



**CLS Legal**

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Level 5, 30-32

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## TAX INVOICE

BILL TO: Shepherd Property Nominee Pty Ltd

61 George Street

Liverpool

NSW 2179

**INVOICE NUMBER: 6616508**

**INVOICE DATE: 28-04-2022**

OUR REFERENCE: 4552

DUE DATE: 5-05-2022

**For our professional fees and disbursements - Your sale of 31 and 33 Shepherd Street, Liverpool**

**Fee Schedule:**

Provider	Date	Type	Detail	Units	Charge	GST
ts	28-04-2022	fee	For our professional fees of acting on your sale from the exercise of the option through to settlement, fixed fee as agreed	0.00	7,500.00	yes
ts	28-04-2022	fee	For our professional fees of acting on your discharge of mortgage, fixed fee as agreed	0.00	500.00	yes
			Professional Fees Total		<b>\$8,000.00</b>	
SCD	14-02-2022	cost	Section 10.7(2)&(5) Certificate Properties LOT 6 DP 247485, 31 SHEPHERD STREET, LIVERPOOL NSW 2170 LOT 2 DP 1266735, 33 SHEPHERD STREET, LIVERPOOL NSW 2170	0.00	266.00	yes
SCD	14-02-2022	cost	NSW: Title Search - 6/247485	0.00	22.54	yes
SCD	14-02-2022	cost	NSW: Title Search - 6/1110810	0.00	22.54	yes
SCD	21-02-2022	cost	NSW: Title Search - 2/1266735	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 2/1266735	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 6/247485	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Title Search - 6/1110810	0.00	22.54	yes
SCD	23-02-2022	cost	NSW: Document Image - Dealing AR752078	0.00	23.27	yes
SCD	10-03-2022	cost	Courier to BSV	0.00	45.00	yes
SCD	23-03-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47	0.00	46.41	yes
SCD	23-03-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47 - (All In One)	0.00	46.41	yes
SCD	12-04-2022	cost	Revenue NSW: Clearance Certificate - Revenue NSW: Certificate of Land Tax payable under Sec. 47	0.00	46.41	yes

ts	28-04-2022	cost	Sundries including stationery and postage	0.00	25.00	yes
			Disbursements Total		\$633.74	
			Invoice GST Total		863.35	
			Invoice Total		\$9,497.09	

For our Professional fees and costs in relation to your matter Shepherd Property Nominee Pty Limited Sale of 31 Shepherd Street, Liverpool

**Total Amount Due (inc. GST). \$9,497.09**

The Legal Profession Uniform Application Act 2014(NSW) 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.

We may charge interest at a rate that is equal to the Cash Rate Target increased by 2 percentage points on any unpaid legal costs, if the costs are unpaid 30 days or more after the date of this invoice.

If applicable we will withdraw money held in your trust ledger in full or part payment of the amount shown on this invoice at the expiration of 7 business days from the date of this invoice, unless a written objection is received. We will also withdraw money held in your trust ledger as payment if you have objected but do not then refer the matter to the designated local regulatory authority within 30 days from the date of this invoice or date of the requested itemised bill.

Any Disbursement not yet paid for by this practice and paid by you in relation to this invoice will not be treated as Trust Money, therefore these funds will not be subject to the provisions relating to Trust Money including in respect of a claim against the Fidelity.

**HOW TO PAY**

<p><b>Bank deposit via EFT</b></p> <p>Account name: CLS Legal</p> <p>Bank: National Australia Bank</p> <p>Branch / BSB: 082-057</p> <p>Account: 24-269-7285</p> <p>Reference: <i>Invoice number</i></p>	<p><b>Mail</b></p> <p>Cheques made payable to:</p> <p>CLS Legal</p> <p>Send to:</p> <p>Level 5, 30-32 Carrington Street, SYDNEY NSW 2000</p>	
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