

7/349 MacDonnell Road, Clontarf Qld 4019
 t: 3049 9999 f: 3049 9988
 Licensee: Mike Smithers & Mareea Wilkinson
 ABN: 49 145 212 719



Toliman Holdings No. 1 PTY LTD
 49 Ray Road
 EPPING NSW 2121

Ref: TOL
 Page: 1

Toliman Holdings No. 1 PTY LTD
 Owner Income & Expenditure for July 2020 to June 2021

Property: 20 Whitlock Drive ROTHWELL QLD 4022

	Debit	Credit
Balance Brought Forward		0.00
Income		
101 Rent		21940.00
140 Contributions From Owner		1014.00
164 Outgoings Recovered - Water Usage		1062.35
Total Income		24016.35
Expenditure		
201 Council Rates	1813.00	
321 Pest Control	110.00	
331 R & M - Electrical	1333.03	
336 R & M - Plumbing	1731.40	
419 GST on fees	197.89	
444 EOFY Statement Fee	30.00	
481 Management Fees	1864.90	
483 Administration Fee	84.00	
484 Lease Renewal Fee	27.50	
Total Expenditure	7191.72	
Balance Carried Forward		0.00
Net Income Paid to Owner		16824.63
	24016.35	24016.35

Net income is equal to balance brought forward plus income, less expenditure, less carried forward balance.

Rate notice

Customer Service Centres

Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address

PO Box 159
Caboolture Qld 4510

Customer Service

Ph: (07) 3480 6464

ABN: 92 967 232 136

www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



036

Tollman Holdings No 1 Pty Ltd Tte
C/- Homes4U Pty Ltd
Suite 1 322 Oxley Avenue
MARGATE QLD 4019

Property Details

20 Whitlock Drive, ROTHWELL QLD 4022
Lot 10 SP 179379
Rateable Valuation \$205,000

Assessment number

624139.2

Total Payable

\$453.25

Period of rating

1 July - 30 September 2020

Date of issue

01 July 2020

Due date for payment

03 August 2020

Council Rates & Charges

General Rate - Category R2 (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$453.25

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 25th June 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.



Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council will receive payment from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 1300 400 620
ONLINE: Go to www.moretonbay.qld.gov.au/pay
AUSTRALIA POST: Pay over the counter at any post office
MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
IN PERSON: Pay at any Customer Service Centre
DIRECT DEBIT: Go to www.moretonbay.qld.gov.au/rates/directdebit

INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 30 September 2020.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
PAYMENT PLAN: Please do not hesitate to contact us if you are having difficulty paying your rates on time.
RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

PAYMENT REMITTANCE SLIP



*2464 006241392



Billor Code: 7062
Ref: 006241392

Location: 20 Whitlock Drive, ROTHWELL QLD 4022
Customer Ref: 006241392

Assessment number

624139.2

Total Payable

\$453.25

Period of rating

1 July - 30 September 2020

Date of issue

01 July 2020

Due date for payment

03 August 2020

Rate notice



Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
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Customer Service
Ph: (07) 3480 6464

ABN: 92 967 232 136
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mbrc@moretonbay.qld.gov.au



036

Tollman Holdings No 1 Pty Ltd Tte
C/- Homes4u Pty Ltd
Unit 7 349 MacDonnell Road
CLONTARF QLD 4019

Property Details

20 Whitlock Drive, ROTHWELL QLD 4022
Lot 10 SP 179379
Rateable Valuation \$205,000

Council Rates & Charges

General Rate - Category R2 (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$453.25

Assessment number	624139.2
Total Payable	\$453.25
Period of rating	1 October - 31 December 2020
Date of Issue	01 October 2020
Due date for payment	02 November 2020

End of Quarter Processing Deadlines

Please note that due to processing requirements, payments made after 24 September 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.

Receive your rate notice by email

Register to receive your rate notice to your nominated email account with electronic reminders and links to online payment options.

