

G.S.D. Investments Pty Ltd T/As
242 The Boulevard Punchbowl NSW 2196
Phone: (02) 9750 7011 - Fax: (02) 9740 6342
ABN:65 002 679 585 Licensee: S Michalakis

Ref: JAM596
Page: 1

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Tot
Property:	5/96	BROADWAY	PUNCHBOWL	NSW	2196								
Balance Brought Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Income													
101 Rental Income	1800.00	1750.00	1850.00	2650.00	1800.00	1850.00	1800.00	1750.00	1800.00	2650.00	1800.00	1650.00	23150.00
	1800.00	1750.00	1850.00	2650.00	1800.00	1850.00	1800.00	1750.00	1800.00	2650.00	1800.00	1650.00	23150.00
Expenditure													
203 Smoke Alarm Compliance Fee	0.00	0.00	0.00	0.00	0.00	0.00	98.00	0.00	0.00	0.00	0.00	0.00	98.00
240 REPAIRS	0.00	88.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	88.00
331 Electrical	0.00	0.00	0.00	230.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	230.00
403 INSURANCE PREMIUMS	0.00	0.00	0.00	0.00	0.00	479.00	0.00	0.00	0.00	0.00	0.00	0.00	479.00
405 Annual Fire Safety	0.00	0.00	25.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	25.00
419 GST on fees	7.01	6.82	7.19	10.10	7.00	7.19	7.00	6.82	7.01	10.09	7.01	6.45	89.69
481 Management Fees	65.52	63.70	67.34	96.46	65.52	67.34	65.52	63.70	65.52	96.46	65.52	60.06	842.66
483 Postage	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	54.00
	77.03	163.02	104.03	341.06	77.02	558.03	175.02	75.02	77.03	111.05	77.03	71.01	1906.35
Carried Forward	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	1722.97	1586.98	1745.97	2308.94	1722.98	1291.97	1624.98	1674.98	1722.97	2538.95	1722.97	1578.99	21243.65

RAY WHITE PUNCHBOWL

G.S.D. Investments Pty Ltd T/As
242 The Boulevard Punchbowl NSW 2196
Phone: (02) 9750 7011 - Fax: (02) 9740 6342
ABN:65 002 679 585 Licensee: S Michalakis

JAMIESON SUPER FUND
34/56 PIRAMA ROAD
PYRMONT NSW 2009

Agent ABN: 65-002-679-585
Owner Statement for
Period Ending: 30/06/21
Reference: JAM596
TAX INVOICE

Page: 1

Description	Rent	Paid From	To	Periods	Paid In Hand	
<hr/>						
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	04/06/21	01/07/21	4	1650.00	200.00
<hr/>						
Date	Disbursements & Sundry Receipts				Debit	Credit
<hr/>						
Total Rent Collected From Tenants						1650.00
*Management Fees					60.06	
*Postage & Sundries					4.50	
Plus GST on items marked *					6.45	
					<hr/>	<hr/>
					71.01	1650.00
<hr/>						

Transferred to your bank account \$1,578.99
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

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JAMIESON SUPER FUND
34/56 PIRAMA ROAD
PYRMONT NSW 2009

Agent ABN: 65-002-679-585
Owner Statement for
Period Ending: 31/05/21
Reference: JAM596
TAX INVOICE

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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	07/05/21	03/06/21	4	1800.00	350.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					1800.00
	*Management Fees				65.52	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.01	
					77.03	1800.00

Transferred to your bank account \$1,722.97
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

RAY WHITE PUNCHBOWL

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Agent ABN: 65-002-679-585
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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	26/03/21	06/05/21	6	2650.00	350.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					2650.00
	*Management Fees				96.46	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				10.09	
					111.05	2650.00

Transferred to your bank account \$2,538.95
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	26/02/21	25/03/21	4	1800.00	400.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					1800.00
	*Management Fees				65.52	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.01	
					77.03	1800.00

