



**Hutchinson
Legal**

Goodbye
Mr Dixon

Christmas
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SUMMER 2018

Insight

Saying Goodbye to Mr Dixon



Henry Summerville Dixon was born in Ballarat on 22 July 1928, coincidentally the same year the Ringwood Clock Tower was erected as a memorial to those who served in the Great War.

Mr Dixon, as he was known to staff and clients alike, met his late wife Helen Olga Waller when they were both studying at The University of Melbourne. They married on 19 January 1952 and settled in Mt Dandenong to raise their eight children; Christopher, Mary, John, Elizabeth, Kate, Heidi, Owen and Helen.

After completing his Law Degree in 1952, Henry set up a legal practice in the Ringwood Anglican Church Hall in early 1953. Mr Dixon's emerging legal practice trading as H.S. Dixon Barrister & Solicitor, moved 6 weeks later to 121 Maroondah Highway for two years, before a more permanent address was found at the newly built Midway Arcade in 1955. Mr Dixon worked tirelessly as a sole practitioner for 46 years, faithfully serving the Ringwood community, until a decision was made to sell his practice to Grant Hutchinson in 2001.

Mr Dixon considered the role of a solicitor to be that of an advocate, counsellor and advisor. Working primarily in the areas of Wills &

Estates and Property Law, he dealt with waves of migrants who came through and settled in and around Ringwood.

Despite the number of years he worked and the time that had passed since his retirement, Mr Dixon had a remarkable memory for the clients for whom he had acted and the matters that he had handled, demonstrating the care and dedication with which he conducted each of his files.

His extensive service to the Ringwood community was recognised at the opening of the new office of Hutchinson Legal and Your Lawyer. On 25 July 2018, just after his 90th birthday, having cut the ribbon and made a speech, Mr Dixon was quite chuffed to learn that the new building was named the *H.S. Dixon Chambers* in his honour.

Mr Dixon passed away peacefully on 19 October 2018 surrounded by his family. He was a gentleman of wisdom, charm and tenacity. He will be warmly remembered and missed by all.

“Christmas is a season not only of rejoicing, but of reflection.”

WINSTON CHURCHILL

FAST FACTS

34

The number of countries around the world where Christmas is not a public holiday

\$50.019B

The amount spent by Australians in the pre-Christmas retail sales period from 15 November to 24 December 2017

1224 AD

The year of the first living nativity re-created by St. Francis of Assisi to explain Christmas to his followers



Christmas Message

2018 has been a somewhat trying year for us at Hutchinson Legal with the passing of Mr Dixon and the busyness of our move. I'm sure for some of you this has not been a particularly easy year either. Nevertheless, as we prepare for Christmas, we pause to remember that at a time that looked bleak, a baby was born who continues to inspire hope throughout the generations. May you and yours have a blessed Christmas and a hope-filled New Year.

Property Law over the Last 90 Years

From paper Certificates of Title to PEXA, it is known throughout the profession that Property Law has changed dramatically over the last ninety years. The passing of both the *Property Law Act 1958* (Vic) and the *Sale of Land Act 1962* (Vic) established essential state laws governing Real Property Law. However, in 1992 the famous case of *Mabo v Queensland (No 2)* was the foundation for a new era of Property Law known as "Native Title". To assist in regulating this new area of law, the Commonwealth Government passed the *Native Title Act* in 1993, which has allowed many Native Title cases to be brought before the Federal and High Courts, establishing important judicial precedents.

Although the Supreme, Federal and High Courts have ruled on thousands of Property Law cases, 1998 saw the creation of a new Tribunal known as the Victorian Civil and Administrative Tribunal or VCAT. In particular, VCAT's Residential Tenancies Division regulates disputes between tenants, landlords and even caravan park owners and residents. The Tribunal is a low cost, accessible option to assist in resolving tenancy disputes, without proceeding to litigation.

However, perhaps the most significant change in Property Law has been the move to electronic conveyancing through Property Exchange Australia or PEXA from 1 October 2018 in Victoria. PEXA provides a digital platform which monitors both the financial and lodgement process of property transfers. The age of cheques and settlement agents has come to a swift end. As well as physical property settlements being a practice of the past, the lodgement of survivorship applications, caveats and transfers between spouses are now also conducted through PEXA. To date, Victoria, New South Wales, Queensland and South Australia have subscribed to PEXA, and it is only a matter of time until the Northern Territory, Tasmania and the A.C.T are utilising the PEXA platform.

If you would like more information please contact us on 9870 9870.



Earning the Trust of Clients

We understand that when you ask us to provide advice or assistance you may be facing a serious and stressful situation that is outside your normal experience. In these circumstances, we believe it is crucial that you feel that you can trust us.

Trust must be earned, so we are committed to honest two-way communication. In addition to asking you for the legal facts, we will take the time at the outset, to understand your situation, your priorities and your needs. Once we have these details, we can give you advice about how we expect the matter might proceed, how long it may take and what the potential outcomes may be. In some matters these may be predictable, but often there are factors that are uncertain when you first speak with us and which neither you, nor we, are able to control. Where this is the case, it is not possible to give you precise predictions, so we will explain the uncertainties and discuss a range of potential outcomes with you.

If communication is not clear, the issue of costs has potential to damage the trust between you and us. To

avoid this, we seek to have a frank discussion with you at the beginning of your matter about what and when you will be expected to pay, and we also provide you with this estimate in writing. The costs of some matters such as those which proceed to litigation, may vary greatly, depending on the actions of third parties; in these situations, we will update our estimates as the situation develops.

We will discuss with you how and when you would like to be updated on any progress in your matter. We are also committed to being available and responsive when you need to contact us.

We believe that a relationship commenced and maintained in this way, provides the best basis for minimising your stress levels and for working towards a positive outcome. Our aim is always to conduct your matter as conscientiously as possible, to completion, and to obtain a result with which you are satisfied.

PER CON NOTTAS, GRANT HUTCHINSON & JASON LAU



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