

49 Gawain Rd
 Bracken Ridge QLD 4017
 (w) 07 3624 9944
<http://raywhitebrackenridge.com.au/>
rentals.brackenridge@raywhite.com
 ABN 15611589550
 Licence: 4022514

RayWhite

Jamane Schokman Holdings Pty Ltd

Tax Invoice
 Account OWN01758
 Statement #1
 19 Dec 2022

Money In	\$1,120.00
Money Out	\$831.24

Details for Account OWN01758

Balance brought forward

Money Out	Money In
	\$0.00

34 Dandelion St, Griffin QLD 4503

Rented for \$560.00 per week

Tahlia Boon & Jayden McAllister paid to 1/01/2023

Rent paid to 1/01/2023 (moved in 19/12/2022)

	\$1,120.00
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Smoke Alarm Subscription - DC Smoke Alarms (QLD) Pty Ltd *

\$129.00	
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Management Fee *

\$86.24	
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Letting Fee (1 week) *

\$616.00	
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Total

\$831.24	\$1,120.00
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Account Transactions

Withdrawal by EFT to owner Jamane Schokman Holdings Pty Ltd

\$288.76	
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[EFT Transfer to: Jamane Schokman Holdings Pty Ltd, (034059) - ***726]

Balance remaining

	\$0.00
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GST Summary

Total Tax on attached expenses

\$11.73

Total Tax on agency fees

\$63.84

(* includes Tax)



DC Smoke Alarms (Qld) Pty Ltd Tel. 1300 707 694
 ABN 68 643 265 632
 17 Wolverhampton Street Licence # Electrical: 80332
 Stafford

PLEASE PAY BY	AMOUNT	INVOICE DATE
30/12/2022	\$129.00	16/12/2022

TAX INVOICE NO. 157365

Jamane Schokman Holdings Pty Ltd c/
 Bracken Ridge
 49 Gawain Road
 Bracken Ridge QLD 4017

Date: 16/12/2022
Order No.: Email
Site: 34 Dandelion Street, Griffin

Smoke Alarm, Safety Switch & Pull Cord Compliance Package- Annual Subscription Renewal Invoice

This invoice is for the renewal of the 12-month package, starting from the issue date of this invoice. .

Package Inclusions:

- Unlimited tenancy Smoke Alarm testing & servicing
- Battery changes (if applicable) at every Inspection
- Replacement of any 9V Alarms
- Safety Switch Testing
- Compliance Reports
- Pull Cord Compliance

Exclusions

- Replacement of Safety Switches
- Any inspections/repairs/Replacement caused by occupant damage
- Replacement of any wireless interconnecting bases (unless installed by DC Smoke Alarms)
- Replacement of any 10-year battery cell alarms (unless installed by DC Smoke Alarms)
- Replacement of alarms that other contractors have completed under the 2022 Smoke Alarm Program

Important Information

Opting Out – If you no longer own/manage this property, and are not wanting to proceed with this package for the next 12 months please simply email smoke@dcsmoke.com.au and we will remove the package. Please note; In the event, we are requested to complete an inspection for this same property over this period, we will backdate the invoice to the above dates to ensure we can honour the package inclusions.

Disclaimer - Every rental property owner must take all reasonable steps to avoid the risk of foreseeable injury or death. This broad common law duty is accompanied by a number of statutory duties set by Commonwealth and State Authorities legislation prescribing a minimum standard of achievement for certain specific items which we identify for you in our reports. However, the particular circumstances of your case may require something more than these to ensure that risks identified by us do not result in liability and expense for failing to take appropriate precautions in all circumstances. DC Smoke Alarms bases it's inspections, rectification and advice on current legislation. Should this legislation be amended or upgraded, DC Smoke Alarms reserves the right to adjust their services and prices accordingly

Item	Quantity
\$129 Package (Smoke, Cord, Safety Switch)	1.00



DC Smoke Alarms (Qld) Pty Ltd Tel. 1300 707 694
ABN 68 643 265 632
17 Wolverhampton Street Licence # Electrical: 80332
Stafford

PLEASE PAY BY	AMOUNT	INVOICE DATE
30/12/2022	\$129.00	16/12/2022

TAX INVOICE NO. 157365

This invoice serves as a certificate of test. For electrical installations, this certifies that the electrical installation, to the extent it is affected by the electrical work completed, at the time of our attendance, has been tested to ensure that it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying under the Electrical Safety Regulation 2013 to the electrical Installation.

