

From: **Olivia Jorgensen - Harcourts Solutions** harcourtsolutions@email.propertyme.com
Subject: Tenant reported issues - 2/209 Juliette Street
Date: 9 May 2022 at 9:49 am
To: Helen Crowther federal@aapt.net.au

Harcourts Solutions

Good morning Helen and George,

I received an email from the tenants over the weekend with some issues they have been experiencing at 2/209 Juliette St, please see below. The gas not working and the water pressure is issues I believe we should organise to be fixed immediately, the others I can request quotes for. When I was at the property conducting the exit and entry inspections I did see damage to the kitchen blind but it was able to be opened, the water pressure and gas isn't tested, and the window in the bathroom did not have a flyscreen, and the blind in bedroom two was cable tied to the window.

Please let me know what action you would like me to take if you would like quotes for all.

Tenant reported:

- Two top gas does not work probably an issue with the knob as it keeps rotating.
- Low water flow in the kitchen tap and Low water pressure in the shower.
- No screen in the bathroom and as a result of that, insects and lizards get inside hence cannot keep the window open. as there is no exhaust in the bathroom it gets very suffocating. If a screen or an exhaust can please be installed in the bathroom.
- No proper heating of water in the shower.
- The blinds in bedroom 1 do not close properly. Blinds in bedroom 2 are attached to the window frame, kitchen blind gets jammed.

Kindest regards,

Olivia Jorgensen – Property Management

Harcourts Solutions Group

P: 07 3112 9080

E: olivia@harcourtsolutions.com.au

W: www.harcourtsolutions.com.au

Click to  from future email communication.

From: Olivia Jorgensen - Harcourts Solutions harcourtsolutions@email.propertyme.com
Subject: Blind replacement at 2/209 Juliette St, Greenslopes
Date: 12 May 2022 at 3:45 pm
To: Helen Crowther federal@aapt.net.au

Harcourts Solutions

Hello Helen and George,

I have received a quote back from our tradie in regards to replacing the blinds at 2/209 Juliette Street.

Supply & Install 50mm white faux wood Venetian blinds to
3 x windows.
- \$957.30 inc gst

or

Supply & Install block out roller blinds to 3 x windows
(colours in attachment)
- \$525.60 inc gst

Please let me know if you'd like to go ahead with either of these options.

Kindest regards,

Olivia Jorgensen – Property Management

Harcourts Solutions Group

P: 07 3112 9080

E: olivia8@harcourtsolutions.com.au

W: www.harcourtsolutions.com.au

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QUOTE

Harcourts Solutions

Date
12 May 2022

Expiry
12 Jun 2022

Quote Number
QU-0102

ABN
61 269 931 534

Mobile Flooring Services
Unit 8/13-15 Ellerslie Road
Meadowbrook QLD 4131
www.mobileflooringservices.com.au

Description	Quantity	Unit Price	GST	Amount AUD
2/209 Juliette St, Greenslopes				-
Supply & Install 50mm white faux wood Venetian blinds to 3 x windows. - \$957.30 inc gst				
Supply & Install block out roller blinds to 3 x windows (colours in attachment) - \$525.60 inc gst				
			Subtotal	0.00
			TOTAL AUD	0.00

\$ 262-30

Terms

A 50% deposit is required before MFS can proceed with your project.

Please send payment using bank details below:

Account Name: BAC Family Investments

BSB: 064 194

ACC: 1057 9089

PLEASE USE QUOTE NUMBER AS PAYMENT REFERENCE.

By paying the deposit, you are agreeing to proceed with the products and/or service as described on this invoice. Any changes you wish to make to the project will require variation of the price listed.



