

PROFESSIONAL FEES

To our professional costs of acting on your behalf on the purchase of the above property, including taking instructions, perusing Contract, advising you, communicating with the Vendor's solicitor re amendments, attending you on execution and exchange of Contracts, carrying out appropriate enquiries and requisitions, stamping of Contract and Transfer, drawing settlement figures, booking and attending to settlement together with all necessary letters, emails, telephone calls and attendances, general care skill and consideration, reviewing numerous versions of contract, create separate contract for equipment as different purchaser, deal with Bryan overseas, including,

14 May 18	Telephone from Nick Taylor giving background re purchase
01 Jun 18	Reviewing contract for 22 Tarlington Place, identify issues requiring amendment or further investigation; phone Nick to discuss contract issues and explain investigations he should carry out (1.4 hour)
04 Jun 18	Checking terms of contract (version 2) received; then draft letter to vendor's solicitor setting out requested amendments and additions, and letter to you reporting (0.9 hour)
04 Jun 18	Reviewing and checking letters re contract amendments
04 Jun 18	Preparing letter to Maclarens Lawyers
04 Jun 18	Preparing letter to you
06 Jun 18	Reviewing email response from vendor's solicitor, with attachments, consider the response, check request and contract, phone Nick, then draft further email to V solicitor re matters pressed and advising inclusions etc and seeking contracts for signing; then phone from Nick discussing issues and emails sent; copy emails to Nick (1.3 hour)
06 Jun 18	Read E-mail from Nick re directors
08 Jun 18	Read E-mail email from vendor's solicitor responding to further amendment requests; review and note all agreed; then forward to you
13 Jun 18	Reviewing emails from vendor's solicitor and printing updated contract, ATO certificate and chattel sale agreement, email Nick reporting
13 Jun 18	Reviewing emails from you, consider new entity for crane purchase, email you and discuss
14 Jun 18	Telephone to vendor's solicitor on 3 occasions re new company and signing issues, then email, eventually message to call; also review documents in more detail and note query re settlement time for chattels; eventually discuss, then phone you to discuss approach to signing (0.5 hour)
14 Jun 18	Reviewing further emails from vendor's solicitor re interdependency clauses etc, then discuss signing issues and send email re purchaser of equipment, etc (0.4 hour)
14 Jun 18	Reviewing 2 further versions of equipment contract and 2 versions of land contract; check terms of contracts, suggest amendments and updates, compile contract, send emails to you re both contracts and explain signing requirements, check Power of Attorney, explain deposit, etc (2.2 hours)
15 Jun 18	Attending Nick, compile and sign both contracts; review and discuss contract terms (0.7 hour)
18 Jun 18	Telephone to vendor's solicitor re exchange, then draft letter sending original contract and letter by email seeking prompt signing by the vendor, then email you reporting
18 Jun 18	Preparing letter to Maclarens Lawyers
20 Jun 18	Reviewing file, email from Nick, phone vendor's solicitor chasing exchange, email from vendor's solicitor and reporting
21 Jun 18	Reviewing emails re exchange of equipment contract
26 Jun 18	Researching stamp duty - note that tax ruling DUT036 means the stamp duty will be aggregated, as interdependent contracts and the different company purchasers are 'associated persons' by reason of the Duties Act definition; phone Nick to advise (0.8 hour)
28 Jun 18	Arranging post exchange report and memo re developments
05 Jul 18	Letter to vendor Solicitor with original signed guarantee pages;

