

enrights

SOLICITORS

Issue Number: 14

Spring 2007

Free Safe Custody Service for Clients

Enrights Solicitors provides a free 'safe custody' service for the use of our clients.

This is offered for the storage of important legal documents such as wills, title deeds, leases, powers of attorney and enduring guardianships.

Once entered on our safe custody register, each item is given a unique storage number and placed in our fire proof strongroom.

Clients receive a receipt as a record of the document being stored in 'safe custody'.

Retrieving the document for

perusal or updating is easily facilitated.

On attending our office in person, a form of identification is required to access the document.

A signed 'written authority' is always obtained before a document is released to the client.

Solicitors and Real Estate Agents Arrive at New Protocol

The roles and responsibilities of solicitors and real estate agents in residential conveyancing transactions have been formalised.

A protocol approved by both the Council of the Law Society and the Board of the Real Estate

Institute clarifies the roles and responsibilities.

The protocol provides a guide to the practice and procedure aimed at maintaining a good working relationship between the two professions.

They give clarity to areas where

differences of opinion exist, but do not create legally enforceable obligations.

The protocol also aims to promote public confidence in a cooperative business relationship between solicitors and real estate agents.

Newcastle Family Relationship Centre

Reforms to the family law system in Australia have seen the establishment of Family Relationship Centres throughout Australia.

The centres are described by the Federal Government as being the "cornerstone of the new family system providing advice and free counselling to families on a range of relationship issues".

The Newcastle Centre is located at 495 Hunter Street Newcastle.

This is one of 25 centres opening around Australia in 2007.

The Newcastle centre is open during normal business hours Monday to Friday.

Appointments are essential for family relationship consultation and advice. They can be made by telephoning (02) 4016 0566.

Brochures on family relationships and related material are freely available during opening hours.

Storm Relief

The NSW Government will provide stamp duty relief on the replacement of motor vehicles written off due to storms in the Hunter and Central Coast in June 2007.

Those eligible will receive a refund on the stamp duty paid on the replacement vehicle.

Renovation

Clients attending Enrights Solicitors in the past few months have noted the significant renovations currently being undertaken in the Pender designed building.

We apologise for any inconvenience caused while these works are being undertaken and look forward to their completion.

Abolition of NSW Mortgage Stamp Duty

From 1 September 2007 Mortgage Duty will not be chargeable in some circumstances. These include mortgages securing a loan or advance made for owner occupied housing. Borrowers

must be 'natural persons' and not corporate identities. Where the mortgagor is a natural person, the mortgage can be registered without having to be stamped by the Office of State Revenue.

Tree Disputes - an Easier Process

New legislation has modified the law relating to disputes over trees on land situated in urban areas.

The Tree (Disputes Between Neighbours) Act 2006 has been designed to provide a single, inexpensive and accessible process for the resolution of disputes between neighbours regarding trees.

The Act establishes a separate statutory scheme giving the Land and Environmental Court jurisdiction to make orders to remedy, restrain or prevent damage to property or to prevent injury to any person by a tree on

adjoining land. Trees on council land are exempt from the operation of the legislation.

Before making an order, the Court must be satisfied that the applicant has made a reasonable effort to reach agreement with the owner of the land on which the tree is situated.

The matters to be considered in determining an Application are whether the tree has a historical, cultural or scientific value and the intrinsic value to the public community.

A person must not fail to comply with any requirement imposed

upon the person by an order of the Court. The maximum penalty is \$110,000.

The whole process is designed to be informal and inexpensive with the aim of providing a just, quick and cheap resolution of matters between neighbours regarding trees.

All indications to date, suggest that the legislation is a good step in the direction of assisting parties in urban areas to resolve the disputes about trees without the difficulties and costs traditionally associated with such a dispute.

Insurance Claims Advice

Enrights Solicitors continue to accept instructions across all areas of insurance law, including work claims.

We strongly encourage our

clients to seek our advice in relation to any insurance claim, no matter how small, so that your rights can be explored.

Staff News

Mr. Stewart Neely and Mr. Patrick Wills both retired from Enrights Solicitors in June 2007. We wish them a long and happy retirement.

Mr. Anthony Gleeson commenced at Enrights Solicitors as a legal clerk in February 2007 and was admitted as a solicitor in August 2007.

Anthony trained and worked as a

boilermaker prior to studying law at the University of New England.

Anthony intends to pursue a career in commercial law including: conveyancing, leases, dispute resolution and civil litigation.

Anthony originally comes from Greta and is delighted to be employed where he can look after the people and businesses in the Hunter Valley.

Sponsorship

Enrights Solicitors have proudly sponsored a team from the Metford Junior Soccer Club for the third year.

A representative of Enrights Solicitors was presented with a commemorative shield and photograph of the team during the Clubs annual presentation day in September 2007.

Enrights Solicitors also sponsored a senior ladies netball team from the Metford Ashtonfield Netball Club for the 2007 season. The team, the 'Illusions', were successful enough to play in the semi finals.

We look forward to sponsoring these teams and others in 2008.

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