Pay anyone funds transfer - bank acknowledgement

Bank acknowledgement details

Status: Paid
Confirmation Number: S1535160182
Created: 13/05/22

Your transfer details

From Account: WAGES/064-571 62-855-7541
To Account: BAC Family Investments/064-194 10579089
COMMONWEALTH BANK OF AUSTRALIA
Amount: 262.80
Description: QU 0102
Remitter Name: Gandhi Crowther
Transfer date: 13/05/22

Payment notification

No SMS payment notification selected

End of Report



O'Brien Plumbing East Brisbane
LIC. 1208179
10 Cambridge Street, Coorparoo QLD 4151
P: 1300 260 818
E: eastbrisbane@plumbing.obrien.com.au

PLEASE PAY BY	AMOUNT	INVOICE DATE
20/06/2022	\$1,115.67	13/06/2022

TAX INVOICE NO. 819051 - TAX INVOICE

C/- Harcourts Solutions
142 Newmarket Rd
Windsor QLD 4030

Site Address: 2/209 Juliette Street
Greenslopes QLD 4120
Job Name: 26022
Quote No.: 5674
Project Mngr: Jessica Mason
Assigned
Tech:

WORK COMPLETED 10/06/2022

Approved Quoted Works:

Option 1: To replace the Hot Water System with a Vulcan:

To supply and install new Vulcan 160L 1.8kw Hot Water System located in same position.

Removal and disposal of existing Hot Water System.

Supply and install new 50C tempering valve, new duo valve, new cold water expansion valve, new pressure limiting valve.

New overflow and expansion drains, pizza slab support base.26022

Insulate hot water pipework.

Install new over flow drains through external wall to approved external discharge point.

Disconnect and reconnect electric.

Commission and test Hot Water System.

QBCC Form 4 Certification.

Sum of \$2,231.35 inc GST.

Vulcan Warranty - 10 year cylinder warranty - please see

<https://digitalassets.recegroup.com/api/v1/f8c72ac7e0e73373/original/Vulcan-Electric-80-400L.pdf>

O'Brien Plumbing East Brisbane Labour Warranty - 1 year.

Experts making it easy™

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O'Brien Plumbing East Brisbane
 LIC 1208179
 10 Cambridge Street, Coorparoo QLD 4151
 P: 1300 260 818
 E: eastbrisbane@plumbing.obrien.com.au

PLEASE PAY BY	AMOUNT	INVOICE DATE
20/06/2022	\$1,115.67	13/06/2022

TAX INVOICE NO. 819051 - TAX INVOICE

Original Contract					
Description	Total Value	Current		To Date	
		%	\$	%	\$
	\$2,031.46	50.00	\$1,015.73	100.00	\$2,031.46
Total	\$2,031.46	50.00	\$1,015.73	100.00	\$2,031.46

Claim Breakdown (Amount including GST)				
Date	Invoice No.	Claimed	Paid	Amount Outstanding
30/05/2022	818985	\$1,115.68	\$1,015.73	\$99.95
13/06/2022	819051	\$1,115.67	\$0.00	\$1,115.67
Total		\$2,231.35	\$1,015.73	\$1,215.62

Contract Summary	
Claim to Date	\$2,031.46
Remaining Claim Balance	\$0.00

Thank you.	Sub-Total ex GST	\$1,015.73
	GST	\$99.94
	Total inc GST	\$1,115.67
	Amount Applied	\$0.00
	Balance Due	\$1,115.67

How To Pay

INVOICE NO. 819051



Direct Deposit

Acc. Name **Williams Plumbing Services Pty Ltd atf Williams Family Trust**
 BSB **064-474**
 Acc. No. **1042 1941**



Billers Code: 99135
 Ref: 2727 4075

Telephone & Internet Banking - BPAYSM
 Contact your bank or financial institution to make this payment from your cheque, savings, debit or transaction account. More info: www.bpay.com.au



Credit Card (MasterCard or Visa)

Pay Online <http://paudcpr.lasergroup.simprocloud.com/payment/>
 Please call 1300 260 818 to pay over the phone.

Credit Card No.

Card Holder's Name:

Expiry Date: / Signature:



Mail

Detach this section and mail cheque to:

O'Brien Plumbing East Brisbane
 PO Box 7615
 East Brisbane QLD 4169

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