Visit www.moretonbay.qld.gov.au/embrc

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 1300 400 620
ONLINE: Go to www.moretonbay.qld.gov.au/pay
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MAIL: Send your payment to PO Box 159, Caboolture, Qld 4510
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INTEREST: In response to the current COVID-19 pandemic Council has resolved to suspend interest charges on overdue rates until 31 March 2021.
PENSIONERS: Are you the owner and occupier of this property or do you have life tenancy under a Will or Court Order? If so, you may be eligible for a State or Council rebate if one is not already shown on this notice. Please contact us for further information or an application form.
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PAYMENT REMITTANCE SLIP



*2464 006241392



Biller Code: 7062
Ref: 006241392

Location: 20 Whitlock Drive, ROTHWELL QLD 4022
Customer Ref: 006241392

Assessment number	624139.2
Total Payable	\$453.25
Period of rating	1 October - 31 December 2020
Date of Issue	01 October 2020
Due date for payment	02 November 2020

Rate notice



Customer Service Centres
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Customer Service
Ph: (07) 3480 6464

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au

 036

Tollman Holdings No 1 Pty Ltd Tte
C/- Homes4u Pty Ltd
Unit 7 349 MacDonnell Road
CLONTARF QLD 4019

Property Details
20 Whitlock Drive, ROTHWELL QLD 4022
Lot 10 SP 179379
Rateable Valuation \$205,000

Property number
616759
Total Payable
\$453.25
Period of rating
1 January - 31 March 2021
Date of Issue
06 January 2021
Due date for payment
05 February 2021

Council Rates & Charges

General Rate - Category R2 (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
State Government Charges	
Emergency Management Levy - Group 2A	56.50
TOTAL PAYABLE	\$453.25

End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 17 December 2020 may not have been processed before the printing of this notice and may appear as an overdue balance.



Important Message
Due to a recent change in Council's billing system, the payment references and biller codes for your property have changed. Please use the information below for all future payments.

Council has received a payment of \$14,046,358 from the State Government to mitigate any direct impacts of the State Waste Levy on households in the 2020/21 financial year.

BPAY: Use your Phone or Internet banking
PHONE: Call 07 3480 6349
ONLINE: Go to www.moretonbay.qld.gov.au/pay
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RATING CATEGORY STATEMENT: To access your current rating category statement visit: www.moretonbay.qld.gov.au/ratescalculation

Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



*2471 500616759006167593



Biller Code: 339457
Ref: 500616759006167593

Location: 20 Whitlock Drive, ROTHWELL QLD 4022
Customer Ref: 500616759006167593

Property number
616759
Total Payable
\$453.25
Period of rating
1 January - 31 March 2021
Date of Issue
06 January 2021
Due date for payment
05 February 2021

Rate notice

Moreton Bay
Regional Council



Customer Service Centres
Caboolture - 2 Hasking Street, Caboolture
Redcliffe - Irene Street, Redcliffe
Strathpine - 220 Gympie Road, Strathpine

Postal Address
PO Box 159
Caboolture Qld 4510

Customer Service
Ph: 1300 522 192

ABN: 92 967 232 136
www.moretonbay.qld.gov.au
mbrc@moretonbay.qld.gov.au



15219-036

Tollman Holdings No 1 Pty Ltd Tte
C/- Homes4u Pty Ltd
Unit 7 349 Macdonnell Road
CLONTARF QLD 4019

ENTERED

Property Details

20 Whitlock Drive ROTHWELL QLD 4022
Lot 10 SP 179379
Rateable Valuation \$205,000

Property number

616759

Total Payable

\$453.25

Period of rating

1 April - 30 June 2021

Date of issue

30 April 2021

Due date for payment

1 June 2021

Council Rates & Charges

General Rate - Category R2 (minimum)	316.50
Regional Infrastructure and Environment Charge	21.00
Garbage Charge - Domestic	59.25
State Government Charges	
Emergency Management Levy - Group 2A	56.50

TOTAL PAYABLE

\$453.25

End of Quarter Processing Deadlines

Please note that due to a system upgrade at Council, payments made after 21 April 2021 may not have been processed before the printing of this notice and may appear as an overdue balance.

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INTEREST: Interest at the rate of 8.53% per annum compounded on daily rests will be charged on current rates that remain unpaid immediately after the Due Date. Balances brought forward from a previous period will continue to accrue interest from the beginning of this period.

