

Statement / Tax Invoice to Owner

John and Connie Hansen
 43 Koola Avenue
 EAST KILLARA NSW 2071

Statement date: 04/01/2021
Statement no.: 2
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
\$4,966.69	+ \$6,200.00	- \$9,437.42	- \$0.00	- \$1,729.27	= \$0.00

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	700.00	29/12/2020	\$0.00	29/12/2020
27 Cleve Street, Mansfield Park	Daniel Boag	\$350.00 per week	0.00	30/07/2020	\$0.00	30/07/2020

Income for 27 Cleve Street (Amounts are GST inclusive)

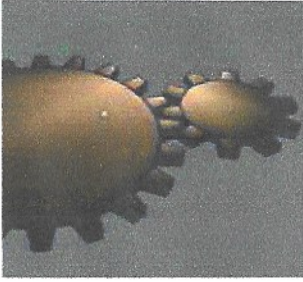
Date	Property	Description	Paid By	Amount	GST
15/12/2020	27 Cleve Street	Rent - OSKO DEPOSIT 15DEC15:33 9295 second week rent BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
21/12/2020	27 Cleve Street	Reimbursement from Tenant - Damage to Property - insurance	Daniel Boag	5,500.00	0.00
30/12/2020	27 Cleve Street	Rent - OSKO DEPOSIT 30DEC13:35 9295 BRONWYN BARNETT	Bronwyn Barnett	350.00	0.00
				\$6,200.00	\$0.00

Expenses for 27 Cleve Street (Amounts are GST inclusive)

Date	Property	Description	Paid To	Amount	GST
09/12/2020	27 Cleve Street	Water Supply	SA Water	240.91	0.00
16/12/2020	27 Cleve Street	Handyman Services	Damo's Maintenance	3,000.00	272.73
23/12/2020	27 Cleve Street	Council Rates and Taxes -	City of Port Adelaide Enfield	482.75	0.00
23/12/2020	27 Cleve Street	Electrical Services	Batters Electrical	501.47	45.59
23/12/2020	27 Cleve Street	Cleaning	All Fresh Carpet Cleaners	292.60	26.60
23/12/2020	27 Cleve Street	Electrical Services	Matte Black	210.00	19.09
23/12/2020	27 Cleve Street	Electrical Services	Batters Electrical	431.69	39.24
23/12/2020	27 Cleve Street	Glazing	Payne Glass Repairs	1,309.00	119.00
30/12/2020	27 Cleve Street	Flooring & Carpeting Services	Carpet Selection Centre	870.00	79.09
30/12/2020	27 Cleve Street	Handyman Services	Damo's Maintenance	1,235.00	112.27
30/12/2020	27 Cleve Street	Handyman Services	Damo's Maintenance	330.00	30.00
02/01/2021	27 Cleve Street	Letting Fee	Rental Property Network	385.00	35.00
02/01/2021	27 Cleve Street	Advertising Fee	Rental Property Network	149.00	13.55
				\$9,437.42	\$792.16

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.



DAMO'S MAINTENANCE

10 Willow Rd, Angle Vale, SA, 5117

Phone 0473 817 681

abn:87 754 719 822

maintenance.damos@gmail.com

www.damosmaintenance.com

Tax Invoice: 342006-1

09/11/2020

Customer	Rental Property Network		
Address	Po Box 425, Willaston, SA, 5118		
Phone	08 82859125		
Job Location	27 Cleve Street, Mansfield Park, SA, 5012	J & C Hansen. Hansen Family Super Fund	
Work Order	5036	Attn Linda Vandeppear	

	Breakdown of cost room by room		
1	Bedroom 1, Painting & door replacement		750.00
2	Bedroom 2, Painting & door replacement		600.00
3	Bedroom 3, Painting & door replacement		600.00
4	Bedroom 4, External room, Painting & door replacement		1080.00
5	Kitchen, Lounge & dinning. Painting & linen cupboard door repairs		950.00
6	Bathroom. Ceiling repairs / painting & door replacement		500.00
7	Laundry. Painting & door replacement		500.00
8	Toilet. Painting & door replacement		350.00
9	Front entrance and front wall, painting & hole repairs		280.00
10	Rear external door replacement		390.00
		Excl GST	5454.55
		GST	545.45
		Total incl GST	6000.00

