

EarlySTP Superannuation Fund
87 McCarrs Creek Road
CHURCH POINT NSW 2105

Tax Invoice: **6433**
Our ref: **SR:22068**
Issued: **2 May 2022**

By email to: craig.p.handley@gmail.com

Attention of: Craig P. Handley

CPH PROPERTY PTY LTD FROM WOOD - 33/49-51A MITCHELL ROAD, BROOKVALE NSW 2100

	NET	GST	GROSS (incl. GST)
Professional Fees (see details next page):	\$1,400.00	\$140.00	\$1,540.00
Disbursements Incurred (see details next page):	\$221.91	\$12.23	\$234.14
	\$1,621.91	\$152.23	\$1,774.14

We note we will receive sufficient funds upon settlement to meet the balance of this invoice. As such, this invoice is sent for your review and records, with no further payment required.

With compliments,
CONVEYANCING MONA VALE

per:



Shantal Rose
Licenced Conveyancer

ITEMISATION OF PROFESSIONAL FEES

Date	Staff	Description	Amount	GST
18/03/2022	SR	Stage 1 - To our professional costs of acting for you in connection with your purchase of the above property up to and including exchange of Contracts on 18 March 2022 including various attendances on all parties and reviewing the Contract.	\$200.00	\$20.00
2/05/2022	SR	Stage 2 - To our professional costs of acting for you in connection with your purchase of the above property for a consideration of \$700,000.00 and arising from exchange of Contracts; forwarding Requisitions on Title and perusing replies; attending to draw and engross Transfer, to have stamped and then to forward to the Vendor's Solicitors for execution; all correspondence and attendances with your Mortgagee and then arranging settlement of the matter on your behalf; providing your Mortgagee with a Final Search on settlement - care and responsibility arising in that regard -	\$1,200.00	\$120.00
Professional Fees sub-total:			\$1,400.00	\$140.00

DISBURSEMENTS PAID BY US ON YOUR BEHALF

Date	Description	Amount	GST
2/05/2022	Allowance for all scanning, printing, copying, postage & telephone call charges @ \$20+GST per stage	\$40.00	\$4.00
26/04/2022	Rates Certificate	\$112.82	\$2.78
26/04/2022	Water Certificate: 33/SP80145 MITCHELL BROOKVALE 2100	\$30.00	\$2.27
26/04/2022	Water Certificate - 78/SP81913 MITCHELL BROOKVALE 2100	\$30.00	\$2.27
2/05/2022	Stamp Duty Payment Fee	\$9.09	\$0.91
Disbursements Paid sub-total:		\$221.91	\$12.23

NB: We no longer retain paper copies of our files as all documents are scanned and stored electronically. Our electronic records are backed-up offsite and individual documents will be available upon request for a period of 7 years. Original documents such as signed Wills & certificates of title will continue to be held in our safe custody.

Your rights in relation to legal costs - If there is any difficulty or query concerning this invoice, please ask to speak directly to our Practice Director, Simon Dunn, to discuss your concerns well prior to the due date. If your concerns are not resolved to your satisfaction the following further avenues are available to you: requesting an itemised invoice; having our costs assessed and/or applying to set aside our costs agreement. There may be other avenues available in your State or Territory (such as mediation). For more information about your rights, please read the fact sheet titled Your right to challenge legal costs. You can ask us for a copy, or obtain it from your local law society or law institute (or download it from their website).