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Please note that your payment reference for BPAY & Australia Post has changed. Please use the information listed below for all future payments.



*2471 500616759006167593



Billor Code: 339457
Ref: 50 0616 7590 0616 7593

Location: 20 Whitlock Drive ROTHWELL QLD 4022
Customer Ref: 50 0616 7590 0616 7593

Property number

616759

Total Payable

\$453.25

Period of rating

1 April - 30 June 2021

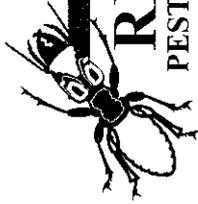
Date of issue

30 April 2021

Due date for payment

1 June 2021





ABN: 36 837 971 938
Lic number 1254

REDCLIFFE PEST CONTROL SERVICES

PETER WATSON
22 CENTAUR STREET, REDCLIFFE, QLD 4020

Name C/O Homes 4/4 Real estate

Address _____

Phone _____

Service Address 20 Whitlock St Rothwell

TREATMENT

- Cockroaches
 - Silverfish
 - OTHER
 - Ants
 - Spiders
 - Fleas
 - Subterranean Termites
- Treated Areas Plats, Mice, Have bait stations in roof cavity
- Cupboards
 - Skirting
 - Ceiling Cavity
 - Other
 - Flooring
 - Garage
 - Sub Floor
 - Wardrobes
 - Exterior

WARRANTY PERIOD
3 months

SUB TOTAL \$ 100
GST \$ 10
TOTAL PRICE \$ 110
INCLUDING GST

Payment received with thanks, per _____



Cash
 Cheque
 Direct Debit
BSB - 014-262
ACC# - 377827593

TAX INVOICE

Date: 10/19/20
Order # 10796

TRADE CONTRACTOR LICENCE - 736235
PHONE: 3284 4940
MOBILE: 0417 709 603

PEST CONTROL/ADVISE NOTE

Peter Watson - State Lic 1254 - Contractor Lic 736235

As Follows -

- 1 Clients and pets are advised to vacate while treatment is being carried out.
- 2 Vacate after treatment has been carried out for a minimum of 4 hours before entering the premises.
- 3 Ventilate the premises. (Example - Open windows and doors)
- 4 For best results remove all items from cupboards and wardrobes.

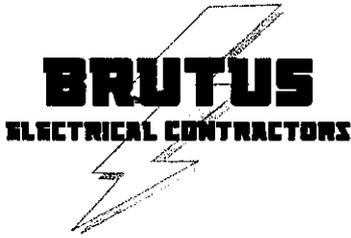
Pesticides Applied -

Pesticide Brand	Active Constituent
<input type="checkbox"/> Demand	Lambda-Cyhalothrin
<input type="checkbox"/> Tempo	Betacyfluthrin
<input type="checkbox"/> Fendona	Cypermethrin
<input type="checkbox"/> Permethrin	Permethrin
<input type="checkbox"/> Biflex	Bifenthrin
<input type="checkbox"/> Country Bifenthrin	Bifenthrin
<input type="checkbox"/> Other	
<u>Generation Block</u>	<u>Difethalione</u>

Details for treatment areas are as per invoice attached.

Your next treatment is due

(Please phone prior to arrange a treatment time)



40 Hibiscus Ave
Redcliffe QLD 4020
0421 647 719
admin@brutusind.com
Lic:83252, ARC:L141640
Tax Invoice
ABN: 82 711 086 050

Tax Invoice # 8170
25th October 2020

**Toliman Holdings No. 1 PTY LTD c/- Hon
Pty Ltd**
20 Whitlock Dr, Rothwell QLD 4022
Ref/PO - 12530

WORK COMPLETED:

To replace the light in the kitchen area and inspect Cables in Roof

Rat damage to light, no damage to other cables in ceilings.

Rats are still present in the roof

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Electrician Labour	2	\$75.00	\$150.00
LED White downlight - Tri Colour	1	\$17.75	\$17.75
Ceiling Socket (413)	1	\$5.00	\$5.00

ENTERED 

SUBTOTAL: \$172.75
GST: \$17.28
TOTAL: \$190.03
PAID: \$0.00
BALANCE DUE: \$190.03

Terms: Accounts are due in accordance with the above due date. Accounts more than 7 days overdue will incur a 15% late fee, unless prior arrangements have been made.
ALL MATERIALS REMAIN THE PROPERTY OF BRUTUS ELECTRICAL PTY LTD UNTIL PAYMENT IN FULL HAS BEEN RECEIVED.