Transferred to your bank account \$1,722.97
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

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Period Ending: 30/01/21
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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	08/01/21	04/02/21	4	1800.00	0.00
Date	Disbursements & Sundry Receipts				Debit	Credit
27/01/21	Total Rent Collected From Tenants					1800.00
	5/96 BROADWAY 1300 Smoke Alarms					
	Smoke Alarm Subscription & Blinds					
	(Includes 8.91 GST)				98.00	
	*Management Fees				65.52	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.00	
					175.02	1800.00

Transferred to your bank account \$1,624.98
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

Copy of this statement e-mailed to paton@patonjamieson.com.au



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

Jamieson Super Fund
Ray White Punchbowl
242 The Boulevard
Punchbowl NSW, 2196

Invoice No. 500257
Invoice Date 29 Dec 2020
Due Date 28 Jan 2021
Amount Due \$ 98.00

ANNUAL SUBSCRIPTION RENEWAL

5/96 The Broadway, Punchbowl 2196
For the period 28 Jan 2021 to 28 Jan 2022

Qty	Service	Amount
1	Smoke Alarm Standard Plus (Free Alarms) + Blinds For the period 28 Jan 2021 to 28 Jan 2022	\$ 98.00

Annual Subscription expires at midnight 28 Jan 2021

PAID

EFT PAYMENT

Name: 1300 Smoke Alarms Pty Ltd
BSB: 064 163
Account: 1036 1388
Reference: 500257
Remittance: accounts@1300smokealarms.com.au

Total (incl. GST) \$ 98.00
GST \$ 8.91
Paid To Date \$ 0.00
Balance \$ 98.00

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/nsw-terms.

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JAMIESON SUPER FUND
34/56 PIRAMA ROAD
PYRMONT NSW 2009

Agent ABN: 65-002-679-585
Owner Statement for
Period Ending: 31/12/20
Reference: JAM596
TAX INVOICE

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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	04/12/20	07/01/21	5	1850.00	0.00
Date	Disbursements & Sundry Receipts				Debit	Credit
21/12/20	Total Rent Collected From Tenants					1850.00
	5/96 BROADWAY Terri Scheer Insuran					
	Landlords renewal					
	(Includes 43.55 GST)				479.00	
	*Management Fees				67.34	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.19	
					558.03	1850.00

Transferred to your bank account \$1,291.97

Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

Copy of this statement e-mailed to paton@patonjamieson.com.au

Policy Schedule

Landlord Preferred Policy



012

Jamieson Super Fund
C/- Ray White - Punchbowl
242 The Boulevard
PUNCHBOWL NSW 2196

30 November 2020

POLICY NUMBER: TS1632161LPP
AMOUNT DUE: \$ 479.00
Insured: Jamieson Super Fund
Insured Address: 5/96 The Broadway, PUNCHBOWL NSW 2196
Premium Type

Renewal

Expiry Date

4.00pm 28/01/2021. We invite you to renew your policy until 4.00pm
28/01/2022

Managing Agent

Ray White - Punchbowl

Property Details

The land size is less than 2 acres.

Sum Insured

Contents/Building	\$60,000
Liability to Other	\$20,000,000
Weekly rent	Up to \$1,000

Excess per claim

Loss of rent	\$0
Add. benefits in Sect 1,	\$0
Liability and Tax audit	
Tenant damage	\$500
Scorching or pet damage	\$250
Earthquake or Tsunami	\$200
Other claims	\$100

Annual Premium \$479.00

Last year's annual premium	\$399.00
Change on last year	20.1 %

If the information shown is incorrect, please call to advise us.
Insurer: AAI Limited ABN 48 005 297 807 AFSL 230859
Special Conditions

The Insurance Monitor established in 2016, is an independent body, which oversees matters relating to ESL, including the monitoring of insurance prices and providing advice about ESL.

