



Residential Conveyancing in QLD

All prices are shown inclusive of GST.

Outlays (e.g. title searches, council searches, registration fees, PEXA fee [currently \$140.58 for a single lot transfer, 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 \$900K	\$900K to \$1.8M	over \$1.8M
Vacant Land or House and Land			
Selling (inc Seller Disclosure)	1690	1990	2490
Selling (no Seller Disclosure)	1090	1390	1890
Buying	1290	1690	2390
Unit (in a Community Title Scheme)			
Selling (inc Seller Disclosure)	1890	2190	2690
Selling (no Seller Disclosure)	1290	1590	2090
Buying	1690	2090	2790

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) 450
- Preparation of Deed of Rescission/Cancellation 350
- Review of Deed of Rescission/Cancellation 350
- Preparation of REIQ Contract 450
- Pre-Contract Review of REIQ Contract 350

(only applicable where client does not proceed to sign Contract)

- Fixed Fee for terminated Contract (prior to unconditional) 350

Residential Conveyancing + 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 (Price under \$900K)	Individual	Couple
Vacant Land or House and Land		
Selling (inc Seller Disclosure) + Will and EPOA	2290	2690
Selling (no Seller Disclosure) + Will and EPOA	1690	2090
Buying + Will and EPOA	1890	2290
Unit (in a Community Title Scheme)		
Selling (inc Seller Disclosure) + Will and EPOA	2490	2890
Selling (no Seller Disclosure) + Will and EPOA	1890	2290
Buying + Will and EPOA	2290	2690

PACKAGE PRICES (Price \$900K - \$1.8M)	Individual	Couple
Vacant Land or House and Land		
Selling (inc Seller Disclosure) + Will and EPOA	2590	2990
Selling (no Seller Disclosure) + Will and EPOA	1990	2390
Buying + Will and EPOA	2290	2690
Unit (in a Community Title Scheme)		
Selling (inc Seller Disclosure) + Will and EPOA	2790	3190
Selling (no Seller Disclosure) + Will and EPOA	2190	2590
Buying + Will and EPOA	2690	3090

PACKAGE PRICES (Price over \$1.8M)	Individual	Couple
Vacant Land or House and Land		
Selling (inc Seller Disclosure) + Will and EPOA	3090	3490
Selling (no Seller Disclosure) + Will and EPOA	2490	2890
Buying + Will and EPOA	2990	3390
Unit (in a Community Title Scheme)		
Selling (inc Seller Disclosure) + Will and EPOA	3290	3690
Selling (no Seller Disclosure) + Will and EPOA	2690	3090
Buying + Will and EPOA	3390	3790

The 'Please note:' provisos which are set out in the sections for 'Residential Conveyancing in QLD' and 'Wills and Estate Planning' apply to the above Packages. If applicable, the above fixed fees will not apply, but you can always ask us for a custom fixed fee tailored to suit your situation.

Family Law Transfer (FLT) Conveyancing

We assist with property transfers in the context of a family law separation or divorce. Usually, these transfers are exempt from transfer (stamp) duty if they are pursuant to either a family law order or a binding financial agreement.

All fixed fees below are inclusive of GST:

- One property transfer (transferring an interest)	1600
- One property transfer (receiving an interest)	1900
- Two property transfers (transferring one and receiving one)	2700
- Two property transfers (transferring both)	2400
- Two property transfers (receiving both)	2850

If your situation is not covered above, we can provide you with a custom fixed fee, tailored to the precise scope of work required.

Special Offer for FLT clients!

We offer ***discounted*** estate planning for clients we assist with a family law transfer. Let us know if you'd like to take us up on either of the following 'add-on' services:

New (updated) Will	400
New (updated) Will and Enduring Power of Attorney	500

The 'Please note:' provisos which are set out in the section 'Wills and Estate Planning' apply. If applicable, the above fixed fees will not apply, but you can always ask us for a custom fixed fee tailored to suit your situation.

Commercial Property Conveyancing

Each commercial property conveyancing matter is given a custom fixed fee, however:

- Commercial Property Sale	<i>starts at</i>	4400*
- Commercial Property Purchase	<i>starts at</i>	6600*

**Depending on the specific commercial property, the parties, and other particulars of the transaction, the price may be higher.*

Leasing – Commercial and Retail Shop

All fixed fee prices shown below are inclusive of GST.

	Non-Retail (Commercial)	Retail Shop
For Landlords		
Drafting Form 13 Amendment (to exercise option)	1100	1200
Drafting Form 7 Lease	2200	2800
Drafting a Notice to Remedy Breach	1600	1600
Drafting Deed of Consent to Assignment	1600	1800
Drafting Deed of Surrender and Form 8	1400	1600
For Tenants		
Advice on Form 13 Amendment (to exercise option)	1100	1200
Advice on Form 7 Lease	2400	3000

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 Queensland 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 six (6) 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! ☺*

Wills and Estate Planning

All fixed fees below 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)	600
- Will (x1) and Enduring Power of Attorney (x1)	700
- Wills (x2)	1000
- Wills (x2) and Enduring Powers of Attorney (x2)	1200
- Enduring Power of Attorney (x1)	400
- Enduring Powers of Attorney (x2)	600
- Advance Health Directive (x1)	300
- Advance Health Directives (x2)	500

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 fixed fees below are 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	2000
- Obtain Letters of Administration (on Intestacy)	2500
- Land Record of Death [of Joint Tenant] (Form 4)	600
- Land Transmission Application (Form 5 or 5A)	800
- Land Transmission Application (Form 6)	1000
- 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).

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 our fees ultimately determined by our relevant Scale (*for Non-Litigation Services or for Litigation Services*).

RURAL CONVEYANCING	BUSINESS CONVEYANCING	DEVELOPMENT PROJECTS
OFF-THE-PLAN CONTRACTS	BUSINESS STRUCTURING	SUCCESSION PLANNING
ESTATE ADMINISTRATION	FAMILY PROVISION APPLICATIONS	OTHER/MYSTERY BOX

Appointments/Consultations

Many of our appointments with clients are undertaken as part of the scope of a matter and are included within the relevant fixed fee provided for that matter.

However, standalone appointments/consultations are available by request (in person or via video link online) for ½ hour or 1-hour timeslots.

The below fixed fees (inclusive of GST) apply:

	½ hour	1 hour
Solicitor	200	400
Director	400	800

Scale (for Non-Litigation Services)

All fees below are 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
Meeting/Attendance (rated 1 to 50*) (per rating)	60
(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).	
Touch Base Phone Calls (in/out)	30
(e.g. a brief progress update from the lawyer, a client's response to a previously asked question, etc)	
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)	120
All Outlays/Searches (at no profit, but 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 fees below are 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)	50
Regular Letter (per 100 words)	100
Detailed/Complex/Unusual Letter (per 100 words) [Solicitor only]	120
Detailed Negotiation Letter/Offer (per 100 words) [Solicitor only]	140
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)	50
Regular Phone Calls (in/out – per 1/4 hour)	100
Detailed/Complex/Unusual Phone Call (in/out – per 1/4 hour) [Solicitor only]	120
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]	160
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

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