Damo's Maintenance Bank SA: bsb.105-900 acc.994 660 040

"Thank you for your business"



Rate Notice

2020-2021 - 2nd Instalment

Tax Invoice ABN 68 399 090 894

Enquiries

City of Port Adelaide Enfield

Phone: (08) 8405 6600

Email: service@cityofpae.sa.gov.au

www.cityofpae.sa.gov.au 102683

(2304)

Mr John V Hansen &
Mrs Connie CY Hansen
C/- Rental Property Network Pty Ltd
PO Box 425
WILLASTON SA 5118

Assessment Number
280458
Arrears Due Immediately
\$241.20
<i>Any arrears shown are due immediately</i>
Quarterly Payment Due
\$237.00
Total Payment Due
\$478.20
Quarterly Payment Due Date
01/12/2020
<i>Please Note: Pay by this date or fines apply</i>

IMPORTANT:

Should the name or address shown on this notice be incorrect, please contact us.

Property Details	Date of Notice	Valuation No	Assessment Adopted / Rate Declared
	16/10/2020	0629821009	14/07/2020
Owner Mr John V Hansen & Mrs Connie CY Hansen			Ward 04Parks
Location 27 Cleve St MANSFIELD PARK SA 5012			
Description Allotment 28 D 7375 CT Vol 3170 Folio 72			

Particulars of Rates and Charges	Capital Value	Rate in \$	Rates Raised
Arrears (Rates B/Fwd/Fines/Interest/Costs)			\$4.55
Differential General Rate - Residential	\$375,000	0.002438	\$914.25
Separate Rate - Regional Landscape Levy	\$375,000	0.0000891	\$33.40
FULL YEAR'S BALANCE			\$952.20

Minimum amount payable by way of rates is \$856.00
No GST is payable on council rates

Valuation Determined by: ValuerGen

1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
	\$237.00	\$237.00	\$237.00
Due Date 14/09/2020	Due Date 01/12/2020	Due Date 01/03/2021	Due Date 01/06/2021

Valuations for the 2020-2021 Financial Year were determined based on the Capital Value as at 1 January 2020. Any impact of COVID-19 on your property value will not be reflected until 1 January 2021, therefore will not affect your rates charges until the 2021-2022 Financial Year. If you would like to know more please refer to the following link: www.cityofpae.sa.gov.au/rates

Assessment No: 280458
Property Details: Mr John V Hansen & Mrs Connie CY Hansen
102683 27 Cleve St
MANSFIELD PARK SA 5012

Post Billpay Billpay Code: 0503

Reference No: 280458

Bill Code: 18192

Reference No: 280458

Payment Methods - see back for full details



*503 280458



Full Years Balance	Quarterly Payment Due	Quarterly Payment Due Date	Arrears Due Immediately	Total Payment Due
\$952.20	\$237.00	01/12/2020	\$241.20	\$478.20

We're here for you, contact us for COVID-19 rate relief options - Click [Here](#)

Information for Ratepayers

A summary of Council's Annual Business Plan and Budget is sent out with the first rates notice each financial year.

The full version is available at www.cityofpae.sa.gov.au

How are my rates calculated? <http://online.cityofpae.sa.gov.au/cityplan/rates-at-work>

Have you moved?

It is your responsibility to advise Council if your personal details have changed. This can be updated by email, online, phone or in writing. Please note that the address for the service of this rates notice may be different to the address(es) used for other Council business, eg building applications and other Council services, so you must specifically request an alteration to the mailing address for the rates notice for each property you own when your personal details change.

Payment of Rates

Rates are payable in four quarterly instalments. You may elect to pay any instalment in advance. If you choose to pay quarterly we will send you further notices for each quarter. If the amount due remains unpaid after the due date, the arrears along with any accrued penalties may be recovered using Council's debt recovery process.

