



MCCARTHY DURIE

LAWYERS

Originating Office:
McCarthy Durie Lawyers
CLEVELAND QLD 4163
Phone: 07 3370 5100

19 June 2020

TAX INVOICE

ABN 44 136 054 405

John Cooper Super Fund Pty Ltd trustee under instrument 709117262 and 709769456
Building 3
3082/3-7 Parkland Boulevard
BRISBANE QLD 4000

MATTER: SALE TO RICHARD & SHAE CLUNE ATF CLUNE FAMILY TRUST
PROP: 15 VERONICA STREET, CAPALABA, QLD, 4157

Invoice	71016
Matter No.	2003238
Due Date	22/07/20
Amount Payable	\$0.00

Professional Fees	
(see attached for details)	\$2,901.55
Disbursements	
(see attached for details)	\$239.91
Total of Invoice (Excluding GST)	\$3,141.46
Total GST Amount	\$294.95
Total of Invoice (Including GST)	\$3,436.41
<i>Less funds reserved from Trust</i>	<i>(\$3,436.41)</i>
Total Amount Payable	\$0.00

The account details are provided on the reverse side of this bill and attached pages.

Other McCarthy Durie Lawyers Services:

Conveyancing: Property Transfers
Commercial Law: Franchises, Business structures, Leases etc.

Litigation: Dispute Resolution, Franchise Disputes.

Workplace Law: WH&S, Unfair Dismissal.

Family Law & Estates: Divorces, Children's Issues, Property Settlements.

This tax invoice is a request for payment / notice of withdrawal under *Legal Profession Regulation 2007 (Qld) s 58(3)(b)*.

PAYMENT OPTIONS

 <p>The Way To Pay</p> <p>Billers Code: 216366 Ref: 20032389</p> <p>Telephone & Internet Banking - BPAY Call your bank, credit union or building society to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au</p>	<p>Credit Card Payments Call 07 3370 5100</p>  <p>Direct Deposit Account: MDRN Pty Ltd General Account BSB: 034 070 Account No: 374 951 Reference: 2003238</p>	 <p>Phone: 1300 885 175 Billers Code: 238543 Ref: 71016</p> <p>Please note: Credit Card payments can be made by phone using Westpac Payway. Please follow the prompts</p>
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Remittance Advice - Please detach and return with your cheque payment
John Cooper Super Fund Pty Ltd trustee under instrument 709117262 and 709769456
Building 3
3082/3-7 Parkland Boulevard
BRISBANE QLD 4000

MATTER: SALE TO RICHARD & SHAE CLUNE ATF CLUNE FAMILY TRUST
PROP: 15 VERONICA STREET, CAPALABA, QLD, 4157

Post to:
McCarthy Durie Lawyers
PO Box 178
CLEVELAND QLD 4163

Invoice	71016
Matter No.	2003238
Due Date	03/07/20
Amount Payable	\$0.00

Thank you for choosing McCarthy Durie Lawyers as your legal professionals.
MDRN Pty Ltd T/A McCarthy Durie Lawyers