How to Pay

Tax Invoice #8170
\$190.03 due by 28th October 2020

We accept payment by: Bank Deposit, Card or Cash

Bank: Name: Brutus Electrical Pty Ltd
Commonweath ATF Meredith Family Trust
Bank BSB: 064-166
Account Number: 1057 7412

LIC: 83252 Thank you for your business, have a great day!



1300 Smoke Alarms Pty Ltd
 PO Box 846
 Fortitude Valley QLD 4006
 ABN 73 147 616 108

CUSTOMER SERVICE
 1300 766 532
REMITTANCE ADVICE
 accounts@1300smokealarms.com.au



TAX INVOICE

Toliman Holdings No. 1 PTY LTD
Homes 4 U
Unit 7/349-351 Macdonnell Road
Clontarf QLD, 4019

Invoice No. 529889
Invoice Date 06 May 2021
Due Date 05 Jun 2021
Amount Due \$ 129.00

ANNUAL SUBSCRIPTION RENEWAL

20 Whitlock Drive, Rothwell 4022
 For the period 05 Jun 2021 to 05 Jun 2022

2022 COMPLIANT
 Smoke alarms meet Qld 2022 legislation requirements*

Qty	Service	Amount
1	Annual Smoke Alarm Bundle Service (Smoke Alarm + Safety Switch + Corded Blind Service) (2022 Upgraded Service) For the period 05 Jun 2021 to 05 Jun 2022	\$ 129.00

Annual Subscription expires at midnight 05 Jun 2021



EFT PAYMENT

Name: 1300 Smoke Alarms Pty Ltd
 BSB: 064 163
 Account: 1036 1388
 Reference: 529889
 Remittance: accounts@1300smokealarms.com.au

Total (incl. GST)	\$ 129.00
GST	\$ 11.73
Paid To Date	\$ 0.00
Balance	\$ 129.00

FAILURE TO PAY THIS ANNUAL SUBSCRIPTION WILL MEAN ALL LIABILITY AND RISK WILL TRANSFER BACK TO THE OWNER AND/OR MANAGING AGENT.

*Terms and Conditions: 1300 Smoke Alarms, its employees and its directors will not be held responsible if any items have been tampered with, removed or damaged by the tenant/agent or any other party after our inspection. Failure to pay this invoice within 30 days of issue will render the property non-compliant and all liability will transfer to the owner and/or the managing agent. Overdue invoices may result in referring to a Credit Agency once a reasonable reminder notice has been served upon.
 Insurance Policy No: SMK106001466. www.1300smokealarms.com.au/qld-terms.



1300 Smoke Alarms Pty Ltd
PO Box 846
Fortitude Valley QLD 4006
ABN 73 147 616 108

CUSTOMER SERVICE
1300 766 532
REMITTANCE ADVICE
accounts@1300smokealarms.com.au



TAX INVOICE

Toliman Holdings No. 1 PTY LTD
Homes 4 U
Unit 7/349-351 Macdonnell Road
Clontarf QLD, 4019

Invoice No. 510960
Invoice Date 26 Feb 2021
Due Date 28 Mar 2021
Amount Due \$ 1,014.00

Address: 20 Whitlock Drive, Rothwell 4022

Qty	Service	Amount
1	Smoke Alarm Bundle (Smoke Alarms + Safety Switches + Corded Blinds)	\$ 0.00
	Lvl G Bedroom 1 - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00
	Lvl G Bedroom 2 - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00
	Lvl G Bedroom 3 - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00
	Lvl G Bedroom 4 - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00
	Lvl G Entrance - O/S Bedroom/s - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00
	Lvl G Hall - O/S Bedroom/s ** - Premium Smoke Alarm Installation (Brooks) (was \$199.00)	\$ 169.00

Premium alarms covered by 10-year warranty when enrolled in our annual service plan. Conditions apply.
Discount code "15%OFFPA" applied. All installed premium alarms are reduced by \$30.00.

