

Statement / Tax Invoice to Owner

John and Connie Hansen
 43 Koola Avenue
 EAST KILLARA NSW 2071

Statement date: 01/02/2021
Statement no.: 3
Prepared for: John and Connie Hansen - Trustees for the Hansen Family Super Fund
Property manager: Linda Vandeppear

Opening Balance	Total Credits	Total Debits	Uncleared Deposits ⁽¹⁾	Funds Withheld ⁽²⁾⁺⁽³⁾	Payment to You
\$1,729.27	+ \$2,042.60	- \$1,630.17	- \$0.00	- \$0.00	= \$2,141.70

Rental Income (All figures are GST inclusive)

Property	Tenant	Rent	Paid \$	Period End ⁽⁴⁾	Carried ⁽⁵⁾	Paid To
27 Cleve Street, Mansfield Park	Bronwyn Barnett	\$350.00 per week	1,750.00	02/02/2021	\$0.00	02/02/2021

Income for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid By	Amount	GST
04/01/2021	27 Cleve Street	Rent - paid on 18th dec	Bronwyn Barnett	350.00	0.00
07/01/2021	27 Cleve Street	Rent - OSKO DEPOSIT 07JAN12:04 9295 BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
13/01/2021	27 Cleve Street	Rent - OSKO DEPOSIT 13JAN07:41 9295 BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
20/01/2021	27 Cleve Street	Creditor Refund	All Fresh Carpet Cleaners (enquiries@allfreshcleaning.com.au)	292.60	0.00
21/01/2021	27 Cleve Street	Rent - OSKO DEPOSIT 21JAN10:24 9295 BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
27/01/2021	27 Cleve Street	Rent - OSKO DEPOSIT 27JAN09:04 9295 BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
				\$2,042.60	\$0.00

Expenses for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid To	Amount	GST
13/01/2021	27 Cleve Street	Electrical Services	Batters Electrical	422.57	0.00
20/01/2021	27 Cleve Street	Graffiti Removal	Graffiti Eaters	785.00	71.36
20/01/2021	27 Cleve Street	Cleaning	All Clean Facility Services	292.60	26.60
27/01/2021	27 Cleve Street	Gardening Services	Ultimate Gardening Solutions	130.00	11.82
01/02/2021	27 Cleve Street	Payment to Owner	John and Connie Hansen - Trustees for the Hansen Family Super Fund	2,141.70	0.00
				\$3,771.87	\$109.78

Payments to You

Date	Property	Details	Amount
01/02/2021	27 Cleve Street	BSB: 062-140 A/c No.: XXXX6011 A/c Name: XXXXXXXXXnsen	2141.70
			<hr/>
			\$2,141.70

Notes:

- (1) Funds that have not yet been cleared by the bank.
- (2) Funds withheld by request.
- (3) Funds withheld for unpaid invoices.
- (4) Full rental period paid to date.
- (5) Partial rent paid by the tenant carried forward into the next rent period.

ELECTRICAL CERTIFICATE OF COMPLIANCE

As required by the Electricity Act 1996



Certificate Number: **E0981806**

Owner/Client name	Rental Property Network		
Installation Address	27 CLEVE STREET, MANSFIELD PARK, SA 5012		
Premises Type	House/Domestic		
Date of Electrical Work	Started: 11/01/2021	Finished: 11/01/2021	Submitted: 11/01/2021
Network Operator	SAPN		

SECTION A - JOB DETAILS

Job Category	Job Type	Work Performed
Replacement	Other	Electrical Work Details: Repair vandalised water pipe bonding conductor on rear of house. Joined on to existing conductor above damaged section and reattached to water pipe. Performed all necessary tests. Existing main board, sub board, main switches and main earthing system (except for repaired section)

SECTION B - WARNING : Owners & operators of electrical installations must take reasonable steps to ensure that the electrical installation is safe. Maximum penalty \$250,000. Listed below are any items considered to be unsafe or requiring remedy.

