

Disclosure

pursuant to *Conveyancers Act 2006* (the Act)

From: Goodman Group Pty. Ltd. ACN 099 092 618 t/as Crest Conveyancing of 234
Main Street Lilydale 3140 License No. 000253L

To: [REDACTED]

Re: [REDACTED]

Crest Conveyancing is licensed and governed by the Conveyancers Act and accordingly makes the following disclosures in accordance with the Act.

Pursuant to Section 8 of the Act Crest Conveyancing and it's director Scott Paul Goodman License No. 000252L are the holders of a Conveyancing License.

Crest Conveyancing holds professional indemnity insurance pursuant to Section 41 of the Act. In regards to Section 42 of the Act Crest Conveyancing is covered under the prescribed professional Indemnity Insurance arrangement prescribed under the Ministerial Order in accordance with the Conveyancers Act 2006. Further to this policy Crest Conveyancing also has separate cover issued by Resource Underwriting Pacific Pty Ltd. The amount of insurance is two million dollars in any one claim.

Pursuant to Section 47 of the Act the following is an estimate of costs in relation to your property transaction. We have quoted you a fee being \$ 795.00 for the completion of conveyancing works inclusive of standard disbursements to the point of settlement based as your contract stands with regards to the abovementioned property as it arrives at our office. However, should changes be made to the contract with regards to changes to various dates for performance, various requests (successful or not either made by you or the opposing party to your transaction), preparation of concession forms, preparation of land registry forms other than a transfer of land form, lodgement and tendering to the State Revenue Office/Land Registry and other work as requested by you or the other party to your transaction additional costs will be charged. Although unknown at this stage these costs will be calculated in accordance with the Practitioner Remuneration Order (PRO) plus twenty five percent as detailed under the *Legal Profession Act 2004*. Furthermore should the matter become complex and require work well and above that of settling your property as contracted, we reserve the right to charge based on a calculation up to an amount as defined in item 4 (3) of the PRO although Crest Conveyancing is not bound by the PRO. If you want a copy of this scale please let us know.

You will either be invoiced during your transaction or at settlement. If you are provided an interim invoice it is payable when you receive it. Any invoices you receive will briefly describe the work we have done. If you require an itemised account, you must request this within 30 days after you receive the account.

If an account remains unpaid for 30 days after you receive it we may charge you interest at the rate fixed under division 2 of the *Penalty Interest Act 1983*. If you do not pay our account this will entitle us to exercise our common law right to commence proceedings against you to recover outstanding amounts including interest and legal/debt recovery charges.

Furthermore should you not pay our account we may stop work for you until we are paid. If the account continues to remain unpaid we may cease to act for you. If we cease to act for you we will not incur any liability as a result, we will notify other conveyancers or solicitors that we no longer act for you, you must pay our costs up until the date when we cease to act and we retain the right to keep your documents until we are paid.

PO Box 248, LILYDALE 3140

Phone: 1300 690 699 Fax: 1300 368 637

www.crestconveyancing.com.au

Scott Paul Goodman, Director holds Licence No. 000252L pursuant to the Conveyancers Act 2006

Goodman Group Pty Ltd holds Licence No. 000253L pursuant to the Conveyancers Act 2006

Goodman Group Pty Ltd t/as Crest Conveyancing

Pursuant to Section 49 of the Act the licensee discloses that it has a potential conflict of interest in respect of this transaction as it pays or receives, or is to pay or receive a commissions in respect of this transaction.

In recommending Stewart Title insurance cover, we are considered a representative of Stewart Title. This means that we are able to recommend Stewart Title products to you, give advice about their products, and arrange a policy for you by making an application to Stewart Title for policy cover. We receive the following benefits from Stewart Title: receipt of a processing fee from Stewart Title on each insurance policy issued for the time spent in ordering the policy on your behalf, Stewart Title will not normally sue us if you make a claim under their policy, Stewart Title will normally pay our expenses if you make a claim against us or our professional indemnity insurer if the claim made would be a claim covered under their policy. Acting as a representative of Stewart Title does not mean that we are obliged to use Stewart Title exclusively. Also, we have no authority to bind Stewart Title in any way.

If you wish to dispute any costs listed/detailed in this notice you should contact us in the first instance. If you are not satisfied with the outcome you can lodge a complaint with Consumer Affairs Victoria or make an application to the Victorian Civil and Administrative Tribunal.


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Scott Paul Goodman, Director (License No. 000252L)
Goodman Group Pty Ltd t/as Crest Conveyancing (License No. 000253L)
8 July 2011

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