Default in Payment

Rates will be overdue if they have not been paid by the due date shown on the front of this notice. After this date, additional charges (as per the Local Government Act 1999) will apply:-

- a fine of 2% of the amount due will be immediately added to the arrears; and
- at the end of each month thereafter, interest (at the rate prescribed in the Local Government Act 1999) will be added on any balance (including interest) not then paid.

Recovery

In any case where default in payment of rates occurs, Council may without further notice commence proceedings for recovery of all amounts due. Recovery options available to Council include proceedings in a court of competent jurisdiction.

Having difficulty paying your rates?

If you have (or are likely to have) difficulty meeting these payments, please contact the Council before the rates fall into arrears to discuss payment options that may be able to assist you. Depending on your circumstances, there are short term (ie. payment plans) and longer term (ie. postponement of rates) options that may be available to you. These discussions are treated confidentially.

Council Rebates

Certain properties may be eligible for a rebate, for example community groups, health and education organisations etc. Contact Council for further information. Property owners who are building may apply for a Residential Building/Construction Rebate and should do so within six (6) months of the footings being poured. Contact Council for further information.

Postponement of Rates - Seniors

Ratepayers who hold a State seniors card (or who are eligible to hold one or have applied for one) are able to apply to Council to postpone payment of rates on their principal place of residence. Postponed rates remain as a charge on the land and are not required to be repaid until the property is sold or disposed of. Contact Council for further information.

Have your views been heard?

Council has undertaken community consultation on the draft annual business plan. To find out how your Council rates are used visit our website or email us for further information.

A summary of Council's annual business plan is sent out with the first rates notice each financial year. The full version is available online.

Voters Roll

Persons on the State House of Assembly Electoral Roll are automatically included in the Council Voters Roll and entitled to vote in Council elections. Others who are ratepayers may also be entitled to be enrolled on the Council Voters Roll and will need to apply for enrolment. Contact Council for further information.

Objection to Valuation – Valuer General

If your valuation has been determined by the Valuer General (please refer to the front of this rates notice), and you are dissatisfied with the valuation, you may object to the valuation referred to on this notice in writing served personally or by post to the Valuer General within 60 days after the date of service of this notice.

But Note:

- If you have previously received a notice or notices under the Local Government Act 1999 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days **after service of the first such notice**;
- You may not object to the valuation if the Valuer General has already considered an objection by you to that valuation.

The Valuer General may extend the 60 day objection period where it can be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation. A written objection to the valuation must set out the full and detailed grounds for objection. Objections can also be submitted via an online form at www.sa.gov.au/landservices and enter "Objecting to a Valuation" in the search field. **Rates are still due and payable by the due date even if an objection to valuation has been lodged.**

Objections are to be forwarded to:

Office of the Valuer General, GPO Box 1354, Adelaide, SA 5001, or 101 Grenfell Street, Adelaide, SA 5000 **Phone** 1300 653 346 **Email** OVGObjections@sa.gov.au **Fax** 08 8115 5709

Objection to Valuation - Council

If your valuation has been determined by Council (please refer to the front of this rates notice), and you are dissatisfied with the valuation, you may lodge a written objection to the Council outlining the grounds upon which your objection is based. There is no fee payable to lodge an objection with Council. Objections must be submitted to Council within 60 days after the service of the first such notice for that financial year.

Objections are to be forwarded to Chief Executive Officer, PO Box 110, Port Adelaide, SA 5015 or 163 St Vincent St, Port Adelaide, SA 5015, or emailed to service@cityofpae.sa.gov.au

Important: Your liability to pay rates is not suspended or withheld pending the outcome of an objection, review or appeal. The right of Council to recover rates arrears is also not suspended during this period.