Risk Assessment	None Observed
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REGISTERED ELECTRICAL WORKER: I certify the work detailed in this eCoC complies with and has been inspected and tested by me as required by the *Electricity Act 1996*.

Name	Wayne Batters
Licence Number	PGE202500
Date Certified	11/01/2021

CONTRACTOR/AUTHORISED PERSON: I certify that I am the contractor/duly authorised agent of the contractor and have or had a supervisory role in relation to the worker above and I am satisfied that the standards and requirements of the *Electricity Act 1996* have been complied with.

Also where applicable, I am satisfied that the auxiliary gas fitting and/or water plumbing work detailed above meets the requirements of the *Gas Act 1997* and Regulations and/or *Water Industry Act 2012* including Regulations and Standards.

Name	Wayne Batters		
Business Name	Batters Electrical		
Licence Number	PGE202500		
Phone/Mobile	0417126172	Email	wayne@batterselectrical.com
Address	26 DE HAVILAND AVENUE, HENDON, SA 5014		
Date Certified	11/01/2021		

The Technical Regulator does not endorse the contents of this electronic Certificate of Compliance (eCoC). The Technical Regulator does not accept responsibility for the truth or accuracy of the contents of this eCoC and will not be held liable for any loss or damage suffered in consequence of reliance upon the contents of this eCoC.

ELECTRICAL CERTIFICATE OF COMPLIANCE

As required by the *Electricity Act 1996*

Certificate Number: **E0981806**

Information for Owners and Operators of Electrical Installations

(From the *Electricity Act 1996*)

Section 60 of the *Electricity Act 1996*

60—Responsibility of owner or operator of infrastructure or installation

(1b) A person who owns or operates an electrical installation must take reasonable steps to ensure that—

- (a) the installation complies with, and is operated in accordance with, technical and safety requirements imposed under the regulations; and
- (b) the installation is safe and safely operated.

Maximum penalty:

- (a) if the offender is a body corporate—a penalty of \$50 000;
- (b) in any other case—a penalty of \$10 000.

Expiation fee: \$315.

(2) For the purpose of ensuring under this section that an electrical installation complies with the technical and safety requirements and is safe, a person may, subject to the regulations, rely on a certificate of compliance issued under this Part in relation to the installation.

Section 61 of the *Electricity Act 1996*

61—Electrical installation work

(1) A person to whom this subsection applies who carries out work on an electrical installation or proposed electrical installation must ensure that—

- (a) the work is carried out as required under the regulations; and
- (b) examinations and tests are carried out as required under the regulations; and
- (c) the requirements of the regulations as to notification and certificates of compliance are complied with.

Maximum penalty:

- (a) if the offender is a body corporate—a penalty of \$50 000;
- (b) in any other case—a penalty of \$10 000.

Expiation fee: \$315.

BATTERS ELECTRICAL

Hendon, SA, 5014
0417 126 172
wayne@batterselectrical.com
PGE202500
A.B.N. 46 817 496 986

Tax Invoice

Date: 11/1/21
Invoice# 0501
Payment Terms: 7 Days
Payment Due: 18/1/21
Order Number: 5280

Invoice To: Rental Property Network
PO BOX 425
Willaston, SA,
08 8285 9125
lindav@rpnsa.com.au

Job #	Description of work performed
0501	Repair earth bonding wire, test earthing system and inspect hinges on oven at 27 Cleve St, Mansfield Park SA

Qty	Description	Unit Price	Line Total
3.5	Labour	\$80.00	\$280.00
1	Materials	\$104.15	\$104.15
		Sub Total:	\$384.15
		GST:	\$38.42
		Total:	\$422.57

Direct Deposit is preferred for payment,
please forward funds to:
Acct name: Wayne Batters Family Trust
Bank: Commonwealth Bank
BSB: 065 151
Acct#: 1052 5548
**Please quote invoice# when making EFT payment*
***Contact if other payment method preferred.*

**All materials used in relation to this invoice remain
property of Batters Electrical
until funds for this invoice have been paid and cleared*

Thankyou for your business!



