

9 December 2019

Mr M S & Mrs K E Day
MK Day Pty Ltd / Day Bare Pty Ltd
PO Box 60
MAYFIELD NSW 2304

Initially By Email: matt@daysbuilding.com.au / kate@daysbuilding.com.au

Dear Matt & Kate

M S Day & K E Day advance to MK Day Pty Limited atf MK Day Superannuation Fund (Bare Trustee – Day Bare Pty Ltd)
Security Property: Unit 14/5-7 Channel Road, Mayfield West 2304
Our Ref: NPS:NDJ:170250

We advise that registration of the mortgage has now been finalised by PEXA (the online settlement/registration platform) and LRS NSW (formerly the Land Titles Office).

A fresh Certificate of Title will issue shortly. Upon receipt from LRS NSW, we will place it in our safe custody facility, in your existing safe custody packet (reference **D47**) where it may remain, indefinitely, at no cost to you.

As this otherwise finalises this matter in totality, we **enclose** our Tax Invoice, as to the work undertaken in preparing, settling and registering the mortgage, for your kind attention.

Thank you for your valued instructions to date.

Yours faithfully

CANTLE CARMICHAEL LEGAL



NIGEL SELLENS

Certified Practising Conveyancer

e: nigel.sellens@cclegal.com.au

Encl.

9 December 2019



TAX INVOICE

ABN 32 674 593 144

Invoice No: 4835

Mr M S & Mrs K E Day
PO Box 60
Mayfield NSW 2304

Our Ref: NPS:ND:170250
Your Ref:

RE: Purchase: Unit 14/5-7 Channel Road, Mayfield West 2304

ACCOUNT SUMMARY:

Total Fees	\$893.50
Disbursements	\$184.84
Subtotal	<u>\$1,078.34</u>
GST	\$107.41
Total outstanding this invoice:	<u><u>\$1,185.75</u></u>

Detailed information supporting this tax invoice is attached.

With compliments
Cantle Carmichael Legal

Per:

Nigel Sellens

E & OE

Liability limited by a scheme approved under Professional Standards Legislation.

TERM OF PAYMENT: 14 DAYS

PLEASE SEE LAST PAGE FOR PAYMENT OPTIONS

CANTLE CARMICHAEL LEGAL

LEVEL 6, 45 HUNTER STREET, NEWCASTLE NSW 2300 ▪ TEL 02 4929 7500 FAX 02 4929 3611 ▪ DX 7876 NEWCASTLE NSW
▪ ABN 32 674 593 144

PROFESSIONAL FEES

Date	Particulars	Solicitor	Units	Charges
06 Feb 19	Review file	SJC	0.00	\$0.00
06 Feb 19	Email to client	SJC	1.00	\$36.00
20 Feb 19	Email to Dene (Visionary) Re: signed docs status?	ND	1.00	\$11.50
20 Feb 19	Telephone call from Jillian (Visionary) Re: signed docs, general status of matter etc. File Note for SJC.	ND	1.00	\$11.50
20 Feb 19	Create PEXA workspace, parties to matter, CoRD, commence preparing mortgage via PEXA.	ND	2.00	\$23.00
22 Feb 19	Review file and determine key dates to finalise loan docs	SJC	5.00	\$180.00
06 Mar 19	Email to Kate and Matt Day requesting to attend office	SJC	3.00	\$108.00
17 Jun 19	Email to Visionary providing copy trust deed & loan	ND	1.00	\$11.50
16 Jul 19	Review loan agreement, draft mortgage	NPS	3.00	\$84.00
05 Aug 19	Research requirements for creation of mortgages, solicitor's rules, prescribed forms	NPS	5.00	\$0.00
13 Aug 19	Drafting declaration. Drafting acknowledgement. Letter to client setting out reg'd mortgage requirements, encl docs for execution.	ND	4.00	\$46.00
13 Aug 19	Review letter to clients, mortgage documents, consider history of matter	NPS	5.00	\$140.00
03 Sep 19	Settle letter to clients	NPS	1.00	\$28.00
11 Nov 19	Letter to client's f/up response to letter 03.09.2019 (return of signed/witnessed mortgage docs)	ND	1.00	\$11.50
11 Nov 19	Settle letter to client	NPS	1.00	\$28.00
02 Dec 19	Settle Mortgage documents	NPS	1.00	\$28.00
04 Dec 19	Re-establish PEXA workspace following execution of hardcopy mortgage documents. Create parties. Create documents (consent, mortgage).	ND	2.00	\$23.00
04 Dec 19	Review documents, settle, sign and lodge for registration	NPS	3.00	\$84.00
09 Dec 19	Letter to client - confirming mortgage registration (final)	ND	1.00	\$11.50
09 Dec 19	Settle letter to clients (post-registration)	NPS	1.00	\$28.00
	Fees			\$893.50

