

Our Reference: TC:210788  
 Email: [teresa@stillandcompany.com.au](mailto:teresa@stillandcompany.com.au)  
 Your Reference:

ABN 37978 517 608

32 Sydney Street  
 (PO Box 92)  
 Kilmore 3764  
 DX: 37305  
 Kilmore

Telephone: 03 5782 1011  
 Facsimile: 03 5782 2062

16 February 2022

Chambers Property Nominee Pty Ltd  
 7 Hooper Street  
 RANDWICK NSW 2031

By email: [gordonchambers@ozemail.com.au](mailto:gordonchambers@ozemail.com.au)

Dear Gordon,

**Re: Your sale to Kohler-Saunders**  
**Property: Unit 24/157 Fitzroy Street, St Kilda**

We refer to previous correspondence concerning the above matter and are pleased to confirm that final settlement was completed on 16 February 2022.

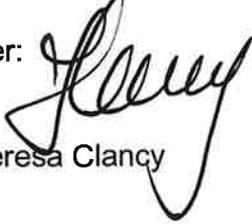
Accordingly we enclose herewith a copy of the agents account sales, a copy of the Adjustment/Settlement statement together with our receipted account for professional costs and disbursements made up as follows:

<u>Received</u> balance of deposit from agent as per Account Sales		\$ 25,935.00
<u>Received</u> balance of purchase money as per enclosed settlement statement		\$299,743.33
<u>Paid</u> council rates owing to 30 June 2022	\$ 556.75	
<u>Paid</u> water rates owing	\$ 140.75	
<u>Paid</u> land tax owing	\$ 31.26	
<u>Paid</u> our costs and disbursements as per enclosed receipted account	\$ 2,086.88	
<u>Paid</u> balance of sale proceeds to you	<u>\$322,862.69</u>	
<b>Total</b>	<b><u>\$325,678.33</u></b>	<b><u>\$325,678.33</u></b>

You will note from the Adjustment/Settlement Statement that council rates have been paid to 30 June 2022 (requirement on change of ownership) with the purchaser's portion of same being added to the purchase monies. Outstanding land tax and water charges were also paid at settlement.

We take this opportunity to thank you for your instructions in this matter and trust that same was handled to your satisfaction.

Yours faithfully  
STILL & CO

Per:   
Teresa Clancy

# Statement of Adjustment

STILL & CO

Settlement: 16 February, 2022

Adjustments as at: 16 February, 2022

**Purchaser:** PAULA RAE KOHLER-SAUNDERS  
**Vendor:** CHAMBERS PROPERTY NOMINEES PTY LTD  
**Property Address:** Unit 24 157 FITZROY Street ST KILDA VIC 3182, Unit 24 157 FITZROY Street ST KILDA VIC 3182

## Adjustments

	Vendor	Purchaser
<b>Additional Fee/ Allowance Adjustments</b>		\$ 493.33
<b>Total Adjustments</b>	\$ 0.00	\$ 493.33
<b>Less Vendor's Portion</b>		\$ 0.00
<b>Purchaser to Pay Vendor</b>		\$ 493.33

## Statement of Settlement

Purchase Price	\$ 332,500.00
Less Deposit Paid	\$ 33,250.00
Balance of Purchase Price	\$ 299,250.00
Plus Adjustments	\$ 493.33
Plus GST	\$ 0.00
<b>Balance due to Vendor</b>	<b>\$ 299,743.33</b>

## Payment Directions

Council Rates	STILL & CO	\$ 556.75
Vendor's Funds	STILL & CO	\$ 298,879.60
PEXA Fees	STILL & CO	\$ 134.97
Water Rates	STILL & CO	\$ 140.75
Property Clearance Certificate	STILL & CO	\$ 31.26
		<b>\$ 299,743.33</b>

**Whiting & Co Pty Ltd**  
**ABN 13 004 477 061**

Date Printed: 31/01/2022

Still and Company  
Ian Still  
P O Box 92  
KILMORE VIC 3764

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**Tax Invoice**

File Number: 12887 / 3210

**Re: Settlement of:** ST KILDA  
305/157 FITZROY STREET

**Vendor:** Chambers Property Nominee

**Purchaser:** Paula Kohler - Saunders

**Lister:** DANNIE CORR

**Deposit Release:** Stakeholder

**Proposed Settlement Date:** 16/02/2022

<b>Price:</b>	\$332,500.00
<b>Agreed advertising budget:</b>	\$2,773.10
<b>Total of expenses:</b>	\$2,773.10
<b>Advertising payment received:</b>	\$2,773.10

**Deposit Required** \$33,250.00

**Professional Fees & Other Charges**

<b>Commission (inc GST):</b>	\$7,315.00	
<b>Advertising expenses due (inc GST):</b>	\$0.00	
	\$7,315.00	\$33,250.00
<b>Balance due to solicitor:</b>	\$25,935.00	
<b>GST Total:</b>	\$665.00	\$33,250.00

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16 February 2022

**TAX INVOICE**

Chambers Property Nominee Pty Ltd  
 7 Hooper Street  
 RANDWICK NSW 2001

**Re: Your sale to Kohler-Saunders  
 Property: 24/157 Fitzroy Street, St Kilda**

To our professional charges in connection with your sale of the above property, comprising all advices, all necessary documentation in connection with preparing the Contract of Sale of Real Estate and Vendor's Statement, obtaining signature, all necessary correspondence to client and Purchaser's representative, arranging and affecting settlement, accounting to client, lodgement of change of ownership notices, all necessary attendances, correspondence, telephone, facsimile and photocopying and generally acting herein as per Practitioner's Remuneration Order;

\$1,430.00

Disbursements

Title Search and Property Certificates	\$ 282.85	
Owners Corporation Certificate	\$ 239.06	
PEXA Settlement Fee	<u>\$ 134.97</u>	<u>\$ 656.88</u>
<b>Total</b>		<b><u>\$2,086.88</u></b>

This account includes GST of \$189.71

With compliments  
STILL & CO

Per: 

**Received the above sum by appropriation of monies held in Trust on your behalf**

### **YOUR RIGHTS IN RELATION TO LEGAL COSTS**

1. Discuss your concerns with us. Teresa Clancy 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 to 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*.

### **YOUR RIGHTS – SECTION 174(2)**

- You have a right to negotiate a Costs Agreement with us.
- You have a right to negotiate the billing method with us.
- You have a right to receive a Bill of Costs from us.
- You have a right to request an itemised Bill of Costs within 30 days after receiving a bill that is not itemised, or is only partially itemised, from us.
- You have a right to be notified of any significant change to the basis on which legal costs will be calculated or any significant change to the estimate of total legal costs.
- You have a right to seek the assistance of the designated local regulatory authority (Victorian Legal Services Commissioner) in the event of a dispute about legal costs.