TAX INVOICE

Linda Verringer

Invoice Date
21 Dec 2020

Invoice Number
INV-0527

ABN
43 186 376 789

All Clean Facility Services
PO Box 6130
BURTON SA 5110
AUSTRALIA

Description	Quantity	Unit Price	GST	Amount AUD
27 Cleve Street, Mansfield Park Vacate Clean	1.00	266.00	10%	266.00
			Subtotal	266.00
			TOTAL GST 10%	26.60
			TOTAL AUD	292.60

Due Date: 24 Dec 2020

All Clean
BSB: 015 450
Acc: 317574176

PAYMENT ADVICE

To: All Clean Facility Services
PO Box 6130
BURTON SA 5110
AUSTRALIA

Customer Linda Verringer
Invoice Number INV-0527
Amount Due **292.60**
Due Date 24 Dec 2020

Amount Enclosed

Enter the amount you are paying above



The Graffiti Eaters Aberfoyle Park
(incorp The Stain Eaters)

13 Ilfracombe Ave
North Brighton SA 5048

M: 0451 342 117

E: aberfoyle-park@graffitieaters.com

www.graffitieaters.com.au/aberfoyle-park

www.staineaters.com.au/aberfoyle-park

ABN 94 821 528 658

Rental Property Network
Shop 8/83 Saints Road
Salisbury Park SA 5109

PLEASE PAY BY	AMOUNT	INVOICE DATE
11/01/2021	\$785.00	11/01/2021

TAX INVOICE NO. 852324

Job No.: 454319
Date: 11/01/2021
Order No.: 4929
Job Name:
Site Contact: Linda Vandeppear
Site Phone:
Site: 27 Cleve Street Mansfield Park

Description

Supply of Specialised Labour and Equipment to ISO9001 quality standards to extract spray paint, nail polish and red crayon graffiti from brick walls, painted pillar and concrete carport floor aswell as tyre burnout marks from concrete driveway using pressure cleaning techniques.

**** 40th Anniversary ****



Proudly maintaining the image of our customers assets for 40 years.
We appreciate your business and thank you for choosing our team to solve your cleaning and coating challenges.

Sub-Total ex GST	\$713.64
GST	\$71.36
Total inc GST	\$785.00
Amount Applied	\$0.00
Balance Due	\$785.00

Our ability to pay our accounts rests on our clients doing their part to maintain the cash flow cycle. If a Demand Letter is required to be issued, a \$100.00 or 10% fee, whichever is greater, will be added to the Invoice total.

How To Pay

INVOICE NO. 852324

	Credit Card (MasterCard or Visa) <i>Please call to pay over the phone.</i>		Direct Deposit Bank Westpac Acc. Name The Graffiti Eaters Aberfoyle Park BSB 035 045 Acc. No. 393215
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DUE DATE:	11/01/2021	AMOUNT DUE:	\$785.00
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The Graffiti Eaters Pty Ltd
(incorp The Stain Eaters)
29 The Concord
Bundoora Vic 3083

