



Residential Conveyancing in QLD

All prices are shown inclusive of GST. Current PEXA fee is \$140.58 (single lot transfer).

Outlays (e.g. title searches, council searches, registration fees, PEXA fee, etc) are, and any GST on them (where applicable) is, in addition to the fees below:

Residential Conveyancing in QLD – Fixed Fees*

Purchase Price	under \$750K	\$750K to \$1.5M	over \$1.5M
Vacant Land or House and Land			
Selling (inc Seller Disclosure)	1500	1700	2100
Selling (no Seller Disclosure)	900	1100	1500
Buying	1200	1600	2200
Unit (in a Community Title Scheme)			
Selling (inc Seller Disclosure)	1700	1900	2300
Selling (no Seller Disclosure)	1100	1300	1700
Buying	1600	2000	2600

Please note: *The above fixed fees do not apply to land that is not residentially zoned, or to 'off-the-plan' transactions, or land outside of Queensland, transactions involving superannuation borrowing (LRBA), or transactions with a price/consideration of over \$3M. Drafting of special conditions or advice on proposed special conditions is only included where they do not exceed one page.*

*The following additional Fixed Fees will apply in Residential Conveyancing matters where applicable:

- | | |
|---|-----|
| - Non-online Settlement (physical 'paper' settlement) | 400 |
| - Preparation of Deed of Rescission/Cancellation | 350 |
| - Review of Deed of Rescission/Cancellation | 350 |
| - Preparation of REIQ Contract | 400 |
| - Pre-Contract Review of REIQ Contract | 300 |
| <i>(only applicable where client does not proceed to sign Contract)</i> | |
| - Fixed Fee for terminated Contract (prior to unconditional) | 300 |

Residential Conveyancing and Estate Planning Packages

All prices are shown inclusive of GST. Outlays (e.g. title searches, council searches, registration fees, PEXA fee, etc) are, and any GST on them (where applicable) is, in addition to the fees below:

PACKAGE PRICES (Property Price under \$750K)	Individual	Couple
Vacant Land or House and Land		
Selling (inc Seller Disclosure) + Will and EPOA	2050	2400
Selling (no Seller Disclosure) + Will and EPOA	1450	1800
Buying + Will and EPOA	1750	2100
Unit (in a Community Title Scheme)		
Selling (inc Seller Disclosure) + Will and EPOA	2250	2600
Selling (no Seller Disclosure) + Will and EPOA	1650	2000
Buying + Will and EPOA	2150	2500

PACKAGE PRICES (Property Price \$750K - \$1.5M)	Individual	Couple
Vacant Land or House and Land		
Selling (inc Seller Disclosure) + Will and EPOA	2250	2600
Selling (no Seller Disclosure) + Will and EPOA	1650	2000
Buying + Will and EPOA	2150	2500
Unit (in a Community Title Scheme)		
Selling (inc Seller Disclosure) + Will and EPOA	2450	2800
Selling (no Seller Disclosure) + Will and EPOA	1850	2200
Buying + Will and EPOA	2550	2900

The above fixed fees do not apply to land that is not residentially zoned, 'off-the-plan' transactions, or transactions with a price/consideration beyond the range shown above. Drafting of special conditions or advice on proposed special conditions is only included where they do not exceed one page.

The fixed prices for estate planning above are for 'in office' appointments and do not apply where any of the following 'complicating factors' exist:

*Company, Partnership, Trust, Self-Managed Superannuation Fund, Testamentary Trust,
Blended Family/Need for specific Family Provision Claim Risk Advice, Out of Office
Appointment (e.g. hospital/nursing home/home visit/rural property visit), etc.*

We do not charge you extra for engrossing, "care and consideration", photocopies, faxes, postage or refreshments! ☺

We also store your original documents in our safe custody for no additional charge

Custom Quote or Estimate

Foxlaw's approach to costs is about providing *value* (to our clients) and *certainty* (for our clients). For the work types below, we can often provide a custom fixed fee quote once we have all the relevant details of what is required. In truly uncertain situations, we may agree to operate on an estimate-basis with costs ultimately determined by our relevant Scale (*for Non-Litigation Services or for Litigation Services*).

