WOLLERMAN SHACKLOCK
Lawyers

Your voice through our values of equality, respect and integrity

NEWSLETTER
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CHRISTMAS CLOSING HOURS

Please note that our Office will be closed from 4:30pm Tuesday 22nd of December 2026 and will re-open at 9am on Wednesday 6th of January 2027.

WHAT IS A RENEWAL OF LEASE AND WHEN IS IT DONE?



LEARN MORE

Greetings from the Wollerman Shacklock Team.

Whether you are a landlord, tenant, property owner, or business operator, we provide practical insights to help you better understand your rights, responsibilities, and the legal considerations involved in lease agreements.

KEY THINGS TO CHECK BEFORE ENTERING INTO A COMMERCIAL LEASE



Are you looking at entering into a Commercial Lease? Knowing the key items in a commercial lease before signing helps you understand your responsibilities, avoid unexpected costs, and protects your business interests.

Read our blog to learn the key things to check before you sign!

We are excited to announce that Emmanuel has now started with us full time as a Law Graduate, ready to be admitted to the Supreme Court of Victoria in a few months where he will officially become a fully pledged practising lawyer!

Congratulations Emmanuel!

🥳🥳🥳🥳🥳🥳🥳

ARE YOU BUYING A PROPERTY "SUBJECT TO LEASE"?

The Sale of Land Act 1962 sets strict legal requirements on both tenants, sellers and buyers of property that is sold or bought subject to lease.



Click the image above to learn more!

ARE YOU THE TENANT OR LANDLORD OF A COMMERCIAL LEASE? DON'T FALL INTO THE TRAP OF NOT HAVING YOUR LEASE REVIEWED

When was the last time you checked the details of your lease?



Commercial Leases are often forgotten about once they are in place...until something happens! And then it costs more time and money to try to resolve the issue! Having a properly prepared Lease to begin with is crucial to protecting your rights, whether you are a tenant or landlord.

READ MORE

WOLLERMAN SHACKLOCK
Lawyers

Our Services

- Property Law & Conveyancing
- Wills, Powers of Attorney & Deceased Estates
- Commercial Law & Business Law

Property Law & Conveyancing

- Adverse Possessions, Easements & Covenants
- Lease Agreements, Renewals, Disputes & Variations
- SMSF Sale & Purchases
- Property Sale, Purchase and Transfers
- Subdivisions & Consolidations
- Loan Agreements & Mortgages

Wills, Powers of Attorney & Estates

- Will Disputes
- Probate & Letters of Administration
- Estate Planning
- Applications by Personal Representative & Surviving Proprietor
- Wills, Powers of Attorney

Commercial & Business

- Business Sale & Purchases
- Franchise, Shareholders & Partnership Agreements
- Advice on business structures for your needs (e.g. joint ventures)
- Companies & Trusts
- Business Disputes
- Bank Guarantees/Solicitors Certificates

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A GUIDE FOR CLIENTS

LAW INSTITUTE VICTORIA

New Anti-Money Laundering and Counter-Terrorism Financing Laws

What you need to know

New laws have been introduced by the Federal Government to help detect and disrupt money laundering and the funding of terrorism. These are the new anti-money laundering and counter-terrorism financing laws (AML/CTF). The changes are contained in the *Anti-Money Laundering and Counter Terrorism Financing Act 2024 (C'th).*

These laws oblige lawyers to obtain information from clients about their identity and source of wealth when acting for them. These obligations apply to all lawyers in Australia and they may impact how we handle your matter.



What we will need to know from you

We will need to ask you:

- To verify your identity
- To provide us with information about your source of wealth and of any funds that are used in the matter about which we are advising you
- Whether you are a politically exposed person (PEP) or family member of a PEP. A PEP is someone who holds a prominent public position such as in government, the courts or military.

We may also need to:

- Seek information about you from third party data suppliers – for example, obtain a company search and identification details of directors and shareholders where a company is involved.
- Obtain information about the ultimate beneficial owner or owners – such as any individual who controls a company, trust or partnership, where we are asked to act for the company, trust or partnership or where such company, trust, or partnership owns the corporate client.
- We will give you full details of the information you need to provide us during our onboarding process.

LAW INSTITUTE VICTORIA

What happens to the information that you provide?

Any information provided to us for this purpose will only be used for that purpose. It will be kept by us in accordance with the AML/CTF laws, the *Privacy Act 1988 (C'th)* and other applicable laws.

We must keep any records we obtain for AML/CTF law purposes for seven years and also complete an annual report to the Australian Transaction Reports and Analysis Centre (AUSTRAC). The annual report includes details about how we have met our AML/CTF obligations.

You should be aware that the AML/CTF law requires us to report certain matters, such as any suspected money-laundering, to AUSTRAC and the law also prohibits us from informing you that we have done so.

All lawyers in Australia who provide services caught by the AML/CTF laws are under the same obligations.

Would I need to provide additional information?

You may need to provide further information. We are required by the AML/CTF law to monitor certain client transactions on an ongoing basis to ensure we have up-to-date information about our clients.

We will inform you if and when we would require further information.

Do I need to pay?

You will need to pay for the necessary due diligence required to be undertaken by us in accordance with the AML/CTF laws. For example, a fee may be payable:

- To any third party that we engage to undertake a verification of your identity.
- To obtain company searches of any corporate clients.



What happens if I cannot provide the information?

If we do not receive or are unable to verify the information we are required to obtain about you in order to comply with our AML/CTF obligations, we may be unable to act for you.

We may also have to cease acting for you if by continuing to act we breach our ethical obligations.

Would you like more information?

Please contact our office if you have any questions. All our lawyers and other relevant staff are provided with ongoing training on their AML/CTF law compliance obligations. We have appointed a compliance officer and senior manager to oversee our AML/CTF law programs and compliance.

You can find more information on the Austrac website here: **www.austrac.gov.au/individuals**

Disclaimer: The information in this document is intended to be a general guide only. The information is not intended to constitute professional or legal advice, and you should rely on your own inquiries and assessment. The Law Institute of Victoria expressly disclaims any and all liability for any loss or damage arising from reliance upon any information in this document.

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