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| |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | | |  |  | | --- | --- | | |  | | --- | | **November 2013 Newsletter**  http://gallery.mailchimp.com/653153ae841fd11de66ad181a/images/transparent.gif  **NSW New Home Grant Scheme**  A grant of $5,000 is now available to buyers of off-the-plan or newly built homes up to a value of $650,000 and for vacant land to the value of $450,000 where a new home is intended to be built. The grant will be applied as a credit against liability for duty on sale or transfer (also known as a stamp duty) but will paid by cheque should the duty already have been paid or there is a balance of the grant owing, where, for instance, the total duty payable is less than the amount of the grant.  Unlike previous similar grants this grant is not restricted to new home buyers but is also available to investors and to entities such as companies or trustees of a trust. As such, there are no restrictions on the number of times a purchaser can apply for this grant. Although, it should be noted that no other grant can be paid with respect to that property so if you are entitled to other grants make sure you choose wisely to receive the greatest benefit.  A final word, applications must be received within 3 months of the date of execution of the contract and for vacant land laying of the foundations must commence within 26 weeks of completion of the purchase.  For further information, please refer to the [Fact Sheet](http://www.osr.nsw.gov.au/lib/doc/factsheets/ofs_nhg1.pdf) on the Office of State Revenue Website. | | | |  | | --- | | http://gallery.mailchimp.com/653153ae841fd11de66ad181a/images/transparent.gif  **Estate Planning**  An estate plan can be a combination of a Will, a Power of Attorney and an Enduring Guardianship as well as any superannuation you may have, which requires binding nominations to be made independent of your Will and any life insurance policies you hold. These should all be regularly reviewed to ensure that they are appropriate to your changing circumstances. People live longer than they used to and as such need their savings, accrued during their working life, to last longer than ever before. In addition, social relations are often more complex than in previous generations due to many people marrying more than once and the prevalence of blended families. These factors make it even more important to have a detailed estate plan in place to ensure that proper provision is made for the people you care for and to whom you owe a legal and a moral obligation. Additionally, if you were to lose capacity to make lifestyle or financial decisions then it is important that you have:       1.  an Enduring Guardianship Appointment, to make decisions concerning where you will live and with whom and to make decisions about medical and dental treatment you may require; and        2.  an enduring Power of Attorney to manage your financial affairs.   We can help to ensure that your intended beneficiaries will receive the maximum benefit from your estate. | | | |  | | --- | | **Law Society Newsletter**  For more information on a variety of legal topics the Law Society of New South Wales publishes a quarterly [newsletter which you can view here](http://gallery.mailchimp.com/d7ac35d590989fce96f6014e9/files/2013_In_touch_with_the_law_client_newsletter.pdf).  http://gallery.mailchimp.com/653153ae841fd11de66ad181a/images/transparent.gif  **Surrogacy and Family Dispute Resolution**  Learn more about surrogacy law in Australia and the implications for family dispute resolution by reading the essay ["Surrogacy and Implications for Family Dispute Resolution"](http://gallery.mailchimp.com/d7ac35d590989fce96f6014e9/files/Surrogacy_and_Implications_for_Family_Dispute_Resolution.pdf) by Clive Mills which discusses and clarifies this complex and controversial area of Australian law. Please click on the title to read the article. | | | |