

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](mailto:matt@daysbuilding.com.au) / [kate@daysbuilding.com.au](mailto: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**

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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](mailto:nigel.sellens@cclegal.com.au)

Encl.

9 December 2019



**CANTLE  
CARMICHAEL  
LEGAL**

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**TAX INVOICE**

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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**

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**ACCOUNT SUMMARY:**

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

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**

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**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				<hr/> \$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				<hr/> <hr/> \$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	<hr/> \$184.84	
	GST	\$18.06	
	Total expenses subject to GST		\$202.90
Total Expenses			<hr/> <hr/> \$202.90

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**REMITTANCE ADVICE**

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**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

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**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

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**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](mailto: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
<b>Direct Debit TOTAL</b>	<b>5</b>	<b>174.84</b>	<b>17.06</b>	<b>191.90</b>	

The amount above has been direct debited from your nominated account

<b>Grand TOTAL</b>	<b>5</b>	<b>174.84</b>	<b>17.06</b>	<b>191.90</b>
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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](mailto: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**

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

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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
<b>TOTAL</b>					<b>191.90</b>

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