2 million	\$1,250	Plus disbursements
Standard costs on purchases over \$2 million	\$1,500	Plus disbursements

These costs include GST. Costs are higher for more expensive properties as our experience is that these transactions demand more time and attention than other transactions. Additional costs may apply for non-standard transactions including off the plan purchases, stamp duty concession applications and complex financing arrangements.

Disbursements are amounts that we pay on your behalf to conduct searches, obtain certificates, retain settlement agents or settle electronically. They usually total approximately \$150. Properties affected by an Owners Corporation attract an additional disbursement of \$150 for an Owners Corporation Certificate.