

ALMS BUSINESS AND MIGRATION PROGRAM



Thang Hoang

Australian Legal and Migration Services

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I. INTRODUCTION

Australian Legal and Migration Services offers Premium Migration and Legal services. We have offices in Chatswood and Cabramatta within Sydney Metropolitan.

Our principal lawyer is Brett Leybourne. Mr. Leybourne has in excess of twenty years experience in legal services. He has worked in various areas of the legal system including migration, litigation, conveyancing, wills, probate, and refinancing mortgages. He is now focusing on litigation and immigration law.

Mr. Pho Quang Hang is our Business Development Chief Officer who has more than 15 years in legal industry and had been cooperating with many law firms in NSW. Mr. Hang is one of the most reputable Community Leader in South Western Sydney. Other than working in legal industry, Mr. Hang also is president of ACDMA Australia. Mr. Hang is currently oversight the project of extension the aged care facility of ACDMA Australia with total investment worth more than 10 million dollars.

Thang Hoang is our solicitor based in Cabramatta Office. Mr. Hoang had experience dealing with both Vietnamese and Australian Law. He is holding Bachelor of Law in Vietnam, Juris Doctor at University of Technology Sydney and Master of Intl Trade and Commercial Law at Macquarie University. His transnational legal experience is a great asset of the firm. He also possesses years experience in Contract and Australian Migration Law through his employment.

In this paper, we would like to introduce some visa categories that could potentially bring you, the skilled person into Australia.

If you require further assistance, please do not hesitate to contact us.

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II. AUSTRALIAN IN GENERAL

Australia is a unique and diverse country in every way - in culture, population, climate, geography, and history

Culture

Australian culture is as broad and varied as the country's landscape. Australia is multicultural and multiracial and this is reflected in the country's food, lifestyle and cultural practices and experience.

Australia has an important heritage from its indigenous people, which plays a defining role in the cultural landscape.

This diversity of influences creates a cultural environment in Australia that is lively, energised, innovative and outward looking.

Population

As of October 2012, Australia's population is roughly 22.7 million people. The most populous states are New South Wales and Victoria, with their respective capitals, Sydney and Melbourne, the largest cities in Australia.

Australia's population is concentrated along the coastal region of Australia from Adelaide to Cairns, with a small concentration around Perth, Western Australia. The centre of Australia is sparsely populated.

Climate

The majority of Australia experiences temperate weather for most of the year.

The northern states of Australia are typically warm all the time, with the southern states experiencing cool winters but rarely sub-zero temperatures.

Snow falls on the higher mountains during the winter months, enabling skiing in southern New South Wales and Victorian ski resorts, as well as the smaller resorts in Australia's island state, Tasmania.

Geography

Australia is an island continent and the world's sixth largest country (7,682,300 sq km).

Lying between the Indian and Pacific oceans, the country is approximately 4,000 km from east to west and 3,200 km from north to south, with a coastline 36,735 km long.

Canberra is Australia's capital city. With a population of approximately 320,000 people and situated in the Australian Capital Territory, Canberra is roughly half way between the two largest cities Melbourne and Sydney.

Australia has 19 listed World Heritage properties. Australia is also famous for its landmark buildings including the Sydney Harbour Bridge; its ancient geology, as well as for its high country.

Quality of life

Australia's political and economic advantages are complemented by its welcoming attitude and excellent quality of life. In 2009, Australia's quality of life was ranked 6th in the world out of 57 key economies, ahead of New Zealand, the USA and the UK (Source: IMD World Competitiveness Online 1995-2009, Worldwide Quality of Life Index 2009).

Australia ranked second on the UNDP Human Development Index 2009, behind only Norway, and Australia's life expectancy (81 years) was the fifth highest in the world. The level of access to healthcare professionals and services in Australia is also amongst the highest in the world.

Legal system

Australia follows a Westminster system of government and law inherited from the British who originally colonised the country.

There are two main political parties and a number of minor parties, which make up the Commonwealth Parliament. Each state and territory also has its own government.

