J.S. MUELLER & CO.

SOLICITORS & ATTORNEYS
ESTABLISHED 1979

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Our Ref: AM:DR:7934

18 April 2012

The Secretary
The Owners – Strata Plan No. 50785
c/- Strata Title Management
PO Box 2727
TAREN POINT NSW 2229

By email: nhowell@stratatitle.com.au

Dear Nina

RE: FEE PROPOSAL

Thank you for inviting us to submit a fee proposal to provide legal services to the owners corporation.

Your Instructions

The owners corporation requires legal services in relation to two discrete issues. First, the owners corporation needs a lawyer to send a letter to the owner of Lot 92 (apartment C64) regarding the replacement of the tiles in the owner's main bathroom and adjacent ensuite which were damaged during investigations to locate a burst pipe. The owners corporation also possibly needs legal advice on the question of whether it is responsible to replace the damaged tiles with the same or similar tiles. Second, the owners corporation needs legal advice on who is responsible for maintaining and repairing an elevator tower/atrium structure adjacent to Lot 21 but situated on common property.

Fee Proposal

We estimate that our fees to act for the owners corporation would be as follows:

Description	Amount (incl GST)
Prepare a letter to the owner of Lot 92 (Apartment C64) outlining the owners corporation's position in relation to replacement of damaged bathroom tiles	$440
Provide written legal advice to the owners corporation on its responsibility to replace the damaged bathroom tiles in Lot 92 (C64) with the same or similar times	$990
Provide written legal advice to the owners corporation on the responsibility for the maintenance and repair of the elevator	$1,650 - $2,970

Liability limited by a scheme approved under Professional Standards Legislation

Description	Amount (incl GST)
tower/atrium structure adjacent to Lot 21	

The amounts set out in the table above are estimates only and not quotations and are subject to change. The estimates have been prepared based on our considerable experience providing legal advice on the issues in relation to which you require assistance and so should be reasonably accurate. However, we cannot provide a fixed price or quotation because we do not know enough about your matter to do so.

Solicitor Responsible

Adrian Mueller would be responsible for your matter. Adrian has specialised in strata law for a decade and was recently admitted as the youngest ever Fellow of the Australian College of Community Association Lawyers, the peak body of strata lawyers in Australia. Adrian has acted for the owners corporation of Cote D'Azur since 2006. He is well placed to provide you with the legal services you require.

We trust our fee proposal is satisfactory and we look forward to receiving your instructions.

Yours faithfully

J.S. MUELLER & CO