

Comasters

LAW FIRM AND NOTARY PUBLIC

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ComNews May 2021

Dear Sir / Madam

This is News May 2021.

For your legal knowledge, **ComArticles** sets out one new and one revised legal article:

- *Discretionary Trusts (new)*; and
- *Selling Properties in NSW (revised)*.

For your reading pleasure, **ComBlog** examines historical events that have impacted on the world:

CB26. *South Korea. Timeline 1900 to the present.*

CB27. *Russia. Timeline 1900 to the present.*

Your comments are welcome after reading the blog posts.

Contact us if we can help in legal issues.

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ComArticle 1

Discretionary Trusts

Many individuals and companies use various types of trusts to manage and protect their assets. This article will discuss discretionary (or family) trusts in some detail, including key members involved as well as the advantages and disadvantages of implementing a discretionary trust.

[Read more](#)



ComArticle 2

Selling Properties in NSW

This revised article is a quick overview of selling a property in New South Wales. Its focus is to highlight to vendors the steps in selling a property, and now addresses the requirement for obtaining an Australian Taxation Office (ATO) Clearance Certificate for properties over \$750,000.00.

[Read more](#)



ComBlog 26

South Korea. Timeline 1900 to the present

Between 1960 and 2010, South Korea rose from one of the poorest countries in the world to a developed and high-income country. Today, South Korea has become a leading economy and a technological powerhouse, rivalling countries such as USA in information and communication technology.

[Read more](#)



ComBlog 27

Russia. Timeline 1900 to the present

Russia has 146 million people, and is the largest country in the world – 17,125,191 square kilometres; 1/8th of the Earth's inhabited land area; and extends across 11 time zones.

Communism has its roots in Russia. Today, the population has a universal healthcare system and free university education.

[Read more](#)

List of Blog Posts:

New Blogs

- [*CB27. Russia. Timeline 1900 to the present*](#)
- [*CB26. South Korea. Timeline 1900 to the present*](#)

Past Blogs on World History

- [*CB25. Japan. Timeline 1900 to the present*](#)
- [*CB24. India. Timeline 1900 to the present*](#)
- [*CB23. Indonesia. Timeline 1900 to the present*](#)
- [*CB22. England. Timeline 1900 to the present*](#)
- [*CB21. Malaysia. Timeline 1900 to the present*](#)
- [*CB20. United States of America. Timeline 1900 to the present*](#)
- [*CB19. China. Timeline 1900 to the present*](#)
- [*CB18. Australia. Timeline 1900 to the present*](#)
- [*CB17. Chinese civil war \(1850-1864\) and American civil war \(1861-1865\), A comparison*](#)
- [*CB16. Spanish flu and COVID-19, A comparison*](#)

Past Blogs on Politicians

- [*CB15. Mahatma Gandhi, Past Leader of India, A Review*](#)
- [*CB14. Deng Xiaoping, Past Paramount Leader of China, A Review*](#)
- [*CB13. Lee Kuan Yew, Past Prime Minister of Singapore, A Review*](#)

- [**CB12. Margaret Thatcher, Past Prime Minister of the United Kingdom, A Review**](#)
- [**CB11. Mao Zedong, Past Chairman of China, A Review**](#)
- [**CB10. Ronald Reagan, Past President of the USA, A Review**](#)

Past Blogs on Jeffrey Lee

- [**CB9. My personal history in the "lucky country"**](#)
- [**CB8. My personal history as a principal lawyer**](#)
- [**CB7. My personal history and Comasters Law Firm**](#)
- [**CB6. My personal history after graduation**](#)
- [**CB5. My personal history in moving to a new country**](#)
- [**CB4. My personal history in secondary school, and my scouting and prefect days**](#)
- [**CB3. My personal history, and my ancestors**](#)
- [**CB2. My personal history in primary school, and becoming president of class-committee**](#)
- [**CB1. Digital lawyer and my personal history**](#)

Popular ComArticles:

Commercial Law

- [**Buying a Business**](#): Discusses the pertinent issues one should consider when buying a business, including stamp duty, leases, goodwill and other assessments.
- [**Directors' Duty to Prevent Insolvent Trading**](#): This may be of interest if you are a Director of a Company.
- [**Misleading and Deceptive Conduct**](#): This article discusses in detail misleading and deceptive conduct under the Australian Consumer Law.
- [**Personal Property Security Act and Register**](#): This article discusses security interests, specifically the *Personal Property Security Act 2009 (Cth)* and Register.

Litigation

- [**Apprehended Violence Order \(AVO\)**](#): This article examines the protection victims of domestic violence may seek under the provision of the *Crimes (Domestic and Personal Violence) Act 2007 (NSW)*.
- [**Enforcement of Judgment Debts**](#): This article discusses methods used to recover debts after a judgment by the Court has been made.
- [**Subpoenas**](#): This article will discuss what a subpoena is and the formal requirements of a subpoena. It will also discuss compliance with a subpoena and the grounds for setting aside a subpoena.
- [**Without Prejudice Communications**](#): This article examines the effect of the Without Prejudice rule and how it protects communications made in the course of settlement negotiations.

Family Law

- [**Child Support**](#): The separation of parents is toiling on all parties involved. Emotional burdens are hard enough to deal with, without the added burden of financial insecurity.

Child support payments, also known as child maintenance payments, can ease the burden on separated families. This article will discuss who is eligible for payments and the different ways to organise child support payments.

- **Consent Orders in Family Law Matters:** Consent Orders are a legally binding agreement between former partners regarding parenting arrangements and/or property division. This article looks at what Consent Orders may address and how they can be enforced by the court.
- **Domestic Violence:** Domestic violence is a significant issue that can affect anyone. This article seeks to outline the meaning of domestic violence and the forms upon which it can occur. It also highlights pertinent legal concerns that a client may have, such as information regarding ADVO's, divorce and child custody.
- **Property & Financial Settlements in Family Law:** When a couple (husband and wife) separates, it often becomes necessary to consider how their properties are to be divided between them. This article discusses the Family Court's position on what would be considered 'just and equitable' between the parties.

Property Law

- **Building Inspection Reports and Pest Inspection Reports:** Explains building inspection reports and pest inspection reports.
- **Caveats:** Caveats registered with the New South Wales Land Registry Services protect the caveator's interest in the property. The LRS allows prospective purchasers to check whether any third parties have a legal interest on the property they wish to buy.
- **Negotiating Retail Leases:** Discusses commercial leasing of shops.
- **Strata Inspection Reports:** Explains what a strata inspection report is and its usefulness.

Immigration Law

- **Contributory Parent Visas:** Discusses the fast track of parent visas.
- **Employer Nomination Scheme (Subclass 186) Visa:** This article discusses how a foreign individual can obtain permanent residency in Australia through the Employer Nomination Scheme Visa.
- **Partner Visas Subclass 820 and Subclass 801:** Discusses the application to migrate to Australia when sponsored by a spouse or partner. It also discusses de-facto spouse relationships and the concept of genuine and continuing relationships.
- **Resident Return Visas:** If you are an Australian permanent resident and intend to travel overseas you should read this.

Other laws

- **Agency:** An agent is a person who is legally authorised to act on behalf of another individual. This article will discuss the different types of agents and how they can be appointed or authorised.
- **Copyright Infringement:** This article provides a general overview of copyright law and copyright infringement.
- **Probate and Letters of Administration:** When a person dies, a probate (or letters of administration) would need to be applied for at the Court, with the help of a lawyer, so that assets can be transmitted to the beneficiaries.

- **Trade Mark Applications**: This article discusses what a Trade Mark is and the 'application and registration' process.

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