Health Care System

The Australian Government provides help with some medical, optometrist and hospital expenses through a scheme called Medicare. Medicare provides **free treatment** as a public (Medicare) patient in a public hospital and patient subsidies for private treatment by doctors and specialists. It also covers some limited services by optometrists, nurse practitioners, midwives and dentists. If you reach a Medicare Safety Net threshold, visits to your doctor or having tests may end up costing you even less.

Education

In Australia children must attend school from five years of age until they finish Year 10. After Year 10 they must participate in full-time education, training or employment or a combination of these activities (at least 25 hours per week) until they finish Year 12 or reach 17 years of age. Government schools **provide free education.**

The university students may obtain the loan from government to pay for their tuition fees, therefore, parents will not need to worry about their financial position too much to provide children with high quality education.

III. BUSINESS OPPORTUNITY IN SOUTH WESTERN SYDNEY

South Western Sydney is located about 45Km from Sydney CBD and the travel time between two areas is about 45 minutes via M5 (highway).

The South West Growth Centre will be developed in an area of approximately 17,000 hectares positioning in South Western Sydney

The core of the development area will be Leppington and be serviced by the new South West Rail Link which will commence its operation in 2015.

There will be about 110,000 new dwellings for some 300,000 residents -- almost the same population as Canberra or 2/3 of whole Tasmania State population

In addition to the residential development, in April 2014, Australian Prime Minister made announcement of the second Sydney Airport will also be constructed within the area in Badgerys Creek (please see the map in this brochure).

South Western Sydney is expected by the states and federal governments to be the driving factor of economic growth in Sydney next decade.

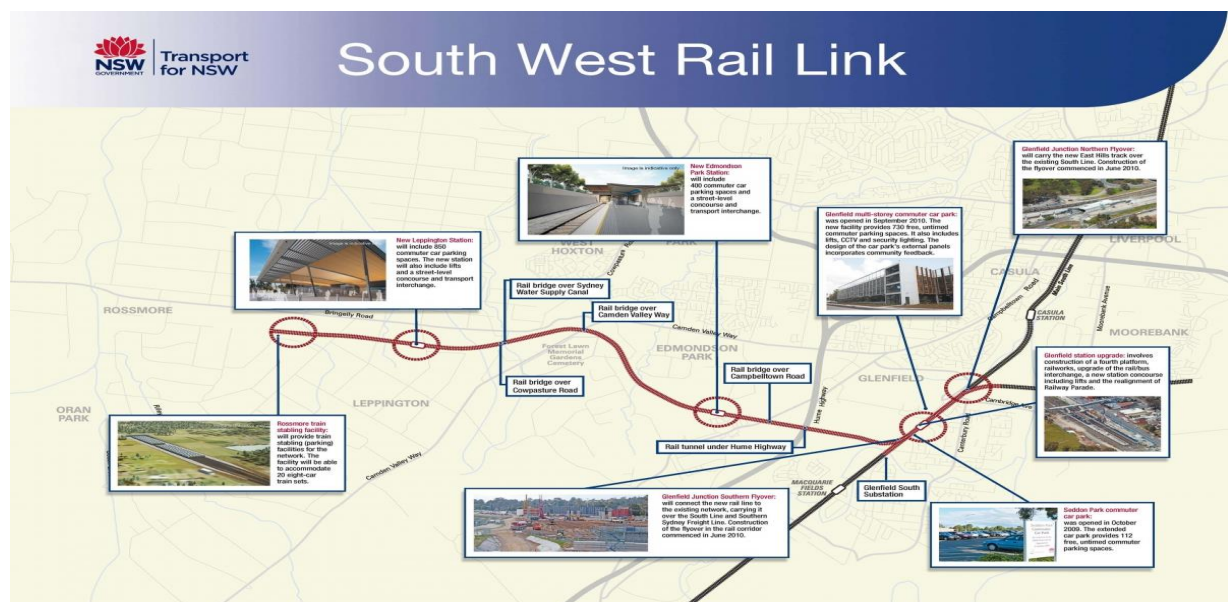
A. GOVERNMENT PROJECTS IN THE AREA

SOUTH WEST RAIL LINK THE 2.1 BILLION DOLLARS PROJECT

Minister for Transport of NSW had announced the South West Rail Link will be in operation in 2015 one year ahead of schedule

The project included an upgrade of Glenfield Station, along with new stations at Edmondson Park and Leppington, which is two suburbs with amazing potential of real estate development.