- + **RURAL CONVEYANCING**
- + **BUSINESS CONVEYANCING**
- + **COMMUNITY TITLES PROJECTS**
- + **OFF-THE-PLAN CONTRACTS**
- + **BUSINESS STRUCTURING**
- + **COMMERCIAL CONTRACTS**
- + **ESTATE ADMINISTRATION**
- + **FAMILY PROVISION APPLICATIONS**

Appointments/Consultations

Many appointments with clients are undertaken as part of the scope of a matter and are included within any Fixed Fee provided for that matter.

However, standalone appointments/consultations are available for ½ hour or 1 hour timeslots. The prices (inclusive of GST) below will apply:

	½ hour	1 hour
Solicitor	200	400
Director	300	600

Leasing – Commercial and Retail Shop

All fixed-fee prices shown below are inclusive of GST.

For Landlords

Form 13 Amendment (to exercise option)	1100
Drafting Commercial Lease	2200
Drafting Retail Shop Lease (including Disclosure)	2600
Drafting Notice to Remedy Breach	1600
Drafting Deed of Consent to Assignment	1400
Drafting Deed of Surrender and Form 8	1200

For Tenants

Advice on Form 13 Amendment (exercising option)	1100
Advice on Commercial Lease	2400
Advice on Retail Shop Lease	2800

Please note:

- The above prices are for commercial and/or retail shop leases. Foxlaw does not generally advise in relation to residential tenancies etc.
- The above prices do not include outlays (e.g. lease plans from a surveyor, titles office registration fees, mortgagee consent fees, etc).
- The above prices include reasonable negotiations on the provisions of the documents produced (or advised upon), but do not include protracted negotiations (e.g. spanning a time period greater than 4 weeks) or any form of dispute resolution process or litigation (e.g. mediation, court proceedings, etc).
- We do not charge extra for engrossing, "care and consideration", photocopies, postage or refreshments! ☺

Business Conveyancing

Each business conveyancing matter is given a custom quote, however:

Business Sale	starts at	2900*
Business Purchase	starts at	3900*

**Depending on the specific business involved, the price may be higher.*

Commercial Conveyancing

Each commercial conveyancing matter is given a custom quote, however:

Commercial Property Sale	starts at	3400*
Commercial Property Purchase	starts at	4400*

**Depending on the specific commercial property involved, the price may be higher.*

Wills and Estate Planning

All prices are shown inclusive of GST. Outlays (e.g. title searches, registration fees, etc) are, and any GST on them (where applicable) is, in addition to the fees below:

Will (x1)	500
Will (x1) and Enduring Power of Attorney (x1)	650
Wills (x2)	800
Wills (x2) and Enduring Powers of Attorney (x2)	1100
Enduring Power of Attorney (x1)	400
Enduring Powers of Attorney (x2)	550
Advance Health Directive (x1)	200
Advance Health Directives (x2)	300

Please note:

- The fixed prices above are for 'in office' appointments and do not apply where any of the following 'complicating factors' exist:

Company, Partnership, Trust, Self-Managed Superannuation Fund, Testamentary Discretionary Trust, Blended Family/Need for specific Family Provision Claim Risk Advice, Out of Office Appointment (e.g. hospital/nursing home/home visit/rural property visit), etc.

- We do not charge you extra for engrossing, "care and consideration", photocopies, faxes, postage or refreshments! ☺
- We store your original documents in our safe custody for no additional fee.

Estate Administration

All prices are shown inclusive of GST.