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05 Jul 18	Reviewing stamp duty issue; amending and finalising post exchange report letter; scanning both exchanged Contracts; emailing to you, letter and Contracts; emailing Purchaser Declaration/VOI requirements to you;
17 Jul 18	Telephone to EDR Revenue NSW re stamp duty - complications paying stamp duty due to interdependent contracts
19 Jul 18	Preparing eNOS and Transfer;
19 Jul 18	Letter to vendor Solicitor with requisitions on title;
01 Aug 18	Reviewing email from Nick re early settlement likely then discuss with Bryan
02 Aug 18	Reviewing settlement arrangements for adjusted settlement date, draft memo and arrange stamp duty details and draft Purchaser Declaration to be prepared
02 Aug 18	Ordering ASIC searches Mascot Foundry (Sales) Pty Ltd and Mascot GRC Pty Limited;
02 Aug 18	Send E-mail to Bryan/Nick with stamp duty information and due date and method of payment; updating settlement date on eNOS;
16 Aug 18	Reviewing stamp duty and id requirements; preparing Purchaser Declaration by Mascot Foundry (Sales) Pty Limited;
16 Aug 18	Letter to Bryan re stamp duty ID requirements;
16 Aug 18	Reviewing contracts for property and equipment; consider requirements re Purchaser Declaration, check company searches, identify trust deed for super fund, draft Purchaser Declaration forms, obtain certificate of incorporation and Constitution for the purchaser company, draft letter to Bryan explaining Purchaser Declaration requirements and arranging identification and certified copies etc - all to comply with "Purchaser Declaration" requirements and prove that purchaser is a foreign entity (1.3 hour)
20 Aug 18	Telephone from you and checking arrangements re declaration and settlement funds and also stamp duty
20 Aug 18	Read E-mail from you re settlement figures and timing etc, check dates and figures and respond
20 Aug 18	Ordering property searches;
20 Aug 18	Drafting settlement figures; ordering copy of Sub Lease - note that title has error and describe mortgage of lease instead of sub lease
21 Aug 18	Reviewing emails re title, removal of lease etc
21 Aug 18	Reviewing email from Pasandi re constitution etc for Purchaser Declaration
21 Aug 18	Telephone from Maclarens regarding eTitle; send email confirmation that we are a cash purchaser; information required by their discharging mortgagee ANZ; requesting copy of Statutory Declaration as per Contract special condition 54 - to remove old lease from title
22 Aug 18	Reviewing settlement figures, phone Bryan
22 Aug 18	Updating settlement calculations following receipt of council rates; preparing Client Authorisation Form as required by Conveyancing Rules
23 Aug 18	Attending you, sign purchaser declaration, authority form and satisfy identification requirements; review settlement figures and deliver draft figures
17 Sep 18	Telephone from you and reviewing stamp duty
18 Sep 18	Attending to stamping Contract and Transfer following receipt of funds; stamping Equipment Contract;
18 Sep 18	Letter to vendor Solicitor with stamped Transfer;
25 Sep 18	Reviewing and updating Settlement Sheet;
25 Sep 18	Reviewing settlement arrangements as Bryan away soon, phone you to discuss settlement issues and also discuss funds transfer, check settlement calculations (0.7 hour)
08 Oct 18	Read E-mail from vendor Solicitor with updated figures - added GST on adjustments; checking and responding to vendor Solicitor; updating data and Settlement Sheet;

10 Oct 18	Checking on line if ANZ have lodged CoRD consent - no; call to Amanda at Maclarens who is continuing to chase ANZ; should be able to provide cheque details later today or in the morning; ;	
10 Oct 18	Preparing settlement instructions and everything associated thereto; email to you with final settlement figures and advising of funds required for settlement;	
10 Oct 18	Reviewing file prior to settlement, check settlement figures, carry out PPS search to check no registrations against company regarding the equipment, check answers to requisitions	
12 Oct 18	Checking settlement arrangements, chasing tax invoice and bank consent, and review emails (0.5 hour)	
12 Oct 18	Checking settlement arrangements, review tax invoices, email Nick, phone from Nick re vacant possession, then email vendor's solicitor re amendments required to tax invoices	
15 Oct 18	Send E-mail to HMA with two GST Tax Invoices to be received on settlement;	
15 Oct 18	Checking further emails and various tax invoices - they are again incorrect, phone Amanda to amend, check settlement documents, including arranging settlement, reporting to you, arranging registration and everything incidental, on a time basis exceeding \$10,000.00, but say,	
Fees		\$8,750.00
GST		\$875.00
Total Professional Fees		\$9,625.00

Disbursements subject to GST

10/10/18	NSW Land Registry Services - Registration fees on Discharge of Mortgage and Transfer	\$257.45
16/10/18	Crisis Couriers - Courier to Sydney - 15/10/18	\$11.93
16/10/18	H M Allen & Co - Attending settlement - 15/10/18	\$60.00
17/10/18	Photocopies, postage and sundries	\$50.00
17/10/18	Archive fees	\$30.00
17/10/18	H M Allen & Co - Final search - 15/10/18	\$25.00
17/10/18	H M Allen & Co - Lodgement of Discharge of Mortgage and Transfer - 16/10/18	\$40.00
20/07/18	InfoTrack Pty Ltd - NSW: eNos - 1025/1061063	\$6.09
03/08/18	InfoTrack Pty Ltd - (SRCH) ASIC: Organisation Extract - MASCOT GRC PTY LIMITED ACN 615 068 249	\$9.92
03/08/18	InfoTrack Pty Ltd - (SRCH) ASIC: Organisation Extract - MASCOT FOUNDRY (SALES) PTY LTD ACN 001 045 192	\$9.92
21/08/18	InfoTrack Pty Ltd - (SRCH) Sydney Water: Section 66 Certificate - 1025/DP1061063 Tarlington SMITHFIELD 2164	\$12.19
21/08/18	InfoTrack Pty Ltd - NSW: Document Image - Dealing AF681408	\$16.59
21/08/18	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - Rail Corporation New South Wales: Inquiry - 1025	\$15.64
21/08/18	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - Holroyd City Council: Section 603 Certificate - 1025/1	\$29.09
21/08/18	InfoTrack Pty Ltd - InfoTrack: NSW Certificate (Scanned) - CRR - Endeavour Energy: Inquiry - 1025/1061063	\$93.05
21/08/18	InfoTrack Pty Ltd - (SRCH) InfoTrack: NSW Certificate (Scanned) - CRR - Roads and Maritime Services Sydney: Affected by	\$16.00

