

[THE WATSON]

Tax Invoice

Samarad Letting Pty Ltd

ABN: 84620870813

33 Warwick Street, Walkerville SA 5081

Email: residences.sa@mantrarealty.com.au

Account
name(s)

Vincent Verduci
Level 1, 186 Barkly Street
Footscray VIC 3011

Account

MF0606

Statement from

1 Jul 2020

Statement to

1 Aug 2020

Statement number

10

2020	Details	Debit	Credit	Balance
	Balance brought forward			\$0.00
	<u>Unit 606 Mantra on Frome</u>			
	<u>88 Frome Street, Adelaide</u>			
	Schlumberger Australia Pty Ltd; \$635.00 per week; Paid to: 26 Aug 2020 (\$393.13 in credit)			
	Rent 30 Jul 2020 to 26 Aug 2020 (Credit \$393.13)		\$2,759.23	\$2,759.23
24 Jul	5798 * Invoice #520, Electricity Consumption 24/5/20-27/6/20 MF0606 (Including GST) (includes \$24.30 GST)		<u>\$267.28</u>	\$3,026.51
31 Jul	15558 * Invoice #30Jul2620, Body Corp Fees - VERD02 - Unit 606 Mantra on Frome 88 Frome Street - 24/05/20 to	\$267.28		\$2,759.23
	15559 * Invoice #624590, FOR WORK UNDERTAKEN ON:29/06/2020, PLEASE REFER TO ATTACHED SERVICE REPORT NUMBER:	\$1,570.91		\$1,188.32
1 Aug	15778 * Management fee (Unit 606 Mantra on Frome, 88 Frome Street, (includes \$16.56 GST)	\$182.11		\$1,006.21
	15779 * Sundry fee (includes \$0.55 GST)	\$6.05		\$1,000.16
	15780 Payment to owner (Vincent Anthony Verduci) (Verduci Family Super, EFT Transfer, 067-167 11568210)	\$1,000.16		\$0.00
	Totals at end of period	\$3,026.51	\$3,026.51	\$0.00

Total income on this tax invoice includes GST of \$24.30

Total expenses on this tax invoice includes GST of \$17.11

Total expenses on attached tax invoices includes GST of \$167.11

COMMUNITY CORP.20415 INC

ABN: 21367540271

88 FROME STREET

ADELAIDE SA 5000

Accounts enquiries: (08) 8291 2300

Accounts email: accounts.sa@whittles.com.au

TAX INVOICE

Your account number

VERD02

Date of issue

2 Jul 2020

Total amount payable

\$701.28

New charges due for payment

30 Jul 2020

V Verduci
C/- Mantra Realty
33 Warwick Street
WALKERVILLE SA 5081

Property Address
Lot 73,88 FROME STREET
ADELAIDE SA 5000

Unit number

73

Lot number

73

Details	Period	Amount	GST Incl	Discount	If paid by	Total
Brought Forward Balance						434.00
Electricity Consumption Recovery		267.28	24.30	0.00		267.28
Period 24/05/20 to 27/06/20						
1055 KWH @ 24.5c = \$258.48						
Billing & Processing = \$8.80						
Due & Payable By 30/07/20						

TOTAL DUE IF PAID BY 30/07/20 (Includes GST of \$63.75)

\$701.28

Apt 606

Interest will be charged on any overdue fees/charges at an annual rate of 15%



DEFT Reference Number

3051976750739

Date due

30 Jul 2020

Amount due

\$701.28

Plan: 020415

Unit: 00073

Account: VERD02



*496 3051 9767 5073 9

Registration is required for payments from cheque or savings accounts. Please register at www.deft.com.au or call 1800 672 162. You do not need to re-register if you are already registered for phone payments. Registration is not required for one-off credit card payments. Phone, Direct Debit or Online payments can be made using Visa, Mastercard, American Express or Diners. Surcharges will apply. BPAY payments can be made using Visa or Mastercard. No surcharge will apply and loyalty points may not accrue.

PAYMENT OPTIONS

Phone
1300 301 090

Call this number to pay by credit card using a land line or mobile phone. Payments by credit cards will attract a surcharge.



Credit Card
www.deft.com.au

Visit www.deft.com.au to make a secure credit card payment over the Internet. Payments by credit cards will attract a surcharge.



Direct Debit
www.deft.com.au

Register at www.deft.com.au to setup Biller or Customer initiated direct debit payments from your nominated bank account or credit card.



BPAY
Biller code: 96503

Contact your financial institution to make a payment from your cheque, savings or credit card. Please use your DEFT Reference number when making your payment.



Australia Post

Present this bill at any Post Office to make cash, cheque or EFTPOS payments.