Total	\$129.00
Incl. GST of	\$11.73
Amount Applied	\$0.00
Balance Due	\$129.00

Thank you for your business. Your attention to this account by the due date is much appreciated and we offer both bank transfer and credit card payment as follows:

Direct Deposit

Acc. Name **DC Smoke Alarms (Qld) Pty Ltd**
BSB **064 000**
Acc. No. **16028641**

Credit Card (MasterCard or Visa (call 1300 707 694))

***EFT preferred method of payment - please use
INVOICE NUMBER as reference and send
remittance copy to smoke@dcsmoke.com.au***

TAX INVOICE

Return Address:
12 Greenwood Pl
DECEPTION BAY QLD 4508
AUSTRALIA

Invoice Date: 30 Jan 2023
Invoice Number: 20114054
Reference: 34 Dandelion Street,
Griffin (EG)(SD)(AH)



To:
Hungry Jacks - Hillary Schokman
7 Allegra Court
MURRUMBA DOWNS 4503

Office Phone: 07 3205 3139 (Business hours)

Description	Quantity	Unit Price	GST	Amount
Supply and install 1x 2.5kW Gree @ 34 Dandelion Street, Griffin Quote Number: 4546				
Service call out fee	1.00	70.00	10%	70.00
Supply and install 2.5kW Gree reverse cycle split system;				
Pricing includes; - Full supply and installation of 2.5kW Gree split system - Indoor unit to be positioned in Master Bedroom above bed. - Outdoor units to be positioned other-side of fence to allow for minimum distance from gas meter - Up to 5 meters of inter-connecting copper pipe and cable - Drain point to be determined onsite. - All work to be performed in normal working hours Mon-Fri 7am-4pm - 6 year manufacturers warranty - All electrical connections	1.00	1,504.00	10%	1,504.00
Exclusions: • We have the right to refuse any works that involve disturbing asbestos • Excludes supply of tundish's • Excludes any site specific costs • Any other works other than stated				
- Attended site, removed return air filter and grills for cleaning outside. - Accessed ceiling and inspected indoor unit and duct to check for correct alignment and that everything is in place. Checked condensate drain, recommend to installing a serviceable	1.00	130.00	10%	130.00

PAYMENT ADVICE

To: A Grade Air Pty Ltd
12 Greenwood Pl
DECEPTION BAY QLD 4508
AUSTRALIA
43 169 499 414

Customer Hungry Jacks - Hillary Schokman
Invoice Number 20114054
Amount Due 1,962.40
Due Date 06 Feb 2023
Amount Enclosed

Enter the amount you are paying above

trap to allow clearing of the condensate drain as this unit does not have a serviceable trap.

- Ran and tested operation of the system and found system is in good working order.

Removed and replaced 200mm round outlet in ensuite of main bedroom.

1.00	80.00	10%	80.00
		Subtotal	1,784.00
		Total GST 10%	178.40
		Invoice Total AUD	1,962.40
		Total Net Payments AUD	0.00
		Amount Due	1,962.40

Due Date: 06 Feb 2023

Pay By Direct Deposit: Please insert your invoice number and surname in the description when paying via internet banking.

Account Name: A Grade Air **BSB:** 084-209 **Account Number:** 83-769-9861

Pay by Visa or MasterCard at: www.agradeair.net.au/invoice-payment/ or call 07 3205 3139 during business hours.

Pay by BPAY:



Bill Code: 238113

Ref: 20114054

Telephone & Internet Banking – BPAY®

Contact your bank, credit union or building society to make this payment from your cheque, savings or credit card account. More info: www.bpay.com.au

Pay by Cheque: Please post cheque and advice slip below to: A Grade Air, PO BOX 7101, Brendale, QLD 4500

Certificate of Electrical Safety and Testing (Use invoice number as certificate number if required):

A Grade Air certifies that the electrical installation, to the extent it is affected by the electrical work on this invoice, has been tested to ensure it is electrically safe and is in accordance with the requirements of the wiring rules and any other standard applying to the electrical installation under the Electrical Safety Regulation 2002.

ARC Authorisation No: AU35740

PAYMENT ADVICE

To: A Grade Air Pty Ltd
12 Greenwood Pl
DECEPTION BAY QLD 4508
AUSTRALIA
43 169 499 414

Customer	Hungry Jacks - Hillary Schokman
Invoice Number	20114054
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Enter the amount you are paying above

ABN 35788368074
5/3rowell street zillmere
0404716516
Roobondcleaningg@gmail.com

DATE
19/12/2022

DUE
On Receipt

BALANCE DUE
AUD \$775.00

BILL TO

34 dandelion street griffin

DESCRIPTION	RATE	QTY	AMOUNT
Bond cleaning Carpet steam cleaning	\$775.00	1	\$775.00
TOTAL			\$775.00
BALANCE DUE			AUD \$775.00

Payment Info

PAYMENT INSTRUCTIONS

Account name: Roobond cleaning
BSB number: 064139
Account number: 10170442