This project made Edmondson Park and Leppington more accessible to the rest of the city. The future travel time between Sydney CBD to the area will be shortened to 30 minutes.



SECOND SYDNEY AIRPORT

In April 2014 Australian Prime Minister made announcement of the second Sydney Airport will also be constructed in Badgerys Creek which is about 10km from Leppington.

The Federal governments is currently working on planning and design and construction is expected to commence in 2016.

What it could mean for Sydney's West

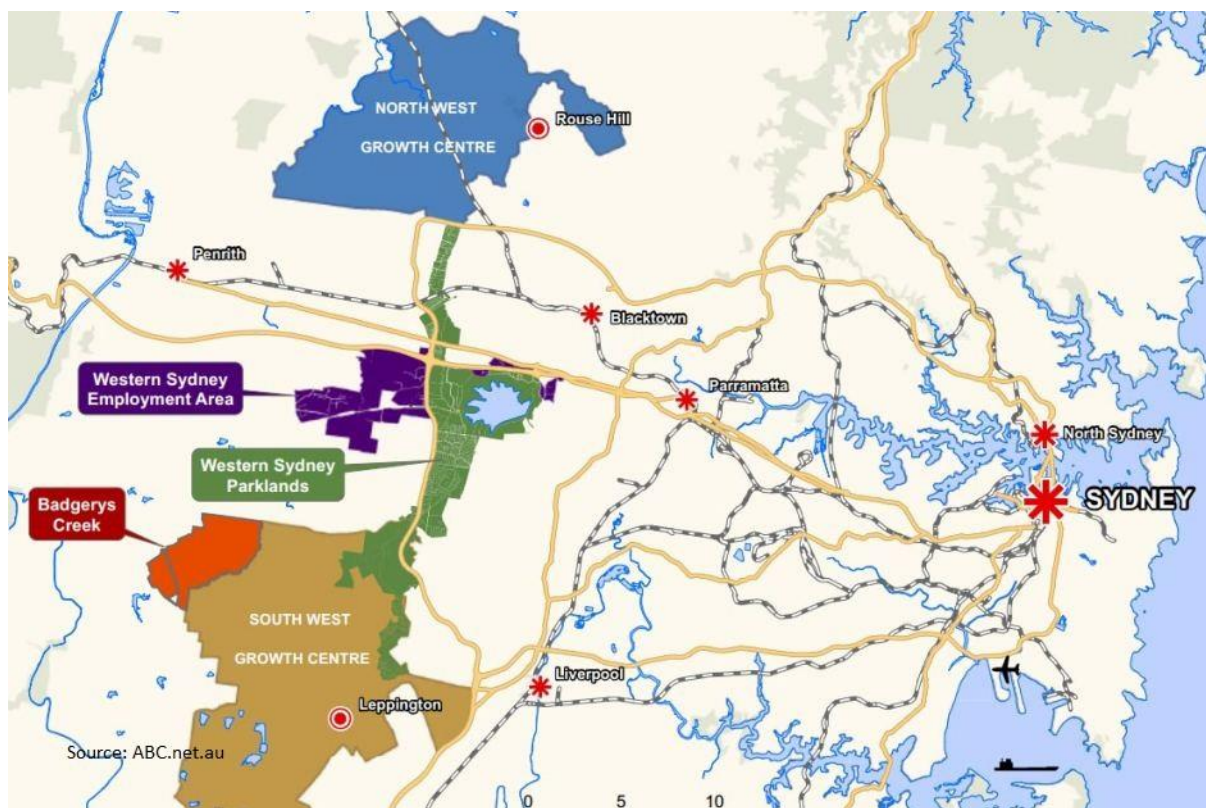
During construction, 1,529 jobs could be created over seven years

The airport could create between \$11.6bn and \$15.2bn additional economic activity

Once operating fully, the airport would generate between 16,252 and 20,013 jobs

The airport could create 35,216 to 46,285 full-time equivalent jobs in the future.