Cheque Payable to
DEFT Payment Systems

By post: Send a cheque with this slip by mail to:
DEFT Payment Systems Locked Bag 656 ADELAIDE SA 5001

+305197675 739<

000070128<3+



COMMERCIAL PTY LTD
ABN 12 131 937 490

83-85 HARRISON ROAD
DUDLEY PARK SA 5008
PH: 7324 8222
ARCO AU25551

Tax Invoice

624590

Invoice To:

MANTRA REALTY

Job / Deliver To:

Date	Customer Code	Job Ref	ABN Number	Your Order No	Salesperson	Page
30/06/20	69365	SV0355	TAXED		50	1

Description	Quantity	Price	Tax %	Tax \$	Value
SALES SERVICE	1.00	1,428.10	10	142.81	\$1,570.91

FOR WORK UNDERTAKEN ON: 29/06/2020
AT 88 FROME STREET APARTMENT 606
CLIMAT JOB NUMBER 828705

PLEASE REFER TO ATTACHED SERVICE REPORT NUMBER: 83571307
FOR MORE INFORMATION

This is a payment claim under the Building and Construction
Industry Security of Payment Act 2009 (SA)

**Please note under the Building and Construction
Industry Security of Payment Act 2009 (SA) any
discrepancies or disputed amounts claimed must be advised
within 15 business days of the claim date.

Due Date for Payment: 30/07/2020

Includes GST Amount of

142.81

If full payment has been made, please retain invoice for your own records

Total Value

\$ 1,570.91

Remittance Advice - Please detach and return with your payment:

Customer Name: MANTRA REALTY

Debtor Code: 69365 Invoice No: 624590

Climat Commercial Pty Ltd
83-85 Harrison Road
Dudley Park SA 5008

1. I/We advise that the sum of \$_____ has been deposited into the Bank Account of Climat Commercial Pty Ltd
on ___/___/___ BANK: NAB BSB: 085 458 ACCOUNT NO: 823015019 with reference of 69365

2. I/We enclose herewith a cheque/money order for the sum of \$_____

3. I/We wish to pay the sum of \$_____ from our credit card

Card Type: Visa/Mastercard (please select)

1% Surcharge applies on Credit Card Payment

Cardholders Name: _____

Card No: ____/____/____/____ Expiry Date: ____/____ (mm/yy)

Cardholders Signature: _____



83-85 Harrison Road
Dudley Park SA 5008
Tel: (08) 7324 8222
Fax: (08) 8312 2507
commercialservice@climat.com.au

Quality Service

SERVICE REPORT SHEET

Date: 29 June 2020
Service Technician 1: Jake Meldrum
Service Technician 2:

SERVICE REPORT: 83571307

Job Number: 828705
Client Order Number:

JOB DETAILS

Site Name: Mantra Apartments
Site Address: 88 frome st
Suburb: Adelaide

SITE CONTACT DETAILS

Name:
Phone:
Email:

REPORTED FAULTS

Replace 2x outdoor fan motors, Outdoor control PCB and
current terminal board

EQUIPMENT DETAILS

Daikin ducted system

WORK CARRIED OUT

Replaced all parts as required, test ran system all running ok.

LABOUR

Date	Hours

Total

MATERIALS USED

QTY	MATERIALS	P/O
2	Outdoor fan motors	
1	Main control PCB	
1	Current filter terminal	

Travel Time (mins):

Warranty:

Job Completed:

Quote Required:

Yes

Customer Signature

Work conducted by Climat has been carried out to your full satisfaction

Signed by: Reception




Please consider the environment before printing

Quality Service

RISK ASSESMENT

Hazard Present	Risk	Hazard Present	Risk	Control Measures	Safety Equipment
Parking of Vehicle		Fire		Barriers and Signs	Warning Signs
UV Radiation		Confined Space		High Vis Clothing	First Aid Kit
Noise		Lifting		Traffic Control	Harness
Dust and Debris		Pedestrian Traffic		MSDS	Fire Extinguisher
Refrigerant Burn		Vehicle Traffic		SWMS	Spill Kit
Hot Work		Manual Handling		Protective Clothing	Elevated Platform
Welding Burn		Slips, Trips and Falls		UV Protection	Lockout
Work above 2m		Weather Conditions		Lifting Device	Crane
Dangerous goods		Electric Shock	H	Isolation	Yes

Personal Protection Equipment				Personal Check List	
High Vis Clothing		Hearing Protection		Do I Have Appropriate Competencies?	Yes
Protective Boots	Yes	UV Protection		Am I Wearing The Appropriate PPE?	Yes
Hard Hat		Wet Weather Gear		Do I Have The Appropriate Tools/Equipment?	Yes
Gloves		Safety Glasses		Have I Communicated This To Relevant People?	Yes
Comments					
This Risk Assessment Has Been Completed To The Best Of My Ability				Signature:	
Name: Jake Meldrum					
Date: 29 June 2020					

JOB SITE REFERENCE PHOTOS



Please consider the environment before printing

Verduci Lawyers Reception

From: vic.rentals@mantragroup.com.au
Sent: Saturday, 1 August 2020 10:29 AM
To: Verduci Lawyers Reception
Subject: Statement #10 - 1 Jul 2020 to 1 Aug 2020 (Unit 606 Mantra on Frome 88 Frome Street, Adelaide)
Attachments: Statement #10 - 1 Jul 2020 to 1 Aug 2020 [2008011023-81].pdf; Invoice-30Jul2620.pdf; Invoice-624590.pdf; 83571307.pdf


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<http://www.adobe.com/products/acrobat/readstep.html>

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