Objection to Land Use

Differential General Rates imposed by the Council are based on various Land Use Categories. Should you have any reason to believe that the Land Use Category applied to your account is incorrect, you may lodge a written objection to Council outlining the grounds upon which your objection is based (including the Land Use Category that you consider should have been attributed). Objections must be submitted to Council within 60 days after the service of the first such notice for that financial year. **Rates are still due and payable by the due date even if an objection has been lodged.**

Objections are to be forwarded to Chief Executive Officer, PO Box 110, Port Adelaide, SA 5015 or 163 St Vincent St, Port Adelaide, SA 5015, or emailed to service@cityofpae.sa.gov.au

Regional Landscape Levy

The Regional Landscape Levy is a State tax. Councils are required under the Landscape South Australia Act 2019 to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of the Regional Landscape Levy Board who have responsibility for the management of the State's natural resources. For further information regarding this levy, or the work the Regional Landscape Levy supports, please visit Landscape South Australia at www.landscape.sa.gov.au

State Government Concessions

To check your eligibility for State Government concessions, go to www.sa.gov.au/concessions or contact the ConcessionsSA Hotline on 1800 307 758.



BPAY® - TELEPHONE & INTERNET BANKING

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More info: www.bpay.com.au



BPAY® this payment via internet or phone banking.
BPAY View® - View and pay this bill using internet banking.
BPAY View Registration No.: 280458



EFTPOS

You may also pay by EFTPOS (MasterCard or Visa) by calling the Council during office hours on (08) 8405 6600.



PAY BY PHONE

Payments by phone may be made with your MasterCard or Visa using our automated phone service. Dial **1300 012 401** ensuring you have your assessment number (located on the front of this notice), your credit card details and the amount you wish to pay (minimum \$20.00).



POST BILLPAY

You may make payment (cheque, money order, cash, Visa or Mastercard) by presenting your Rates Notice at any Post Office. The post office will return it to you with a receipt. Telephone payment may also be made through the Post Billpay Service, please phone **13 18 16**. Follow the recorded directions, quoting **Billpay Code 0503** and the Reference Number shown under the Billpay symbol on the front of this rates notice.



IN PERSON

You may pay by cash, cheque or EFTPOS (MasterCard or Visa) by presenting this Rate Notice to the cashier at your nearest Council Office:

- **Civic Centre**, 163 St Vincent St, Port Adelaide
- **Greenacres Library - Council Office**, 2 Fosters Rd, Greenacres
- **Enfield Library - Council Office**, 1-9 Kensington Cr, Enfield

Visit www.cityofpae.sa.gov.au for opening hours.



DIRECT DEBIT

To arrange payments debited from either your cheque or savings account, please visit www.cityofpae.sa.gov.au to download the application form.



INTERNET

Visit Council's Web page: www.cityofpae.sa.gov.au and select the 'pay online' option. Please quote your reference number as located on the front of this rates notice.



CENTRELINK DEDUCTIONS

Use Centrepay to arrange for regular deductions from your Centrelink payment. Call Centrelink to request a Centrelink deductions form. **Centrepay Reference: 555 062 677B.**



BY MAIL

The address for payment of council rates by mail is below
City of Port Adelaide Enfield
PO Box 110, Port Adelaide, SA 5015
Payments by mail should be by a cheque made payable to the: City of Port Adelaide Enfield.
The cheque should be crossed: 'Not Negotiable'.

BATTERS ELECTRICAL

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

Tax Invoice

Date: 18/12/20
Invoice# 0478
Payment Terms: 7 Days
Payment Due: 25/12/20
Order Number: 5200

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

Job #	Description of work performed
0478	Electrical works as per Batters Electrical quote #20201001 Site Address - 27 Cleve St Mansfield Park, SA, 5012

Qty	Description	Unit Price	Line Total
1	Electrical repairs	\$392.45	\$392.45
		Sub Total:	\$392.45
		GST:	\$39.24
		Total:	\$431.69

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!

BATTERS ELECTRICAL

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

Tax Invoice

Date: 18/12/20
Invoice# 0492
Payment Terms: 7 Days
Payment Due: 25/12/20
Order Number: 5219

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

Job #	Description of work performed
0492	Site Address - 27 Cleve St Mansfield Park, SA, 5012 Repair fault with rear bedroom ceiling fan. Smoke alarm yearly service. Ensure all lights in working order. Repairs to HWS and resetting of off-peak meter to ensure correct operation.

Qty	Description	Unit Price	Line Total
4	Labour	\$80.00	\$320.00
1	Materials	\$135.89	\$135.89
		Sub Total:	\$455.89
		GST:	\$45.59
		Total:	\$501.47

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!