21/08/18	InfoTrack Pty Ltd - (SRCH) Revenue NSW: Clearance Certificate - 22 Tarlington Place SMITHFIELD Holroyd City Council	\$10.46	
21/08/18	InfoTrack Pty Ltd - InfoTrack: NSW Certificate (Scanned) - CRR - NSW Electricity Networks Operations Pty Limited trading	\$63.64	
19/09/18	InfoTrack Pty Ltd - Revenue NSW: EDR - Agreement for Sale of Land - 20/06/2018	\$8.28	
19/09/18	InfoTrack Pty Ltd - Revenue NSW: EDR - Agreement for Sale of Business Aggregated - 20/08/2018	\$8.28	
11/10/18	InfoTrack Pty Ltd - (SRCH) PPSR: Organisation Grantor Search - ABN 30 160 792 638	\$12.14	
11/10/18	InfoTrack Pty Ltd - (SRCH) PPSR: Organisation Grantor Search - ARBN 160 792 638	\$12.14	
11/10/18	InfoTrack Pty Ltd - (SRCH) PPSR: Organisation Grantor Search - ARSN 160 792 638	\$12.14	
11/10/18	InfoTrack Pty Ltd - (SRCH) PPSR: Organisation Grantor Search - ACN 160 792 638	\$12.14	
11/10/18	InfoTrack Pty Ltd - (SRCH) PPSR: Organisation Grantor Search - E P AUSTRALIA INVESTMENTS PTY. LTD.	\$12.14	
Total		\$834.23	
GST		\$83.40	
Total expenses subject to GST			\$917.63
Disbursements not subject to GST			
18/09/18	Revenue NSW - Stamp duty on Equipment Contract	\$50.00	
11/10/18	National Australia Bank - Bank cheque fees	\$24.00	
03/08/18	InfoTrack Pty Ltd - (AUTH) ASIC: Organisation Extract - MASCOT FOUNDRY (SALES) PTY LTD ACN 001 045 192	\$9.00	
03/08/18	InfoTrack Pty Ltd - (AUTH) ASIC: Organisation Extract - MASCOT GRC PTY LIMITED ACN 615 068 249	\$9.00	
21/08/18	InfoTrack Pty Ltd - (AUTH) Sydney Water: Section 66 Certificate - 1025/DP1061063 Tarlington SMITHFIELD 2164	\$6.84	
21/08/18	InfoTrack Pty Ltd - (AUTH) Revenue NSW: Clearance Certificate - 22 Tarlington Place SMITHFIELD Holroyd City Council	\$15.00	
21/08/18	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - Roads and Maritime Services Sydney: Affected by	\$44.00	
21/08/18	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - CRR - Rail Corporation New South Wales: Inquiry - 1025	\$43.00	
21/08/18	InfoTrack Pty Ltd - (AUTH) InfoTrack: NSW Certificate (Scanned) - Holroyd City Council: Section 603 Certificate - 1025/1	\$80.00	
11/10/18	InfoTrack Pty Ltd - (AUTH) PPSR: Organisation Grantor Search - ARSN 160 792 638	\$2.00	
11/10/18	InfoTrack Pty Ltd - (AUTH) PPSR: Organisation Grantor Search - ABN 30 160 792 638	\$2.00	
11/10/18	InfoTrack Pty Ltd - (AUTH) PPSR: Organisation Grantor Search - ARBN 160 792 638	\$2.00	
11/10/18	InfoTrack Pty Ltd - (AUTH) PPSR: Organisation Grantor Search - E P AUSTRALIA INVESTMENTS PTY. LTD.	\$2.00	
11/10/18	InfoTrack Pty Ltd - (AUTH) PPSR: Organisation Grantor Search - ACN 160 792 638	\$2.00	
Total			\$290.84
Total Expenses			\$1,208.47

POSTED

REMITTANCE ADVICE

1. ☐ CHEQUE

Please return this advice with your cheque payable to Bull Son & Schmidt for **\$10,833.47**

Bull Son & Schmidt
PO Box 143
ST LEONARDS NSW 1590

Please quote reference MA : 20180434 : Bill No. 55324

2. ☐ BANK TRANSFER

Please fax this advice to 9439 6756 or email lawyer@bullson.com.au stating the invoice number and the amount paid.

Transfer Amount: **\$10,833.47**

Swift Code (overseas transfer only): NATA AU 3302 S

Bank: National Australia Bank

BSB: 082-401

Account: 04 976 4706

Account Name: Bull Son & Schmidt Trust Account

Please quote reference MA : 20180434 : Bill No. 55324

3. ☐ CREDIT CARD

(Note due to increased merchant fees charged, payments by credit cards attract a 1.75% (\$189.59) surcharge)

Please fax this advice with credit card details to 9439 6756

Card Number: _____ Please circle one: Visa / MasterCard

Expiry Date: _____ CCV: _____

Amount Due: **\$11,023.06**

Name on Card: _____

Signature: _____

Please quote reference MA : 20180434 : Bill No. 55324