



LAWYERS
MELBOURNE | GEELONG

ABN: 26 965 814 421

Ercilia Nominees P/L & John De Neefe P/L
PO Box 1029
HAWTHORN VIC 3122

Invoice Date: 19 December 2024
Our Reference: AWP:40103707

TAX INVOICE: 289866

Re: Sale of 137-139 McEwan Road, Heidelberg West

To our professional services rendered to 19 December 2024 as per the attached schedule:

Total Fees \$5,000.00

GST Payable \$500.00

Total amount due: \$5,500.00

With Compliments
Wisewould Mahony Lawyers
Per:

Terms strictly 14 days.

Under section 195 of *Legal Profession Uniform Law (Victoria)*, if our costs are unpaid after 30 days of giving you this bill, we will charge you interest (in accordance with rule 75 of the *Legal Profession Uniform General Rules 2015*) at the Cash Target Rate, as fixed by the Reserve Bank of Australia, plus 2%, on any amount outstanding on the tax invoice from 14 days after the firm has given you this bill and until the amount is paid in full.

Activity Summary

Date	Operator	Description
29/10/24	Anne Pantelidis	Attending to review email from Tim and CBRE Exclusive Sale Authority; Email to Tim re Sale Authority
29/10/24	PR Admin	File Administration Fee
19/11/24	Anne Pantelidis	Email to Paul Martin requesting copy current lease documents
20/11/24	Anne Pantelidis	Emails to/from Paul Martin relating to terms of current Renewal of Lease
21/11/24	Anne Pantelidis	Attending to draft Deed of Renewal of Lease; Telephone call to Paul Martin relating to renewal of lease; Email to Tim and Pancho requesting instructions relating to terms of renewal of lease
25/11/24	Anne Pantelidis	Telephone call to Pancho confirming instructions relating to renewal of lease; Email to Paul Martin enclosing Deed of Renewal of Lease and instructions for signing by parties; Email to Corey Le-Favi confirming details relating to current lease term
26/11/24	Anne Pantelidis	Attending to preparation of Power of Attorney - Ercilia Nominees; Telephone calls and emails to Pancho and Neil Bishop re signing of documents
26/11/24	Cain McGirr	Attending to review draft PoA prepared for Ercilia Nominees Pty Ltd in relation to leasing and sale of 137-139 McEwan Road, Heidelberg West
26/11/24	Cain McGirr	Attending to review/settle draft deed of renewal of lease
02/12/24	Anne Pantelidis	Email to Paul Martin and Tim De Neefe requesting details/instructions required for preparation of sale documents
02/12/24	Cain McGirr	Email from/to Corey Le-Favi
03/12/24	Anne Pantelidis	Attending to review property searches and certificates; Attending to draft Contract of Sale and Vendor Statement; Email to Paul and Tim enclosing draft sale documents and requesting instructions to issue to CBRE
03/12/24	Cain McGirr	Attending to review and settle contract of sale and vendor statement
04/12/24	Anne Pantelidis	Email to Corey Le-Favi (CBRE) enclosing copy Contract of Sale and Vendor Statement
17/12/24	Cain McGirr	Perusal email from Corey Le-Favi
18/12/24	Anne Pantelidis	Emails to/from Corey LeFavi and Jake George (CBRE) re arrangements for signing of Contract of Sale; Attending to facilitate signing of Vendor Statement via DocuSign; Attending to review Contract of Sale particulars and prepare execution copy for signing by all parties; Attending to facilitate signing of Contract by Vendors and Purchaser; Emails to Paul Martin, Neil Bishop and Pancho re signing of sale documents; Attending to review and circulate copy signed Contract

Date	Operator	Description	
18/12/24	Cain McGirr	Email from/to Corey Le-Favi at CBRE	
18/12/24	Cain McGirr	Telephone call Corey at CBRE	
Total			\$5,000.00

Wisewould Mahony
PO Box 239
Collins Street West
Melbourne VIC 8007

Invoice Date: 19 December 2024
Our Reference: AWP:40103707

REMITTANCE ADVICE

Re: Sale of 137-139 McEwan Road, Heidelberg West

Total Fees	\$5,000.00
GST Payable	\$500.00

Total amount due: \$5,500.00

For your convenience please select one of the following payment methods and return with this remittance to the above address:

<input type="checkbox"/> Please find my/our cheque enclosed for	\$
<input type="checkbox"/> I wish to authorise Wisewould Mahony to charge the following amount to my/our	
credit card:	\$
<input type="checkbox"/> Visa <input type="checkbox"/> Mastercard <input type="checkbox"/> Amex	
Card number:	
_____/_____/_____/_____	Expiry date ____/____
<small>*Please note that a surcharge of 1.1% GST inclusive applies to all credit card payments</small>	
Name:	Signature:



Biller Code: 696377
Ref: 2898666

Telephone & Internet Banking – BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au

☐ Electronic Funds Transfer to Wisewould Mahony Office Account
BSB: 083-091 ACC: 526620511 Ref: AWP:40103707

Credit card facilities are available at our 8th floor reception.

For telephone credit card payments contact our Accounts Department on 9629 8333.

NOTIFICATION OF RIGHTS

LEGAL PROFESSION UNIFORM LAW (VICTORIA) ("UNIFORM LAW")

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

1. Discuss your concerns with us. Julie Barkla is designated as responsible principal for this bill.
2. Request an itemised bill. You must do this within 30 days from the date on 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 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 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* being at least 7 business days after the bill is given (subject to the limitations specified in rule 42(3) of the Uniform General Rules.