

**CLS Legal**

ABN 75604467905

Level 5, 30-32

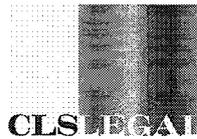
Carrington Street

SYDNEY NSW 2000

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**TAX INVOICE**

NUMBER 6486534

25-08-2021

Invoice To:	Shepherd Property Nominee Pty Ltd		
Address:	61 George Street	frank@jandjtowing.com.au	
	Leppington		
	NSW2179		
Our Reference:	- [4217] Shepherd Property Nominiees Enforcement and Other problems with Coronation Group of Planning Agreeeme		

**VPA and other matters concerning the properties**

date	provider	gst	detail	units	total
25-02-2021	CPD	yes	Reviewing status of planning agreement matter and email to Marsdens	5.00	325.00
25-02-2021	CPD	yes	Draft consent and email to Frank	1.00	65.00
26-02-2021	CPD	yes	Visit to site and conference to sign consent and discuss matter generally - no charge		N/C
26-02-2021	CPD	yes	Further email to Marsdens and client	1.00	65.00
02-03-2021	CPD	yes	Review email from Marsdens re consent and email regarding PEXA	1.00	65.00
02-03-2021	Clerk	yes	Attendance at NSWLRS to produce CT 2/1266735 for registration of Planning Agreement	6.00	90.00
02-03-2021	CPD	yes	Review email from Marsdens and respond	1.00	65.00
26-04-2021	CPD	yes	Undertake search and send email to Marsdens re the registration of the Planning Agreement	1.00	65.00
26-04-2021	CPD	yes	T/A re contacting David Malouf and email to Daiv Malouf	1.00	65.00
26-04-2021	CPD	yes	T/A Frank Normoyle re Jemena contractors and cll to him later suggesting we write to David Malouf	1.00	65.00
27-04-2021	CPD	yes	T/A Frank Normoyle and email to David Malouf	1.00	65.00
28-04-2021	CPD	yes	T/A Luke Duncan from Jemena 1/5 hour	5.00	325.00
28-04-2021	CPD	yes	Reviewing David Malouf's email from Tuesday obtaining the additional searches required to review position put by David Malouf re the "existing easement within the land"	6.00	390.00
28-04-2021	TS	yes	Obtaining searches and plans, reviewing plans with reference to correspondence from Jemena and Coronation	6.00	135.00
28-04-2021	TS	yes	T/A Luke Duncan from Jemena 3:30pm to 4pm with CPD	5.00	112.50
28-04-2021	CPD	yes	Reviewing emails and drafting email to Mr Malouf	11.00	715.00
29-04-2021	CPD	yes	Review email from David Malouf and respond	1.00	65.00
04-05-2021	CPD	yes	Email to Justin Thornton for Council	1.00	65.00
04-05-2021	CPD	yes	T/A Frank Normoyle re gas easement	1.00	65.00
04-05-2021	CPD	yes	T/A Frank Normoyle	1.00	65.00
06-05-2021	CPD	yes	Review email and documents from Jemena	1.00	65.00
06-05-2021	CPD	yes	T/A Frank Normoyle	1.00	65.00
10-05-2021	CPD	yes	T/A Luke Duncan from Jemena	1.00	65.00
10-05-2021	CPD	yes	Review email from Luke Duncan Jemena and forward to client.	1.00	65.00
12-05-2021	CPD	yes	T/A Frank re water main, planning agreement and Jemena	2.00	130.00
12-05-2021	CPD	yes	T/A Frank Normoyle re Jemena	1.00	65.00
12-05-2021	CPD	yes	Review email from Justin Thornton and and send email to David Malouf	1.00	65.00
12-05-2021	CPD	yes	Searches of the other properties referred to in the VPA and email to client	1.00	65.00
13-05-2021	CPD	yes	Review response from David Malouf and Justin Thornton, t/a Frank re VPA concerns, response to Justin Thornton	5.00	325.00

