



ComNews July 2021

Dear Sir / Madam

This is News July 2021.

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

- *Public International Law and the United Nations* (new); and
- *Land Tax* (revised).

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

CB30. *Philippines. Timeline 1900 to the present.*

CB31. *Germany. Timeline 1900 to the present.*

Your comments are welcome after reading the blog posts.

Contact us if we can help in legal issues.

Jeffrey Lee, Principal Lawyer

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ComArticle 1 Public International Law and the United Nations

Public international law helps regulate the conduct of nation states and other international organisations. This article provides an introduction to public international law by discussing the United Nations, including its objectives, principals, and organs.

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ComArticle 2

Land Tax

Land tax is an annual tax levied on land owners in Australia for properties which exceed the threshold value as at midnight on 31 December. This article provides a general overview on when and how land tax is applied and paid in New South Wales (NSW) and Victoria (VIC).

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ComBlog 30

Philippines. Timeline 1900 to the present

Philippines has 110 million people. It was ruled by Spain in the 1500s and later by the USA in the late 1890s. Philippines became independent in 1946. Today, Philippines is considered to be an emerging market and a newly industrialised country, which has an economy transitioning from being based on agriculture to one based more on services and manufacturing.

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ComBlog 31

Germany. Timeline 1900 to the present

Germany has 84 million people and is the second most populous country in Europe after Russia. In general, Germany has a highly skilled labour force, low level of corruption, low crime rate and a high level of innovation. Following the collapse of communism around the world, Germany came out united as one country in 1990, and now has the best economy in Europe.

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Popular ComArticles:

Commercial Law

- **Business Structures – Company, Partnership, Sole Trader**: Discusses setting up your own business in Australia and the requirements for creating a suitable business structure such as a company or a partnership.
- **Buying a Business**: Discusses the pertinent issues one should consider when buying a business, including stamp duty, leases, goodwill and other assessments.
- **Employment Contracts – Checklist of the Main Provisions**: Discusses the main provisions in an employment agreement.
- **Selling Your Business**: Successful entrepreneurs of the world are good in establishing businesses, running them and then selling them with capital gains. This article looks at the

steps that an owner of business would take in selling a business through an intermediary.

Litigation

- **Alternative Dispute Resolution**: Pursuing a claim at the courts of law can be very adversarial, costly and daunting. At times, it would be better to consider Alternative Dispute Resolution methods. Here is a discussion of the different types.
- **Enforcement of Judgment Debts**: This article discusses methods used to recover debts after a judgment by the Court has been made.
- **NSW Civil and Administrative Tribunal**: This article explains what is NCAT, who are tribunal members, and the role of NCAT's various divisions. Additionally, it addresses the effect of NCAT decisions and orders made as well as the options available if orders are not complied with by the other party.
- **Suing and Being Sued (Legal Action)**: Discusses the process of suing someone for A\$250,000.00 including the steps taken in court.

Family Law

- **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.
- **Financial Agreements between Partners**: (Formerly titled *Pre-Nuptial Agreements*). This article looks at financial agreements between partners as prescribed by the *Family Law Act 1975* (Cth). It discusses pre-nuptial agreements, agreements entered into during marriage and other related agreements, which would be recognised as enforceable by the courts.
- **Marriage and Divorce**: Discusses the legal processes involved in a breakdown of marriage, divorce and custody of children and property division.
- **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

- **Leases (when a tenant does not pay rent)**: Discusses options of a commercial landlord.
- **Purchasing Properties in New South Wales**: Discusses the steps in purchasing a house, apartment or commercial and off-the-plan property.
- **Selling Properties in New South Wales**: Discusses the steps in selling a house, apartment or commercial property.
- **Strata Inspection Reports**: Explains what a strata inspection report is and its usefulness.

Immigration Law

- **Business Innovation and Investment Visa**: This article discusses the Business Innovation and Investment Visa (subclass 188 and subclass 888) and explains the application process.
- **General Skilled Migration**: This article explains the process and requirements for obtaining a points-tested skilled migration visa under the General Skilled Migration program.
- **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.
- **Temporary Skill Shortage Visa – Subclass 482**: This article discusses the different streams of the Visa Subclass 482 (the TSS Visa) and their requirements.

Other laws

- **Notary Public Services**: Discusses the role of, and the services of, a Notary Public.

- ***Power of Attorney & Guardianship***: Discusses delegation of power in financial and lifestyle matters.
- ***Trade Mark Applications***: This article discusses what a Trade Mark is and the 'application and registration' process.
- ***Wills and Estates***: A guide to the formal requirements of Australian wills and the consequences of intestacy.

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Comasters Law Firm and Notary Public, Suite 101, 743-755 George Street, Sydney, NSW 2000,
Australia, (+612) 9288 0300

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