BATTERS ELECTRICAL

0417 126 172

wayne@batterselectrical.com

A.B.N. 46 817 496 986

PGE202500

Smoke Alarm Yearly Service

Report #	0492
Site Address:	27 Cleve St Mansfield Park, SA, 5012
Property Owner:	John and Connie Hanson
Rental Agency:	Rental Property Network
Site Contact/Tenant:	Bronwyn Barnett
Service Date:	16/12/2020
Period Covered:	1 year

Alarm Info

Alarm #	1	2
Location:	Near front door	Outside bedrooms 2 & 3 near kitchen
Accessible?	yes	yes
Acceptable Location?	yes	yes
AS3786 compliant?	yes	yes
Within expiry date?	yes	yes
Outstanding defects or non-conformances:	n/a	n/a


Alarm Service

Clean:	yes	yes
240v mains present:	no	no
Battery Replaced:	no - sealed	no - sealed
TEST' button operation:	yes	yes
Smoke aerosol simulation test:	yes	yes
Operation of any interconnected alarms:	n/a	n/a

Summary

Comments:	10yr sealed battery unit. Compliant. Man. Oct 2015	10yr sealed battery unit. Compliant. Man. Mar 2019
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Batters Electrical confirms that the alarms tested in this service, with the exception of any defects or non-conformances noted in the comments section, to be functioning correctly and in accordance with their approved design

Technician:	Name: Wayne Batters	Signature: 
Site Contact/Tenant:	Name:	Signature:

**Ensure electronic copy taken for Batters Electrical records

Payne Glass Repairs Pty Ltd

ATF The Payne Enterprises Trust

T/A Payne Glass Repairs

ABN 47 722 596 775

PO Box 557 Marden SA 5070

Ph 0412840209 Fax (08) 83627603

Accounts 0402918748 Email payneglass@optusnet.com.au**TAX INVOICE 7254**

Date 25.11.20

John & Connie Hansen
 C/- Rental Property Network
 PO Box 425
 Willaston SA 5118

Linda Vandeppear

WorkOrder 5142

admin1@rpnsa.com.au

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
	RE PROPERTY 27 Cleve Street Mansfield Park SA 5012		
	Replace large broken bedroom window		380.00
	Replace large sliding door glass		250.00
	Replace back room glass 6.38 laminate		380.00
	Make repairs to damaged and missing frames		180.00
	Please quote invoice number as payment reference and forward EFT payment remittance to payneglass@optusnet.com.au		
		SUBTOTAL	1190.00
		GST	119.00
		TOTAL INCL GST DUE	1309.00

Payment Terms Strictly 14 days

A late payment fee will apply if payment is not received within 14 days of invoice date.

EFT Payment Details

Account Name Payne Glass Repairs Pty Ltd ATF The Payne Enterprises Trust T/A Payne Glass Repairs
 Bank Commonwealth
 BSB 065146
 Account No 1008 1504

Remittance Advice

Please detach and return with your payment

Invoice 7254

Payne Glass Repairs Pty Ltd ATF The Payne Enterprises Trust T/A Payne Glass Repairs
 PO Box 557
 Marden SA 5070

WORK ORDER

DETACH HERE

THIS CERTIFICATE MUST BE ATTACHED TO THE BACK OF YOUR INVOICE/QUOTE

Property: 27 Cleve Street
MANSFIELD PARK SA 5012

Work Order Number: 5142

Contractor : Payne Glass Repairs

Authorised By : Linda Vandeppear

For Office Use Only :

Paid \$: _____

Date Paid: _____



INVOICE

ABN 62 926 174 041

MATTE BLACK ELECTRICAL

BLD 300964
PGE 166644
South Australia 5068
Australia

Mobile: 0421896895

BILL TO
Linda Vandeppear
Rental Property Network
PO Box 425
Willaston, South Australia 5118
Australia