FEE EARNER SUMMARY

	Employee Type	Hourly Rate	Hours	Amount
Nell Dark-Jones	Paralegal	115.00	1.30	\$149.50
Stephanie Campbell	Senior Associate	360.00	0.90	\$324.00
Nigel Sellens	Certified Practising Conveyancer	280.00	1.50	\$420.00
Total			3.70	\$893.50
GST				\$89.35
Total Professional Fees				\$982.85

Disbursements subject to GST

Date	Description	Amount	
04 Dec 19	PEXA - PEXA & LRS registration fee (mortgage)	\$174.84	
09 Dec 19	Sundries – postage, photocopying & telephone charges	\$10.00	
	Total	\$184.84	
	GST	\$18.06	
	Total expenses subject to GST		\$202.90
Total Expenses			\$202.90

REMITTANCE ADVICE

1. CHEQUE

Please return this advice with your cheque payable to Cantle Carmichael Legal for **\$1,185.75**

Cantle Carmichael Legal
PO Box 483
NEWCASTLE NSW 2300

Please quote reference NPS : 170250 : Bill No. 4835

2. BANK TRANSFER

Please fax this advice to 02 4929 3611 or email reception@cclegal.com.au stating the invoice number and the amount paid.

Transfer Amount: **\$1,185.75**

Swift Code (overseas transfer only):

Bank: NATIONAL AUSTRALIA BANK
Account Name: CANTLE CARMICHAEL
BSB: 082 637
Account: 49549 2480

Please quote reference NPS : 170250 : Bill No. 4835

Property Exchange Australia Limited
 Level 16, Tower 4 Collins Square
 727 Collins Street
 DOCKLANDS VIC 3008
 AUSTRALIA

ABN: 92 140 677 792
 Telephone: 1300 084 515
 Email: support@pexa.com.au

Cantle Carmichael Lawyers
 Level 6, 45 Hunter Street
 Newcastle NSW 2300
 AUSTRALIA

Invoice Number: SINV934401
 Date: 04/12/2019
 Account Number: 25560

Billing Period:

04/12/2019 to 04/12/2019

Fee Summary	Vol.	Net Price	GST	Total Price	Payment Reference
Lodgment Fees - NSW	2	130.84	12.66	143.50	ARDD000485995
PEXA Fees	2	38.90	3.89	42.79	ARDD000485996
LSS Fees	1	5.10	0.51	5.61	ARDD000485996
Direct Debit TOTAL	5	174.84	17.06	191.90	

The amount above has been direct debited from your nominated account

Grand TOTAL	5	174.84	17.06	191.90
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Balance Due \$0

TAX INVOICE FOR YOUR RECORDS - NO PAYMENT REQUIRED

For all invoice enquiries please contact the PEXA Support Desk on:
 Email: support@pexa.com.au
 Phone: 1300 084 515

JURISDICTIONAL TRANSACTION SUMMARY

Customer Name: Cattle Carmichael Lawyers

Account Number: 25560

Billing Period:

04/12/2019 to 04/12/2019

Jurisdiction: NSW	Volume	List Price	GST	Total Price
Transaction Summary				
Lodgment Fees				
CORD HOLDER CONSENT	1	0.00	0.00	0.00
MORTGAGE	1	130.84	12.66	143.50
PEXA Fees				
Nomination/Consent (Single Title)	1	0.00	0.00	0.00
Standalone Mortgage (Single Title)	1	38.90	3.89	42.79
LSS Fees				
Information Re-Supply	1	5.10	0.51	5.61
JURISDICTIONAL SUB TOTAL	5	174.84	17.06	191.90
GRAND TOTAL	5	174.84	17.06	191.90

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WORKSPACE TRANSACTIONAL DETAIL
**Customer Name: Cantle Carmichael
 Lawyers**
Account Number: 25560
Billing Period:
04/12/2019 to 04/12/2019

Date	Subscriber Workspace Reference	Jurisdiction	Transaction Type	Title Reference	Total Price (Inc GST)
4/12/2019	170250 (Day Bare)	NSW	Nomination/Consent (Single Title)	14/SP79092	0.00
4/12/2019	170250 (mortgagee)	NSW	CORD HOLDER CONSENT		0.00
4/12/2019	170250 (mortgagee)	NSW	MORTGAGE		143.50
4/12/2019	170250 (mortgagee)	NSW	Standalone Mortgage (Single Title)	14/SP79092	42.79
4/12/2019	190147	NSW	Information Re-Supply	1/742042	5.61
TOTAL					191.90

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