Please turn over for important policy information

If your failure to tell us is fraudulent, we may refuse to pay a claim

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5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	06/11/20	03/12/20	4	1800.00	400.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					1800.00
	*Management Fees				65.52	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.00	
					77.02	1800.00

Transferred to your bank account \$1,722.98

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5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	02/10/20	05/11/20	5	2650.00 400.00
Date	Disbursements & Sundry Receipts				Debit Credit
30/10/20	Total Rent Collected From Tenants				2650.00
	5/96 BROADWAY HN Reliable				
	Replace batten holder				230.00
	*Management Fees				96.46
	*Postage & Sundries				4.50
	Plus GST on items marked *				10.10
					341.06 2650.00

Transferred to your bank account \$2,308.94
 Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

Copy of this statement e-mailed to paton@patonjamieson.com.au



HN Reliable Electrical

Tax Invoice

No. 0139

All Electrical - Alarm - Air Conditioning - Camera Services

Lic. L093707

A.B.N. 58807600687

Phone: (02) 8710 5344 Mobile: 0451 515 399

Email: hnreliableelectrical@yahoo.com

Attention: RAY WHITE (order from Andrew)

Customer Ph: _____

Job Address: 5196 Broadway - Punchbowl

Tradesman: HIEU

Date 13/10/2020

DESCRIPTION	\$
- Replace 1 batten holder with LED bulb in laundry	
- Replace remote controller & receiver with 1 LED bulb	
PAID	
TERMS : COD UNLESS PREVIOUSLY ARRANGED	

Terms and Conditions of Trade

- Any account not paid within thirty days will be liable for the interest at a rate of 18% per annum and such interest will be added to the account capitalized at the end for each month and form part the principle debt.
- Any account outstanding for more than 60 days will be liable to meet in full the seller debt recovery, legal costs and/or commissions and internal accounting charges (recovery fees) and such recovery fees will be added to the buyer account and form part of the principle debt.
- Title of any goods purchased does not pass at law until payment in full of the account to which the goods relate.
- Acceptance of our goods, services or quotation is automatic acceptance of these terms and conditions

Labour & Material

GST
TOTAL
DEPOSIT
BALANCE

Not include
\$ 230

Accepted by Customer Signature _____

For & On Behalf of HN Reliable Electrical

Signature _____

RAY WHITE PUNCHBOWL

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JAMIESON SUPER FUND
34/56 PIRAMA ROAD
PYRMONT NSW 2009

Agent ABN: 65-002-679-585
Owner Statement for
Period Ending: 30/09/20
Reference: JAM596
TAX INVOICE

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Description	Rent	Paid From	To	Periods	Paid In Hand	
<hr/>						
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	28/08/20	01/10/20	5	1850.00	0.00
<hr/>						
Date	Disbursements & Sundry Receipts				Debit	Credit
<hr/>						
	Total Rent Collected From Tenants					1850.00
29/09/20	5/96 BROADWAY	1300 Smoke Alarms				
	Blinds compliance				25.00	
	*Management Fees				67.34	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.19	
					<hr/>	<hr/>
					104.03	1850.00

Transferred to your bank account \$1,745.97
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

Copy of this statement e-mailed to paton@patonjamieson.com.au



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

Jamieson Super Fund
Ray White Punchbowl
242 The Boulevard
Punchbowl NSW, 2196

Invoice No.	474011
Invoice Date	04 Sep 2020
Due Date	04 Oct 2020
Amount Due	\$ 25.00

Address: 5/96 The Broadway, Punchbowl 2196

Qty	Service	Amount
1	Smoke Alarm Standard Plus (Free Alarms) + Blinds	\$ 0.00
5	Blinds Retro-fitted	\$ 25.00

EFT PAYMENT

Name: 1300 Smoke Alarms Pty Ltd
BSB: 064 163
Account: 1036 1388
Reference: 474011
Remittance: accounts@1300smokealarms.com.au