08 8285 9125
lindav@rpnsa.com.au

Invoice Number: 143

P.O./S.O. Number: Work Order 5233

Invoice Date: December 22, 2020

Payment Due: January 7, 2021

Amount Due (AUD): \$210.00

Items	Quantity	Price	Amount
Call out fee	1	\$40.00	\$40.00
Labour Electrical and Aircon	1.5	\$80.00	\$120.00
Materials Universal Aircon remote control.	1	\$50.00	\$50.00

Total: \$210.00

Amount Due (AUD): \$210.00

Notes / Terms

Work order: 5233
Property Address: 27 Cleve Street, Mansfield Park.
Contact: Browyn 0433324027

WORK PERFORMED:

Samsung.
Outdoor model: AR24FSSSCURX
Cleaned indoor unit and filters.
Tightened outdoor electrical connections
Running amps 3.2amp rated at 9.7amp for cooling.
Removed leaves and dust from inside outdoor unit.
Supply air temp at 6.5 degrees C
Room temp at 23C
Suction Pressure 120psi.
Unit working well for its age.



INVOICE

ABN 62 926 174 041

MATTE BLACK ELECTRICAL

BLD 300964

PGE 166644

South Australia 5068

Australia

Mobile: 0421896895

Notes / Terms

Pipe cover ducts are cracked and broken.

To replace 100mm pipe cover duct and wall entry cost would be \$ 165

Remote control missing and no remote available for this model due to age.

Used universal remote and set frequency to suit Samsung Model.

Showed tenant how to use universal aircon remote.

**Payment to be made on completion of work or unless otherwise stated in "Payment Due" column of invoice. Late payments may incur a admin fee.

* All Debit/Credit/ American express card payments will incur a 1.5% transaction fee and a Admin fee.



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

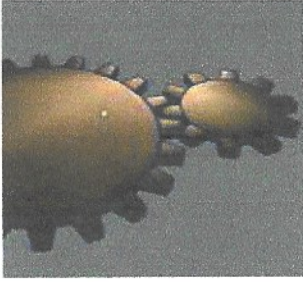
PAYMENT ADVICE

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



DAMO'S MAINTENANCE

10 Willow Rd, Angle Vale, SA, 5117

Phone 0473 817 681

abn:87 754 719 822

maintenance.damos@gmail.com

www.damosmaintenance.com

Tax Invoice: 342035

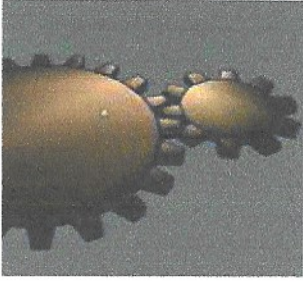
24/12/2020

Customer	Rental Property Network		
Address	Po Box 425, Willaston, SA, 5118		
Phone	08 82859125		
Job Location	27 Cleve Street, Mansfield Park, SA, 5012	J & C Hansen. Hansen Family Super Fund	
Work Order	Email	Attn Linda Vandeppear	

1	Supply & install timber dowel to all windows to secure them and stop them being opened.		
2	Leaking taps (Bath tub, shower & Laundry) *Laundry taps are conversion taps for washing machine and are no longer serviceable as missing handles and bore is worn out, sourced new taps & replaced assembly. *Replaced jumper valve washers & fibre seals to Bathtub & Shower.		
3	Install clothes line cord to clothes line (tenant supplied cord)		
4	Oven door fallen off (refit door hinges and lock tabs)(door has been forced down and bent hinge rebates so door no longer closes correctly to seal) (I my opinion this is not repairable a new oven most likely required)		
3	2.4m 16mm timber dowel		
4	Tap jumper valve & washer set		
1	Conversion washing machine tap set		
		Excl GST	300.00
		GST	30.00
		Total incl GST	330.00

Damo's Maintenance Bank SA: bsb.105-900 acc.994 660 040

"Thank you for your business"



DAMO'S MAINTENANCE

10 Willow Rd, Angle Vale, SA, 5117

Phone 0473 817 681

abn:87 754 719 822

maintenance.damos@gmail.com

www.damosmaintenance.com

Tax Invoice: 342034

24/12/2020

Customer	Rental Property Network		
Address	Po Box 425, Willaston, SA, 5118		
Phone	08 82859125		
Job Location	27 Cleve Street, Mansfield Park, SA, 5012	J & C Hansen. Hansen Family Super Fund	
Work Order	5201	Attn Linda Vandeppear	