P: 1300 305 307
F: 1300 305 308

E: getitoff@graffitieaters.com

www.graffitieaters.com.au

www.staineaters.com.au

ABN 79 006 699 252

Terms and Conditions of Service Agreement

1. The client agrees for The Graffiti Eaters Pty. Ltd. to work on the specific site to carry out cleaning works on their behalf.
2. The client will be receiving a professional and thorough cleaning service from a quality assured company. Our service encompasses only the latest in high-tech chemicals, developed to soften and suspend stains which when combined with water under pressure restores the surface back to its original state. The art of removing stains is a science that tries to restore a surface back to its original condition without damage to the underlying substrate.
3. No guarantees can ever be given as to the result obtainable as it depends upon the porosity of the substrate, the type and age of the stain and whether the actual method of application disfigured the substrate. These facts are not known without testing. We assure you that the results achieved with the processes developed by our team are the very best obtainable.
4. You should be aware that we have made no allowances for the removal of any obstacles that may obstruct access to the work area and that we require water and vehicle access to the work site.
5. All care will be taken but no responsibility can be accepted for any water, paint or chemical entering the building or causing damage.
6. No allowance has been made for containment and removal of waste unless stated on an appraisal. It is the responsibility of the client to have an electrician inspect any electrical fittings in the area on completion of the work.
7. The client agrees to submit all work requests in writing in the way of a purchase order, a webform or a fax on company letterhead with the correct billing details, contact name and contact numbers made clear.
8. All insurance excesses are to be paid prior to the work commencing.
9. Unless explicitly stated in an appraisal our standard working days are Monday to Friday between the hours of 7am and 5pm. Work required to be done outside these hours or on weekends and public holidays will incur additional costs.
10. Property in the goods remains at all times with The Graffiti Eaters Pty. Ltd. (TGE) until payment is received in full at head office.
11. Any claims must be made in writing within 48 hours of receipt of the goods or services. Claims should quote the client contact, site details and invoice/job number.
12. Goods will not be accepted for credit unless ratified by The Graffiti Eaters Pty. Ltd.
13. Orders are not subject to cancellation except by mutual agreement and must be submitted in writing.
14. Prices quoted on products do not include freight unless stated.
15. The client will be required to pay any goods and services tax (GST) imposed by the Federal Government, which will be added to The Graffiti Eaters fees and included in The Graffiti Eaters account to the client.
16. Trading terms are strictly payment required in full prior to works commencing by cash, MasterCard, Visa Card or direct debit into our bank account.
17. The client agrees to pay The Graffiti Eaters its fees and charges in relation to works carried out.
18. Our ability to pay our hard working Team Members and Suppliers rests on our clients doing their part to maintain the cash-flow cycle. An Administration Fee of \$50 will be charged if a demand letter has to be issued. If the matter has to be referred onto our lawyers, then all costs associated in the collection of the outstanding money including Contingent Fee's, debt collection fees, commission or legal cost will be incurred by the client and these charges will be due and payable in 7 days.
19. The Graffiti Eaters reserves the right to change any of the above conditions from time to time.

20. Our Guarantee to You

Our team is totally committed to you and solving your cleaning and coating challenges efficiently! We all know the stigma attached to tradesman not getting back to you, or honouring what they say they will do. We want to remove any risk you may feel in allowing our team to work on your asset and back up our commitment with our hard earned \$dollars\$! Our guarantee to you, is that if we fail to honour a commitment we make to you in writing via an email or quotation, we will not only fix the issue but also deduct 10% off your account! We are ready and waiting for you to put our team to the test...

Acceptance

If you instruct our team to conduct work then you are consenting to our terms and conditions including our terms of payment. No other terms are applicable.

Should a quotation we have provided you be successful, we require written acceptance either via hard copy, email or by completing our online webform before we can begin to schedule this work or pre-order items with long lead times. Your co-operation in this regard will assist us to meet your schedule.



INVOICE

Loui Bozoski
Modbury North SA 5092
Ph. 0422 113 274
email - ugs@tpg.com.au

ABN - 65 540 800 764

Client: John & Connie Hansen
C/:Rental Property Network
Address: 27 Cleve St Mansfield Park

Phone:

Email:

Invoice No: 523

Date: 11/01/2021

Due:

Job Description	Amount
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Mow,edge and blow front and rear yards.

Vacuumed 2 main sections of rear grassed area where broken glass was present.
Most visible broken glass vacuumed.

Deposit paid
GST - Not applicable

Subtotal	130
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Amount paid - Thank you!

TOTAL DUE	\$130.00
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For payment by Electronic Funds Transfer (EFT):

Ultimate Gardening Solutions
BSB 065-150
Acc 1076 0276

Please include your name and/or Invoice Number.

Full payment required upon job completion!

Any goods used remain the property of **Ultimate Gardening Solutions** until full payment is received.

Thank you for your business!