Source: *Economic impact of a Western Sydney Airport*

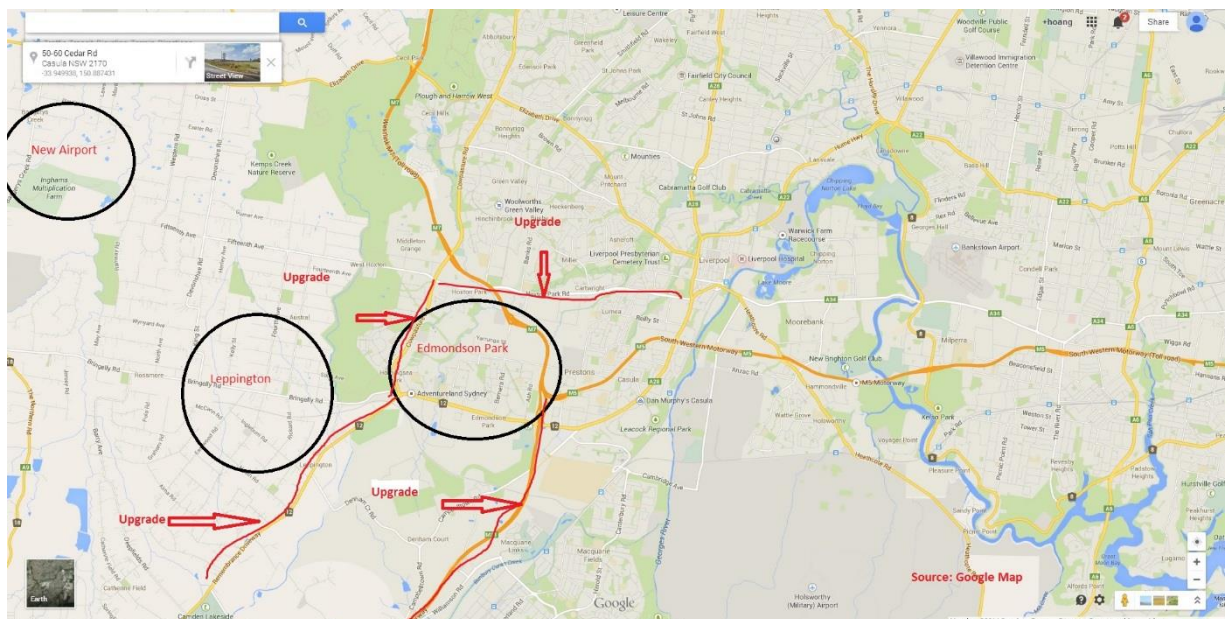


OTHER PROJECTS

The NSW Roads and Maritime Services had announced the plan to upgrade of major arterial roads for south western Sydney.

Due significant traffic growth in future years due to increased residential and commercial development in the South West Growth Centre and nearby areas.

- a) Works have commenced on the upgrade of Camden Valley Way and planning is underway for the upgrade of Bringelly Road and The Northern Road.
- b) Roads and Maritime Services has completed the upgrade of Cowpasture Road from a two-lane road to a four-lane divided road with new traffic lights at key intersections.
- c) Work on the southern end of Cowpasture Road was completed in October 2009. Work on the final section, from North Liverpool Road to the M7, was completed in December 2010.
- d) Roads and Maritime Services is continuing to upgrade Hoxton Park Road from a two-lane road to a four-lane divided road between Cowpasture Road and Banks Road.
- e) The F5 Freeway from Brooks Road to Narellan Road is a \$138 million project. It involves widening the F5 Freeway from four to eight lanes between Brooks Road and Raby Road and from four to six lanes between Raby Road and Narellan Road.
- f) The F5 upgrade will improve travel times and safety for local and long-distance traffic, improve traffic flow and alleviate congestion. This project is being delivered in stages to minimise disruption to traffic during construction.