	As per Quote #62		1455.00
1	Replace failed front screen door lock assembly & pneumatic door closer.		
2	Replace failed rear screen door lock assembly & pneumatic door closer, replace hinges & repair lock rebate in door frame.		
	** 2x new keys provided to tenant & 2x to RPN		
3	Replace damaged flyscreen to all windows (except toilet & Bathroom) *Found all missing flyscreen frames in shed and side of yard so need to make new frames, external room no longer has a opening window no screen reqd		
4	Supply & fit new double towel rail to bathroom.		
5	Replace broken kitchen cupboard door soft close actuators x5		
	** Credit for flyscreen new frames not required to be made & for external room no longer requiring a flyscreen		-220.00
		Excl GST	1122.73
		GST	112.27
		Total incl GST	1235.00

Damo's Maintenance Bank SA: bsb.105-900 acc.994 660 040

"Thank you for your business"

CS Carpet Selection Centre

PTY LTD

1185 Main North Rd
Pooraka SA 5095

Telephone: 8349 5580
Facsimile: 8349 5018

Email: email@carpetsselectioncentre.net.au

WORK O/NO 5234

CONSTULTANT	NAME	RENTAL PROPERTY NETWORK
PHONE	ADDRESS	27 CLIVE ST
MOBILE 0433324027		MANFIELD PK
DESCRIPTION OF GOODS AND SERVICES		
TO SUPPLY & INSTALL RIVIERA MOCHA CARPET ON EXISTING UNDERLAY TO 1 ROOM		
4.5 x 3.72		

SIGNATURE

PHONE CONFIRMATION

Date: 24/12/2020

SALE PRICE \$

870.00

DEPOSIT \$
33% Minimum

BALANCE \$

870.00

**FOR INSTALLATION BOOKINGS CALL
14 DAYS PRIOR TO INSTALL DATE
8349 5580**

TAX
INVOICE
ABN
75008180201

**PAYMENT OPTIONS - CASH, BANK CHEQUE, CREDIT CARD, EFT.
FOR EFT PAYMENTS - BSB 035039 / ACC NO 173064**

Customer Service

Adelaide-based Customer Care Centre


1300 SA WATER
(1300 729 283)


customercare@sawater.com.au



www.sawater.com.au

SA Water, the leading provider of water services for around 1.7 million South Australians, has been working together with the community to supply safe, clean drinking water and a dependable sewerage service for more than 160 years.

000344 - 0000

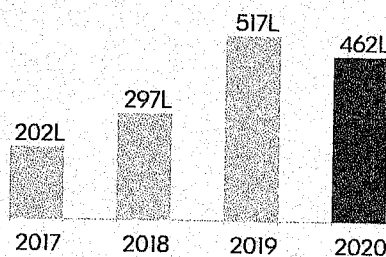
JV & CCY HANSEN

CT5341334

AGENCY 1656685


Your water use snapshot

Your average daily water use compared with the same quarter in previous years. To see how you compare to similar households visit www.sawater.com.au/mybill.



Your average daily cost for this quarter
 \$2.56

Total amount due:
\$240.91
Pay by:
04 Dec 20
Your account

Account no. **06 29821 00 9**
 Invoice date 11 Nov 20
 Residential 27 CLEVE ST MANSFIELD PARK LT 28

Account summary

Previous balance		\$358.76
Amount paid	⊖	\$358.76
New charges	⊕	\$240.91
Current balance	⊖	\$240.91

Fees may apply for late payment.

BRING YOUR OWN BOTTLE

Drinking tap water is one of the best choices you can make for your health, the environment and your wallet.

Scan the QR code to download our BYOB app to find bottle filling stations right across South Australia.

BYOB

TAP WATER. A BETTER HABIT



Property value

You may object to the valuation referred to in this notice by writing served personally or by post to the Valuer-General within 60 days after the date of service of this notice.