PAID

Total (incl. GST) \$ 25.00
GST \$ 2.27
Paid To Date \$ 0.00
Balance \$ 25.00

COMPLIANCE REPORT - 474011

Address: 5/96 The Broadway, Punchbowl 2196
Service: Smoke Alarm Standard Plus (Free Alarms) + Blinds (Interim Service)
Date: 01 Sep 2020 Time: 09:24
Period: 28 Jan 2020 - 28 Jan 2021
Technician: Joe Norman via Auto Tech

COMPLIANT

Smoke alarms meet current NSW legislation requirements

Position	Location	Power	Type	Battery ^A	Expiry	New Expiry	Action	Reason	
RFC	Lvl 1 Stairs - Top	9 Volt	PhotoElectric	Yes	No Exp	2029	Serviced Alarm		✓
RFC	Lvl G Dining Room	9 Volt	PhotoElectric	Yes	No Exp	2029	Serviced Alarm		✓
RFC	Stairs - Bottom	9 Volt	PhotoElectric	Yes	2029				✓
Corded Windows		Inspected	Retrofits	Status	Details				
Compliance Inspection		All	5	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. www.1300smokealarms.com.au/nsw-terms.

RFC = Required for Compliance | NRFC = Not required for Compliance | ^ABattery charge min 80%

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5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	28/08/20	01/10/20	5	1850.00	0.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					1850.00
29/09/20	5/96 BROADWAY	1300 Smoke Alarms				
	Blinds compliance				25.00	
	*Management Fees				67.34	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.19	
					<hr/> 104.03	<hr/> 1850.00

Transferred to your bank account \$1,745.97
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5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	07/08/20	27/08/20	3	1750.00 400.00

Date	Disbursements & Sundry Receipts	Debit	Credit
	Total Rent Collected From Tenants		1750.00
28/08/20	5/96 BROADWAY Upright Property mai		
	Reinstall new door handle (Includes 8.00 GST)	88.00	
	*Management Fees	63.70	
	*Postage & Sundries	4.50	
	Plus GST on items marked *	6.82	
		163.02	1750.00

Transferred to your bank account \$1,586.98
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA

Copy of this statement e-mailed to paton@patonjamieson.com.au

UPRIGHT PROPERTY MAINTENANCE

0449033030
service@uprightpm.com.au
www.uprightpm.com.au
ABN 69617149238



Tax Invoice

BILL TO

Ray White Punchbowl,
5/96 BROADWAY
PUNCHBOWL

INVOICE NO. 4346

DATE 26/08/2020

DUE DATE 31/08/2020

TERMS Net 30

ACTIVITY	DESCRIPTION	GST	RATE	AMOUNT
Handyman	Rescued door handles back into position	GST	88.00	88.00

BSB: 06 2141
A/c No.: 1043 6861
Acc Name: Upright Property Maintenance
Reference: Invoice No.

INCLUDES GST TOTAL 8.00
TOTAL 88.00
BALANCE DUE **A\$88.00**

PAID

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Date	Disbursements & Sundry Receipts				Debit	Credit
28/08/20	Total Rent Collected From Tenants					1750.00
	5/96 BROADWAY Upright Property mai					
	Reinstall new door handle					
	(Includes 8.00 GST)				88.00	
	*Management Fees				63.70	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				6.82	
					163.02	1750.00

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Description	Rent	Paid From	To	Periods	Paid In Hand	
5/96 BROADWAY VICTORIA MUSA Rent	450.00 W1	10/07/20	06/08/20	4	1800.00	0.00
Date	Disbursements & Sundry Receipts				Debit	Credit
	Total Rent Collected From Tenants					1800.00
	*Management Fees				65.52	
	*Postage & Sundries				4.50	
	Plus GST on items marked *				7.01	
					77.03	1800.00

Transferred to your bank account \$1,722.97
Payment Details: M P JAMIESON PTY LTD 17091249 067-167 CBA