

Tax Invoice

ABN : 27 395 824 213

ZMT Property Holdings Pty Ltd
1601/3 Rockdale Plaza Drive
ROCKDALE NSW 2216

STATEMENT NO.: 288348
DATE OF ISSUE: 23/03/20
PAYMENT DUE : 22/04/20
OUR REF : C159458/207669

RE : ZMT Property Holdings Pty Ltd ATF ZMT Property Holdings
Trust Proposed Purchase
Property: Lot 1, 26 Levey Street, Wollie Creek NSW 2205

From 30/01/20 To 23/03/20

DATE	DESCRIPTION	AMOUNT
	<u>Disbursements</u>	
12/03/20	Infotrack Pty Ltd NSW Property Enquiries - NSQENQ	30.91
12/03/20	Infotrack Pty Ltd NSW Property Enquiries - NSQENQ	85.00
12/03/20	Infotrack Pty Ltd Sydney Water Certificates - SYDNEYWATER	13.31

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DATE	DESCRIPTION	AMOUNT
12/03/20	Infotrack Pty Ltd Sydney Water Certificates - SYDNEYWATER	7.06
20/03/20	SAI Global Property Division Revenue NSW (formerly OSR NSW) - Revenue NSW - Agreement for Sale of Land	7.40
23/03/20	Final title search fee	22.27
23/03/20	Office Photocopying	15.00
	Total Disbursements	180.95
	<u>Professional Charges</u>	
23/03/20	To Our costs of and incidental to acting on and completing Real Property Act purchase as per Conveyancing Act Scale - \$1,350 To Our costs of acting on concurrent Mortgage as per Scale - \$300.00 Total : \$1,650	1,650.00
	<u>Goods & Services Tax</u>	
	Professional Charges Of \$1,650.00 At 10.00%	165.00
	Disbursements Of \$180.95 At 10.00%	18.10
	Total Goods And Services Tax	183.10
	TOTAL	2,014.05

Notification of Rights

LEGAL PROFESSION UNIFORM LAW (NSW) ("UNIFORM LAW")

Your rights in relation to legal costs

The following avenues are available to you if you are not happy with this bill:

1. Discuss your concerns with us. Terence Goldberg is designated as responsible principal for this bill.
2. Request an itemised bill. You must do this within 30 days from the date upon 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 under Division 7 of Chapter 4.3 of the Uniform Law or, alternatively, make a complaint to the NSW Legal Services Commissioner ("NSWLSC") 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 Supreme 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 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 Supreme Court.
 - (ii) In relation to a costs dispute before the NSWLSC 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 NSWLSC may waive the time limit 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 of 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 specified by the Reserve Bank of Australia as at the date of this bill plus 2%. That rate is currently 2.50%.

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 trust and apply it towards payment of our legal costs that are owed, in accordance with the Uniform Law and Legal Profession Uniform General Rules 2015.

Liability limited by a scheme approved under Professional Standards Legislation.