EFT PAYMENT

Name: **1300 Smoke Alarms Pty Ltd**
BSB: **064 163**
Account: **1036 1388**
Reference: **510960**
Remittance: **accounts@1300smokealarms.com.au**



Total (incl. GST) \$ 1,014.00
GST \$ 92.18
Paid To Date \$ 0.00
Balance \$ 1,014.00

COMPLIANCE REPORT - 510960

Address: 20 Whitlock Drive, Rothwell 4022
Service: **Smoke Alarm Bundle (Smoke Alarms + Safety Switches + Corded Blinds) (Interim Service)**
Work Order: 13339
Date: 23 Feb 2021 Time: 08:08
Period: 05 Jun 2020 - 05 Jun 2021
Technician: Michael Wyre Electrical via Auto Tech

2022 COMPLIANT
Smoke alarms meet Qld 2022 legislation requirements

Position	Location	Power	Type	Battery ^A	Expiry	New Expiry	Action	Reason	
RFC	Lvl G Bedroom 1	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓
RFC	Lvl G Bedroom 2	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓
RFC	Lvl G Bedroom 3	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓
RFC	Lvl G Bedroom 4	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓
RFC	Lvl G Entrance - O/S Bedroom/s	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓
RFC	Lvl G Hall - O/S Bedroom/s **	240 Volt	PhotoElectric	Yes	No Exp	2031	Install (New Alarm)	QLD 2022	✓

Corded Windows	Inspected	Retrofits	Status	Details	
Compliance Inspection	All	0	Compliant	This property passes the ACCC Minimum Standards	✓

***Terms and Conditions:** This report certifies compliance or non compliance at the time of our inspection only with all relevant Federal and State Legislative requirements for the services listed above. 1300 Smoke Alarms, its employees and its directors will not be held responsible if any items have been tampered with, removed or damaged by the tenant/agent or any other party after our inspection. Failure to pay this invoice within 30 days of issue will render the property non-compliant and all liability will transfer to the owner and/or the managing agent. Overdue invoices may result in referring to a Credit Agency once a reasonable reminder notice has been served upon.
Insurance Policy No: SMK106001466. Elect Licence No: 84612. www.1300smokealarms.com.au/qld-terms.
RFC = Required for Compliance | NRFC = Not required for Compliance | ^ABattery charge min 80%

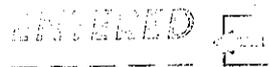


10/8 Oxley Street
North Lakes QLD 4509
07 3491 8489
works@northlakesplumbingqld.com.au
ABN: 79 122 232 759

Tax Invoice

Tax Invoice # 30093S
29th October 2020

Homes4U
Toliman Holdings No. 1 PTY LTD c/- Homes4u Pty Ltd
Suite 1/322 Oxley Ave
Margate, Qld 4019



Work Order #: 12742 - 20 Whitlock Drive Rothwell

DESCRIPTION	QTY	UNIT PRICE	TOTAL PRICE
Removal of existing water heater from site and dispose. Supply and installation of new 250lt Rheem Aquamax (External) water heater with tempering valve, cold water expansion valve, insulated tempered water line, with valves run to drain. Commission and test new unit. Supply Form 4. 10 year cylinder warranty.	1	\$1,574.00	\$1,574.00
		SUBTOTAL:	\$1,574.00
		GST:	\$157.40
		TOTAL:	\$1,731.40
		PAID:	\$0.00
		BALANCE DUE:	\$1,731.40

COMMENTS:

Completed work as per quote.

Tank is rusting and requires replacing. Dux hot water cylinder is original.

The technician has carried out the above work to my satisfaction.

How to Pay 

Tax Invoice #30093S
\$1,731.40 due by 27th October 2020

We accept payment by: Credit Card (2% Surcharge), Bank Deposit, Cash

EFT North Lakes Plumbing
BSB: 034 059
A/C: 336 583

Cheque 10/8 Oxley Street,
North Lakes QLD
4509

Online payment Visit this link to pay your invoice online: <https://sm8.link/ufyrg9t>

Thank you for your business, have a great day!