

C.TANG & ASSOCIATES

BARRISTERS & SOLICITORS

ABN 96 674 761 355

Telephone: (03) 9897 3899 Email: info@ctang.com.au

Suite 203, Level 2, 991 Whitehorse Road

BOX HILL VIC 3128

Our Ref: 1041-22

24 October 2022

7 Howard St Pty Ltd
ATF 7 Howard St Property Trust
268 Canterbury Road
SURREY HILLS VIC 3127

TAX INVOICE

Purchase: 7 Howard Street, Box Hill 3128

Professional Fees

Date	Description	Amount	GST
24/10/2022	To our professional costs for acting for you in relation to the abovementioned purchase. Professional costs include: opening file, attending to searches and enquiries, review of contract, preparation for settlement, attendance at settlement, etc	\$1,500.00	\$150.00
		\$1,500.00	\$150.00

Disbursements

Date	Description	Amount	GST
24/10/2022	Receiving money in Trust Account	\$227.27	\$22.73
		\$227.27	\$22.73

Amount	+ GST	- Payments Received	= BALANCE DUE
\$ 1,727.27	\$ 172.73	\$ 1,900.00	\$ 0.00

With Compliments

C.Tang & Associates

PAID

Terms: Strictly within 7 days

Liability limited by a scheme approved under Professional Standards Legislation.

FILE RETENTION

We are obliged to retain your documents for at least seven years after the completion of the matter, unless you provide instructions to the contrary, we will destroy documents held after seven years of the completion of the matter.

PAYMENT OPTIONS

CHEQUE: Please make Cheque Payable to : C.Tang & Associates

EFT: ANZ BANK BSB: 013 225 A/C No: 4406 24351 A/C Name: CTANG AND ASSOCIATES
PUT OUR REF No. 1041-22

CREDIT CARD BY PHONE 98973899 OR

Card Holder Name: _____

Card Number: _____ VISA/ MASTERCARD/DINERS

Expiry Date: ____/____

CVN as the last three-digit number printed on the signature panel on the back of the card: _ _ _

Signature: _____

Notification of Rights

LEGAL PROFESSION UNIFORM LAW (VICTORIA) ("UNIFORM

LAW") YOUR RIGHTS IN RELATION TO LEGAL COSTS

The following avenues are open in the event of a dispute in relation to legal costs:

1. Request an itemised bill. You must do this within 30 days from the date which the legal costs become payable. 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, 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.
2. 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.
 - (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. 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. 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*.