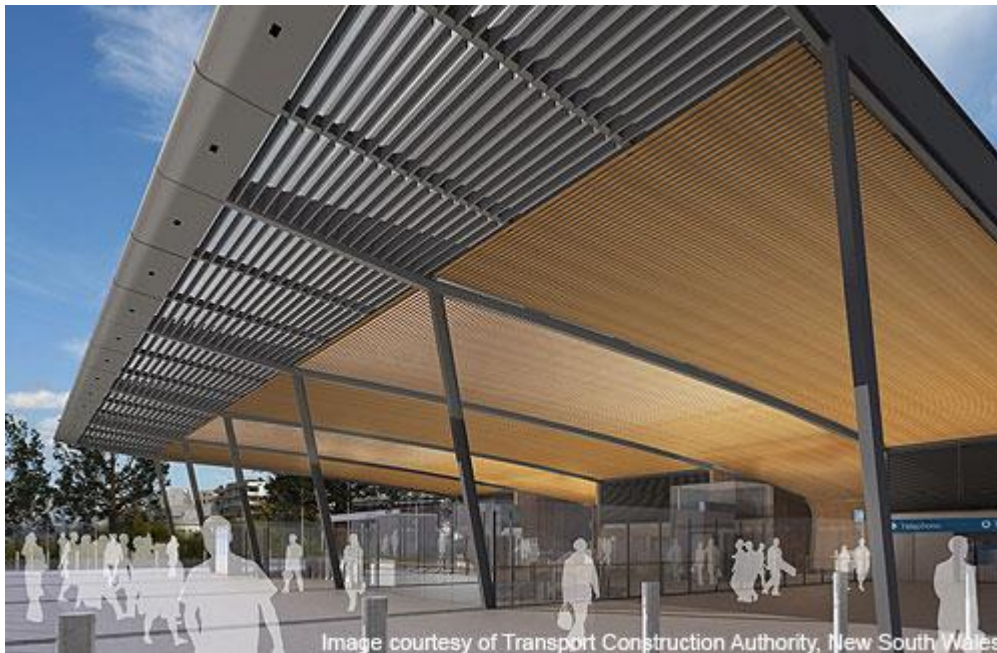
IV. WHERE COULD WE FIND THE REAL ESTATE (LAND) DEVELOPMENT BUSINESS OPPORTUNITY

Generally, we could find Real Estate Developments business opportunity in any area of South Wester Sydney in the long-term plan. However, in our opinion, the two suburbs bellows will

LEPPINGTON

General Information

STATUS	Rezoned for development - March 2013
AREA	2,025 hectares
DWELLING CAPACITY	17,350 (very feel currently)
POPULATION CAPACITY	54,000 (currently 1,900)
DISTANCE	50Km to Sydney (50 minutes drive) 39Km to Sydney Current Airport (35 minutes drive)



Design of Leppington station which is under construction and will commence operation in 2015.

The Austral & Leppington North Precincts were rezoned for urban development in March 2013. The Precincts will deliver capacity for approximately 17,350 new homes for over 54,000 residents. When fully developed the Precincts will also feature:

- Leppington Major Centre with regional shopping, employment, cultural and community facilities

- New Leppington station
- 3 neighbourhood centres
- 220 hectares of employment land
- 135 hectares of open space and recreation areas
- Upgrades to major roads
- New primary and high schools
- Protection of 116 hectares of significant vegetation, and major creek corridors
- New pedestrian and cycle links

Leppington Major Centre

A Major Centre is proposed at Leppington where jobs, shopping, entertainment, community and government services will be focused for 300,000 new residents of the South West Growth Centre. Key features of the plan for the Major Centre include:

- Establishment of the major retail and commercial centre for the South West centred around the new Leppington Station
- Capacity for approximately 13,000 retail, bulky goods, commercial and service jobs
- Civic Precinct within the major centre comprising of a new TAFE campus, council community facilities and Integrated Health Care Centre
- Opportunities for denser housing in close proximity to the new Leppington Station
- New open space and recreation areas
- New pedestrian and cycle links

The price of the big land with potential division in around 20-30 lots of land in Leppington

Address	Price	Method of Sale	Date Sold
91 Anthony Rd	\$1,550,000	Private Treaty	12/06/14
104 Dwyer Rd	\$1,130,000	Normal Sale	24/02/14
42 Alma Rd	\$1,677,500	Normal Sale	18/02/14
125 Eastwood Rd	\$1,550,000	Normal Sale	14/02/14
234 Ingleburn Rd	\$1,750,000	Normal Sale	02/02/14
47 Gregory Rd	\$1,000,000	Normal Sale	30/01/14

EDMONDSON PARK

Edmondson Park is located 40 km south west of Sydney's City Centre and 6 km south west of the Liverpool City Centre. The site has a total area of 827 hectares and is bounded by the M5 Motorway to the south and east, Camden Valley Way to the north and Zouch Road to the west.

Plans for Edmondson Park seek to enable the creation of distinctive, vibrant communities supported by appropriate transport and services, while preserving and enhancing the open space and natural features of the site.

The planned population of the area will be 25,000 people.

This is a good development area, however, the price is already gone up.



The price of the big land with potential division in around 20 lots of land in Edmondson Park

Address	Price	Method of Sale	Date Sold
55 Rynan Av	\$3,200,000	Normal Sale	07/07/14
35 Buchan Av	\$1,100,000	Normal Sale	28/06/14
25 Rynan Av	\$2,080,000	Normal Sale	29/03/14

The price of newly house that created by subdivision

Address	Price	Method of Sale	Date Sold
5 Boyland Rd	\$610,000	Normal Sale	16/06/14
6 Colenso Cct	\$636,000	Private Treaty	12/06/14
6 Champagne Rd	\$610,000	Normal Sale	12/06/14
12 Champagne Rd	\$610,000	Normal Sale	04/06/14
2 Bergendal Dr	\$635,000	Normal Sale	31/05/14

V. OUR VISA PROGRAM

We do understand that as a business man, you not only seeking the business opportunity but also migration opportunity to Australia.

There are various type of visas allow you to enter Australian in both temporarily or permanently basis to assist you in running your Business and fulfil your desire of migrating to Australia. Australian Legal and Migration Services would like to introduce to our potential clients some of the key visa that allow you to enter Australia.

We also advised that the clients that would like to both invest and migrate to Australia might be exempted from any migration professional fees provided by our company.

Business Innovation and Investment (Provisional) (subclass 188) visa

This is a type of visa suitable for someone has strong intention to invest into Australia. You must first submit an Expression of Interest through SkillSelect. You may then be invited to apply for this visa. There are three Visa Streams that you can apply through.

As your Migration Agent, we will put our best effort to obtain the invitation/approval from relevant state and federal authorities for to your investment business so that you can apply this type of visa.

Business Innovation stream

You must:

- be younger than 55 years of age
- score at least 65 on the Innovation Points test (We will assess whether you satisfy this requirement upon receipt all relevant personal and business information from you).
- have a total annual turnover of at least **AUD500 000** (in one or more of your main businesses) (**AUD 1 million** if would like to invest into Sydney) in at least two of the four fiscal years immediately before you are invited to apply
- own **at least one** of the following percentages of that main business (or two main business):
 - 51 per cent of a business with a turnover of less than AUD400 000 per annum
 - 30 per cent of a business with a turnover of more than AUD400 000 per annum
 - 10 per cent of a publicly-listed company
- have managed a business, in which you spent less than half your time on professional (such as a doctor or lawyer), technical or trade services

- have a genuine desire to own and maintain a management role in a business in Australia.

