

8 May 2023

Our Ref: JME:WM:2023082

Morasha Property Trust
15 Vanderbilt Avenue
Truganina VIC 3029
Australia**TAX INVOICE - 3947****Re: Purchase Unit 206 Level 2 7 Jeffcott Street West Melbourne****Professional Fees**

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|--|------------|
| To our fee for professional attendances of and incidental to your purchase of the above property including receiving instructions, advising you on terms of Contract of sale, drafting lease agreement, receiving signed Contract of Sale and Section 32 Vendor Statement, preparation of Client Authorisation Form and attending on you advising, signing Client Authorisation Form and certifying your verification of identity documents, preparation of State Revenue Office Duties Online Transferee Statement and arranging electronic signing of same by you, setting up workspace on PEXA and preparation and signing of Transfer of Land and Notice of Acquisition on PEXA, preparation and completion of State Revenue Office Duties Online Settlement Statement, obtaining Stamp Duty Estimate Statement from State Revenue Office and advising you of same, ordering searches and certificates to prepare the Statement of Adjustments and Settlement Statement and emailing to Vendor's Solicitor, various email attendances on you and your mortgage broker, seeking extension of settlement date, reviewing and attending on you to sign loan documents and guarantees and provide you with independent legal advice and completing solicitors certificates, attending to complete settlement and all related and miscellaneous attendances | \$3,600.00 |
| | \$3,600.00 |

Disbursements

| | |
|---|------------|
| Verification of Identity: Remote - Vinh Le | \$12.50 |
| Verification of Identity: SignIT via VOI - VOI Client Authority (Search fee). | \$3.00 |
| Verification of Identity: Remote - Yen Hoang Le | \$12.50 |
| Verification of Identity: SignIT via VOI - VOI Client Authority (Search fee). | \$3.00 |
| Miscellaneous Office Expenses | \$50.00 |
| | \$81.00 |
| Total Professional Fees (excluding GST) | \$3,600.00 |
| Total Disbursements (excluding GST) | \$81.00 |
| Total GST | \$368.10 |

| | |
|--|-----------------|
| TOTAL | 4,049.10 |
| Less amount to be transferred from trust after 7 business days | \$4,049.10 |
| Balance Due | \$ 0.00 |

With compliments

BMR LAWYERS

BMR LAW

E & O.E.

Please see notice attached regarding legal costs.

Unless we hear from you otherwise we will destroy this file after 7 years.

This account is due & payable within 14 days. Overdue accounts will attract interest at the Cash Rate Target fixed by the Reserve Bank of Australia plus 2%.

Remittance Advice Slip - Please forward with your payment

To transfer directly to BMR Lawyers bank account please use the following bank details:

BSB: 063 116 A/C No: 1018 2778

Please ensure that you quote **2023082 inv 3947** as the reference

| | | |
|---|----------------|--------------|
| <input type="checkbox"/> BMR Lawyers | Received from: | Yen Hoang LE |
| PO Box 3000 | Matter Number | 2023082 |
| Middle Camberwell VIC 3124 | Amount | \$ 0.00 |
| | Account Dated | 8 May 2023 |
| <input type="checkbox"/> Tick if receipt required | | |

Notification of Rights

LEGAL PROFESSION UNIFORM LAW (VICTORIA) (“UNIFORM LAW”)

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

1. Discuss your concerns with us. Julian Edelman is designated as responsible principal for this bill.
2. Request an itemised bill. You must do this within 30 days from the date which the legal costs become payable. We will provide an itemised bill at no charge. However, if you request an itemised bill and the total amount specified in the itemised bill exceeds the amount previously specified in the lump sum bill for the same matter, then we may be able to recover the higher costs should the matter proceed to a costs assessment under section 198 or a binding determination under section 292 of the Uniform Law.
3. Have our costs assessed before the Supreme Court Costs Court (“Costs Court”) under Division 7 of Chapter 4.3 of the Uniform Law OR, alternatively, make a complaint to the Victorian Legal Services Commissioner (VLSC) in relation to a costs dispute under Division 1 of Part 5.2 of the Uniform Law. The parameters for taking such steps are as follows:
 - (i) In relation to a costs assessment before the Costs Court – you must make the application within 12 months of when the bill was given or a request for payment was made, or where there was no bill or request made, when the legal costs were paid. An application can be made outside of 12 months in certain circumstances where the delay and reasons for the delay make it just and fair to do so. There is no monetary limitation on the amount of the legal costs in relation to a costs assessment before the Costs Court.
 - (ii) In relation to a costs dispute before the VLSC – you must make the application within 60 days after the legal costs have become payable or where you have asked for an itemised bill, within 30 days after the itemised bill was provided. The VLSC may waive the time limits specified above if the complaint is made within 4 months after the required period. This is in circumstances where the delay and reasons for the delay make it just and fair to do so, provided we have not commenced legal proceedings in respect of the legal costs. There is a monetary limitation of less than \$100,000 (indexed) for the total bill for legal costs in dispute OR, where the amount is \$100,000 or more, the amount of the legal costs in dispute is less than \$10,000 (indexed).

Our rights in relation to interest

We intend to charge interest on unpaid legal costs if our costs are unpaid after 30 days of giving you this bill, in accordance with the Uniform Law. The rate of interest is the Cash Target Rate plus 2 per cent, specified by the Reserve Bank of Australia as at the date of this bill.

Notice of withdrawal of trust money

If money has been paid into our trust account for you, we hereby notify you that we will withdraw money from the trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and the *Legal Profession Uniform General Rules 2015*.

Liability limited by a scheme approved under Professional Standards Legislation.