Outlays (e.g. title searches, advertising fees, court filing fees, etc) are, and any GST on them (where applicable) is, in addition to the fees shown below:

Obtain Probate of Will	1800
Obtain Letters of Administration (on Intestacy)	2200
Land Record of Death [of Joint Tenant] (Form 4)	500
Land Transmission Application (Form 5 or 5A)	700
Land Transmission Application (Form 6)	900
General Estate Administration Services (see further comment below)	Varies
Family Provision Application (see further comment below)	Varies

Please note:

- We do not charge you extra for engrossing, "care and consideration", photocopies, faxes, postage or refreshments! ☺
- General Estate Administration Services are usually costed in accordance with our Scale (for Non-Litigation Services). An estimate is commonly provided in the Client Agreement at the outset of the matter, e.g. \$2500-3500.
- Family Provision Applications (whether making one or defending one) are generally costed in accordance with a custom Client Agreement, either with fixed-fee stages/milestones or alternatively using our Scale (for Litigation Services).

Scale (for Non-Litigation Services)

All prices are shown exclusive of GST. In order to determine the amount we are to receive in return for our services the legal work completed is matched to the categories below (and tallied up accordingly):

Short Letter	30
Regular Letter	60
Detailed/Complex/Unusual Letter (per 500 words)	300
Lease Advice or Lease Negotiation Letter (per 500 words) (i.e. per 500 words of points relating to lease advice or lease negotiation)	300
Meeting/Attendance (rated 1 to 50*) (per rating) (For example, a rating 1 meeting [1 x 30] would represent a client dropping off some documents and some quick instructions obtained in 5 mins, whereas a rating 50 meeting [50 x 30] would be an all-day conference. Time is necessarily a relevant factor, but a rating may also take into account the complexity of the issue/s at hand, the active/passive involvement of the non-Solicitor/Solicitor/Director, the number of other parties involved, the urgency of the meeting, the outcome of the meeting, and any other factor which may influence the overall value of the meeting to the client).	60
Touch Base Phone Calls (in/out) (e.g. a brief progress update from the lawyer, a client's response to a previously asked question, etc)	30
Regular Phone Calls (in/out)	60
Detailed/Complex/Unusual Phone Call (in/out)	300
Reading (per 100 words)	20
Regular Drafting (per 100 words)	60
Complex/Unusual Drafting (per 100 words)	100
All Outlays/Searches (at no profit – please note GST must be added where applicable)	At cost

We do not charge you extra for engrossing, "care and consideration", photocopies, faxes, postage or refreshments! ☺

Scale (for Litigation Services)

All prices are shown exclusive of GST. In order to determine the amount we are to receive in return for our services the legal work completed is matched to the categories below (and tallied up accordingly):

Written Message (20 words or less)	30
Short Letter (21-100 words)	40
Regular Letter (per 100 words)	80
Detailed/Complex/Unusual Letter (per 100 words) [Solicitor only]	100
Detailed Advice or Negotiation Letter/Offer (per 100 words) [Solicitor only]	100
Meeting/Attendance (rated 1 to 50*) (per rating) (For example, a rating 1 meeting [1 x 50] would represent a client dropping off some documents and some quick instructions obtained in 5 mins, whereas a rating 50 meeting [50 x 50] would be an all-day meeting. Time is necessarily a relevant factor, but a rating may also take into account the complexity of the issue/s at hand, the active/passive involvement of a Solicitor/Director, the number of other parties involved, the urgency of the meeting, the outcome of the meeting, and any other factor which may influence the overall value of the meeting to the client).	80
Touch Base Phone Calls (in/out) (e.g. a brief progress update from the lawyer, a client's response to a previously asked question, etc)	40
Regular Phone Calls (in/out – per 1/4 hour)	80
Detailed/Complex/Unusual Phone Call (in/out – per 1/4 hour) [Solicitor only]	100
Perusing/scanning for relevant material (per 100 words)	20
Reading/examining (per 100 words) [Solicitor only]	40
Regular Drafting (per 100 words) [Solicitor only]	80
Complex/Unusual Drafting (per 100 words) [Solicitor only]	120
ADR/Court Attendance (per hour) [Solicitor only]	1000
ADR/Court Attendance (full day) [Solicitor only]	5000
All Outlays/Searches (at no profit – GST added where applicable)	At cost

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