14-05-2021	JDVP	yes	Review of VPA identifying breaches by developer and possible methods of rectification; discussion with CPD	12.00	540.00
17-05-2021	CPD	yes	Review email re meeting Frank had re Jemena and t/a on him	1.00	65.00
18-05-2021	CPD	yes	T/A Frank Normoyle and review the email he sent of meeting on Friday and attempts to call Justin Thornton	2.00	130.00
19-05-2021	JDVP	yes	Review email correspondence from David Malouf; review relevant registration provision clause; discuss with CPD.	1.00	45.00
19-05-2021	CPD	yes	T/A Justin Thornton	5.00	325.00
19-05-2021	CPD	yes	Review email from David Malouf and respond	1.00	65.00
19-05-2021	CPD	yes	Begin preparing brief to Counsel and documents for the chronology	7.00	455.00
19-05-2021	CPD	yes	Reviewing various remedies and comparing to MO advice	3.00	195.00
19-05-2021	JDVP	yes	Meeting with CPD regarding various aspects of the planning agreement; review of the MO advice prepared in contemplation of Lateral Purchase and various legislation; discussion with CPD	8.00	360.00
19-05-2021	TS	yes	Searching records of Liverpool City Council for Development Applications on various Shepherd Street properties and reporting to CPD	5.00	112.50
19-05-2021	CPD	yes	Further attendances re chronology and brief and reviewing and researching the various strategies in the matter including drafting emails to Justin and initial review of off the plan contract Thornton and David Malouf	35.00	2,275.00
20-05-2021	CPD	yes	Review email from David Malouf, respond and email to client	0.50	32.50
27-05-2021	CPD	yes	Email to Justin Thornton	7.00	455.00
31-05-2021	CPD	yes	Review email from Justin Thornton and send to client	1.00	65.00
22-06-2021	TS	yes	Email to Justin Thornton of Marsdens re update on matters raised by CPD	1.00	22.50
05-07-2021	CPD	yes	Review email from David Malouf and respond.	1.00	65.00
13-07-2021	CPD	yes	Review letter from Justin Thornton, t/a Frank Normoyle and sending documents to him	2.00	130.00
14-07-2021	CPD	yes	T/A Frank Normoyle re documents	1.00	65.00
27-07-2021	CPD	yes	T/A Frank Normoyle and Justin Thornton	1.00	65.00
27-07-2021	CPD	yes	T/A Justin Thornton re dispute over planning agreement	4.00	260.00
05-08-2021	CPD	yes	Review email from Marsdens requesting production of CTs reviewing file and responding and email to client	2.00	130.00
05-08-2021	CPD	yes	Searches and reviewing them	1.00	65.00
06-08-2021	CPD	yes	T/A Justin Thornton	2.00	130.00
25-08-2021	CPD	yes	Review correspondence with Marsdens and Council, review VPA, draft long letter to Justin Thornton	15.00	975.00
			Total Professional Fees	188.50	10,810.00
03-03-2021	Clerk	yes	Fee for manual production of CT at NSWLRS for registration of VPA		41.00
12-05-2021	SCD	yes	NSW: Street Address Enquiry - 28 Shepherd Liverpool		5.18
12-05-2021	SCD	yes	NSW: Title Search - CP/SP99169		22.46
12-05-2021	SCD	yes	NSW: Title Search - 1/1235674		22.46
14-07-2021	SCD	yes	Large Express Post Envelopes x2		19.90
20-07-2021	SCD	yes	Large Express Post Envelopes x2		19.90
05-08-2021	SCD	yes	NSW: Title Search - 1/1235674		22.54
05-08-2021	SCD	yes	NSW: Title Search - 1/1266735		22.54
05-08-2021	SCD	yes	ASIC: Organisation Extract - RST INATY INVESTMENTS PTY LTD ACN 169 893 967		24.95
05-08-2021	SCD	yes	NSW: Document Image - Dealing AQ733146		23.27
			Total Disbursements		224.20
			Sub Total	188.50	11,034.20
			GST		1,103.42
			Invoice Total		12,137.62

14 days

PLEASE REMIT ALL PAYMENTS TO  
Level 5, 30-32 Carrington Street, Sydney NSW 2000  
Please make payments direct to:  
CLS Legal BSB 082-057 Account 24-269-7285

*Paul 24/8/20*

*KPI*

*12/137.6*

The Legal Profession Uniform Law 2015 (NSW) – Part 4.3 requires the following disclosures to be made:

You have a right to negotiate with us and to receive progress reports on your matter.

You also have the right to request an itemized bill within 30 days after receiving a lump sum invoice from us.