But note:

- (a) If you have previously received a notice or notices under the Water Industry Act 2012 referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of the first such notice;
- (b) You may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

The Valuer-General may extend the 60 day objection period where it can be shown there is reasonable cause by a person entitled to make an objection to a valuation.

A written objection to valuation must set out the full and detailed grounds for objection. Objections can be submitted via an online form at sa.gov.au/landservices, or email objection to LsgObjections@sa.gov.au with all valuation enquiries to 1300 653 346.

Customer charter

Read our Standard Customer Contract and Customer Charter at www.sawater.com.au

Change of your address

Change your postal address online via mySAWater or at www.sawater.com.au. If ownership of your property changes, please refer all settlement queries to your conveyancer.

Concessions

Eligible concession card holders or people assessed as being on a low income may be able to claim a remission on water and sewage rates. Visit sa.gov.au/concessions or call 1800 307 758 to find out more.

Payment assistance

If you are unable to pay your bill by the 'pay by' date, you can request an extension or setup a payment arrangement by calling 1300 SA WATER (1300 729 283) or with mySAWater.

Interpreter service

If you require an interpreter, please call 131 450 and request the language you need.

+Υπηρεσία Διερμηνείας τηλεφώνηστε στο 131 450

Servizio interpreti: per favore chiama 131 450

दुभाषिया सेवा: कृपया 131 450 पर फोन करें

Cần Dịch Vụ Thông Ngôn, xin gọi cho số 131 450

传译服务：请拨打电话 131 450

لخدمة الترجمة الشفهية: يرجى الإتصال على الرقم 131 450
خدمات ترجمة: خواهشمند است تا با شماره تلفن 131 450 تماس حاصل نمائید

Water

Quarterly meter reading of water use in kilolitres (1kL = 1,000 litres) and the supply charge.

Meter(s)	Previous reading	Current reading	Use
W40602361	08 Jul 20	384 07 Oct 20	426 42kL
Total reading(s)			42kL

Proposed next read between 05 Jan 21 and 15 Jan 21

Charge Type	Period	Water Use	Price	Charge
Water use	08 Jul 20 to 07 Oct 20 (91 days)	42.00kL	34.91kL at \$1.945 7.09kL at \$2.775	\$67.90 \$19.67
Supply charge	01 Oct 20 to 31 Dec 20			\$67.85

Total Water \oplus **\$155.42**

Sewerage

Access charge	01 Oct 20 to 31 Dec 20	Property value: \$375,000 at 20.625 cents per \$1000		\$77.34
The quarterly charge for sewerage services (access to mains network, removal and treatment) is based on the property value as determined by the Valuer-General.				

Total Sewerage \oplus **\$77.34**

Other

Overdue Payment Fee	Late payment previous account		\$8.15
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Total Other \oplus **\$8.15**

Total \ominus **\$240.91**

Total GST of this invoice **\$0.00**

Paying your bill

Billers code: 8888
Ref: 0629821009

Telephone and Internet Banking — BPAY®

Contact your bank or financial institution to make this payment from your cheque, savings, debit, credit card or transaction account. More information at bpay.com.au

Paying online

Pay online at www.sawater.com.au/paynow for a range of options. Have your account number and credit card details to hand.

Paying by phone

Call 1300 650 870 to pay by phone using your Visa/Mastercard 24/7.

**Direct debit**

Call us on 1300 SA WATER (1300 729 283) or sign up to mySAWater and switch to eBills and view, pay and manage your account online. Visit www.sawater.com.au/directdebit to learn more.

**Paying by mail**

Post your payment slip and cheque/money order to SA Water GPO Box 4682 Melbourne Victoria 3001.

**Paying in person**

Pay at a Commonwealth Bank branch (excluding Express Branches) or Australia Post - no credit cards accepted.

Payment slip

Total amount due **\$240.91**

Pay by date **04 Dec 20**

Account no. **06 29821 00 9**

Invoice date **11 Nov 20**



*591 0629821009

For credit: SA Water

Trancode User code Customer ref no.

831 009915 000062982100018



For more payment options, including extensions, visit www.sawater.com.au or call 1300 SA WATER (1300 729 283). *Registered to BPAY Pty Ltd ABN 69 079 137 518

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