You (or your partner, or you and your partner combined) must also:

- have total assets of at least **AUD800 000 (AUD1.3 million** if would like to invest into Sydney) that have been legally acquired and able to be legally transferred to Australia within two years of the visa being granted
- have an overall successful business career with no involvement in unacceptable business activities.

Investor stream

You must:

- be younger than 55 years of age
- score at least 65 on the Innovation Points test, (We will assess whether you satisfy this requirement upon receipt all relevant personal and business information from you).
- have a high level of management skill in relation to eligible investments or qualifying business activity
- have at least three years' experience of direct involvement in managing one or more qualifying businesses or eligible investments
- have a genuine and realistic commitment to continuing your business and investment activity in Australia after the original investment has matured.

You (or your partner, or you and your partner combined) must also:

- have a total assets of at least **AUD2.25 million (AUD3.0 million** if would like to invest into Sydney) for the two fiscal years immediately before you are invited to apply. These assets must have been legally acquired and able to be legally transferred to Australia within two years of the visa being granted
- have an overall successful record of eligible investment or qualifying business activity with no involvement in unacceptable activities
- be prepared to make your government-approved designated investment of AUD1.5 million using funds you have accumulated from your direct involvement, for at least one of the five fiscal years before you are invited to apply, in one of the following activities:
 - managing your eligible investments that total at least AUD1.5 million
 - managing a qualifying business in which you owned at least 10 per cent of the total value of the business.

Significant Investor stream

If you apply for the Significant Investor stream, you must be prepared to invest at least **AUD5 million** in at least one of the following 'complying investments':

- Commonwealth, state or territory government bonds
- Australian Securities and Investment Commission (ASIC) regulated managed funds that are open to the general public and have a mandate for investing in one of the following Australian assets:
 - infrastructure projects in Australia;
 - cash held by Australian deposit taking institutions;
 - bonds issued by the Commonwealth Government or a State or Territory government;
 - bonds, equity, hybrids or other corporate debt in Australian companies and trusts listed on any Australian Stock Exchange;
 - bonds or term deposits issued by Australian financial institutions;
 - **REAL ESTATE IN AUSTRALIA;**
 - Australian Agribusiness; and
 - other ASIC regulated managed funds that invest in the above list of investments.
- direct investment into private Australian companies not listed on any Australian stock exchange. You must obtain an ownership interest in the company. The company must:
 - genuinely operate a qualifying business in Australia
 - be registered with ASIC
 - have an Australian Business Number (ABN).

You must also:

- have a genuine and realistic commitment to continue your business and investment activity in Australia after the complying investment has been held continuously for the life of your provisional visa
- have a genuine and realistic commitment to reside in the state or territory that provided nomination for your application.

In addition, you (or your partner, or you and your partner combined) must:

- have assets of at least AUD5 million that have been legally acquired, are unencumbered, and are available to be used to make the 'complying investment' in Australia
- not have a history of involvement in unacceptable business or investment activities
- agree not to take legal action against the Commonwealth for any loss of capital arising from your complying investment

Business Talent (Permanent) visa (subclass 132)

This is a type of visa suitable for someone has strong intention to invest into and obtain Permanent Visa to live Australia. You must first submit an Expression of Interest through SkillSelect. You may then be invited to apply for this visa. There are two Visa Streams that you can apply through.

Venture Capital Entrepreneur stream

You must:

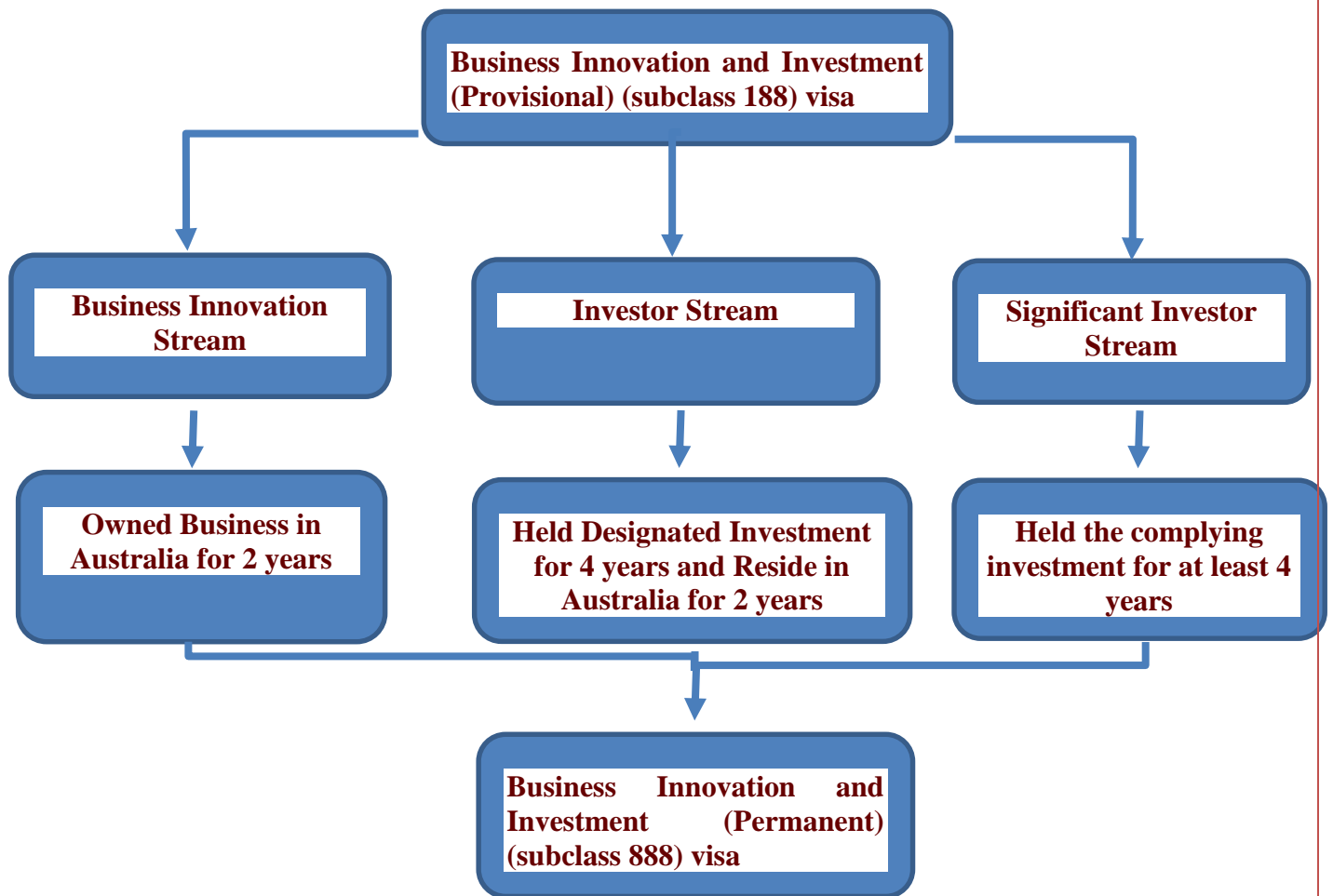
- Have sourced AUD1,000,000 in venture capital funding from a member of the Australian Venture Capital Association Limited (AVCAL) to fund the start up or product commercialisation of a high value business idea in Australia.
- An IELTS score of at least 4.5 on each of the 4 components of the test (speaking, reading, writing, listening) or equivalent standard on a specified test;

Significant Business History stream

You must:

- Be less than 55 years of age or the nominating jurisdiction must provide their support to waive the age requirement;
- Be high calibre and affluent business owners who will enter into business in Australia;
- Have net business and personal assets of AUD1,500,000 including at least AUD400,000 being net business assets;
- Have an annual business turnover of AUD3,000,000 for at least 2 of the last 4 fiscal years.
- An IELTS score of at least 4.5 on each of the 4 components of the test (speaking, reading, writing, listening) or equivalent standard on a specified test;

Roadmap to Become Permanent from Business Visa 188



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