Liability limited by a scheme approved under professional standards legislation

SIGNED: Sandi Shuttleworth

Account details:**PROFESSIONAL FEES**

<u>Date</u>	<u>Author</u>	<u>Description</u>
18/03/20	BMD	Email from and to Buyer/client - Cooper Sale
19/03/20	SAS	Review Contract, calculate dates, instruct CZS to make file & email client on critical dates and request copies of leases
20/03/20	SAS	Diarise critical dates & record items required for settlement
23/03/20	SAS	Telephone call from OS req amendment to Contract Date & req confirmation of ABN details, EFOS with formal request, ETC req instructions, EFC re ok to date contract, ETC req confirmation of trust name
26/03/20	SAS	Telephone call to TTC LMTC, ETC req a moment of time
07/04/20	SAS	Telephone call to client RE abn, EFC encl ABN, ETOS req status of contract, EFOS re will likely ask for extn, ETOS advising of correct ABN
08/04/20	SAS	Email from client re ok to extend, ETOS re extn granted
21/04/20	SAS	Email from OS req extn, ETC encl efos & req instructions
22/04/20	SAS	Email from OS following up on extn req, ETC req instructions, EFC re ok to extend, ETOS confirming extn
28/04/20	SAS	Email from OS re finance & B&P satisfied, email to client
06/05/20	RMS	Perusal of contract and surrounding correspondence; call to agent re tenant vacating premises prior to settlement; call to O/S re their understanding of the arrangement
07/05/20	RMS	Em fr/to client re potential vacation of tenancy prior to settlement
08/05/20	BMD	Email from client and discussions with Ross
12/05/20	SAS	Email from OS req leases
13/05/20	BMD	Email from accounts and to Sandi, file review
13/05/20	SAS	Email to Nathan Moore req tenancy agreements/ Leases, Eml fr Ray white enclosing lease & CTA, ETOS providing docs
18/05/20	SAS	Email from OS req sett extn, review transfers, draft correct transfers, ETC encl efos req extn & encl transfers for signing, req instructions on sett extn
19/05/20	SAS	Telephone call from OS req instructions/update on matter, TTC - LMTC, Eml to client req urgent action
20/05/20	SAS	Email from & to client re signing docs & confirming sett extn, ETOS confirming extn & providing update, Eml fr Ray white encl tenant ledger & ETOS providing
25/05/20	SAS	Email from agent RE issues at premises, TT Agent to discuss, ETOS providing RCS & advising of issue
28/05/20	SAS	Email from OS encl searches, EFOS req sett extn, ETC req if sett extn ok
28/05/20	SAS	Draft settlement figures & email to Client req rates notice, FRCGWCC & account details
29/05/20	SAS	Email from OS req sett extn, ETC req instructions, TTC LMTC, TT agent req contact client, EFC confirming extn, ETOS confirming extn
01/06/20	SAS	Telephone call from OS re settlement issues for tuesday but needs ATO CC for settlement, ETC req FRCGWCC
02/06/20	SAS	Email from OS req extn, TTC req ATO CC & instructions on extn, ETOS confirming extn & TFC confirming ATO CC applied for
04/06/20	SAS	Prepare settlement instructions, TTC re ATO CC, TT agent re commission, EF agent encl commission invoice, ETOS encl sett stmt, TFC re ATO CC, ETOS req sett extn, ETC req instructions, ETOS confirming settlement extn terms, EFC encl ATO CC
05/06/20	SAS	Amend settlement figures, book settlement, ETC req acct details, TTOS req confirmation of sett time, Eml to Town Clerk to advise on sett time and banking details, Eml fr TC re settled, ETC re settled
09/06/20	SAS	Draft letter to agent encl commission cheque, draw deposit cheque & instructions to bank to client account

Sub-total of Professional Fees

\$2,901.55

GST on Professional Fees

\$290.16

Total of Professional Fees	<u>\$3,191.71</u>
DISBURSEMENTS SUBJECT TO GST	
InfoTrack Pty Ltd - (SRCH) QLD: Title Search - 16636091	\$12.40
InfoTrack Pty Ltd - (AUTH) QLD: Title Search - 16636091	\$16.30
InfoTrack Pty Ltd - (SRCH) ASIC: Organisation Extract - JOHN COOPER SUPER FUND PTY. LTD. ACN 165 386 961	\$10.21
InfoTrack Pty Ltd - (AUTH) ASIC: Organisation Extract - JOHN COOPER SUPER FUND PTY. LTD. ACN 165 386 961	\$9.00
Sub-total of Disbursements & Outlays subject to GST	<u>\$47.91</u>
GST on Disbursements & Outlays	<u>\$4.79</u>
Total of Disbursements that are subject to GST	<u>\$52.70</u>
DISBURSEMENTS NOT SUBJECT TO GST	
Department of Environment & Resource Management - DNR Lodging 21/5/2020	\$192.00
Total of Disbursements that are not subject to GST	<u>\$192.00</u>
<i>Less funds reserved from Trust</i>	<u>(\$3,436.41)</u>
Total Amount Payable	<u>\$0.00</u>

Note to Client:

Disputes: If you dispute our legal costs, you may:

1. Contact us to discuss your concerns;
2. Request an itemised bill;
3. Apply for a cost assessment within 12 months of delivery of a bill or request for payment;
4. Apply to set aside the costs agreement within six years or such time period as the law permits.
5. Organise a costs mediation.

Interest Payable: If your account is not paid by the due date, we may charge interest on the outstanding amount from the date immediately following the due date. The interest rate charged on unpaid bills is at a rate equal to the prescribed rate under the *Civil Proceedings Act 2011* s59 (3) for a money order debt at the relevant date (being the date the account was given to you).

Other Information: For more information about your rights, please read the facts sheet titled "Legal costs – Your right to know" and "Your right to challenge legal costs". You can ask us for a copy or obtain them from the Queensland Law Society at www.qls.com.au