

**Browns Plains Flooring Xtra**

ABN: 99 138 148 124

Shop 4, 18 Commerce Drive

Browns Plains, QLD, 4118

Phone: 07 3806 6263

Email: brownsplains@flooringxtra.com.auWeb: www.flooringxtra.com.au

Tax Invoice

Contract ID: 5966
Salesman: Tanya Covill

Invoice No:
Invoice Date:
Date Ordered: 14/04/2021

Ordered by:

KGR Properties
1C/18-20 Johnson Rd
HILLCREST, QLD, 4118

Purchase Order No:

Site Address

KGR Properties
35/9 Elma Street
SALISBURY, QLD, 4107

Mobile/Cell No: 0438698806

Email Address: chi@kgrpropertiesgroup.com.au

Details:

>Carpet >Vinyl >Hybrid >Timber >Blinds >Shutters >Laminate

Thank you for providing us with the opportunity to offer our services and be part of your upcoming project.

To supply and install carpet from our **Compass Range** colour **Pitch**. Carpet is to be installed on premium Australian 8mm foam underlay to the following areas; 3 Bedrooms and hallway upstairs as well as 1 bedroom downstairs inclusive of all robes and cupboards.

Product Information:

This loop pile carpet is a product that incorporates the perfect balance of durability and luxury.

Please note uplift and disposal of existing carpet and underlay **is** included.

Please note assistance with large furniture **is not** included.

Bank Details:

BSB No: 064184 **Acct No:** 10995125
Bank: Commonwealth Bank
Acct Name: Browns Plains Flooring Xtra
Cust Ref: 5966

Invoice Totals:

Contract Value (Ex GST):	\$2,454.55
GST:	\$245.45
Contract Value (Inc GST):	\$2,700.00
Total paid to date:	\$0.00
Less Payment Surcharges:	\$0.00
Balance Payable:	\$2,700.00

Terms & Conditions:

- Upon approval of our quotation a deposit of 50% is required upfront prior to ordering your materials with the balance due 2 days prior to installation.
- The balance is required in full prior to ordering any supply only goods.
- If paying by credit card there will be a surcharge of 1% on any transaction with Visa or Mastercard and 1.8% for Amex.
- Choose a day when someone will be home to have your floor coverings installed, as it is not always possible to give times.
- Alternatively, prior arrangements for entry to the premises will be necessary.
- Weekend and after-hours installations may incur extra charges and are subject to availability.
- All furniture and existing floor coverings must be removed before installation, unless prior arrangements have been made and noted on this quotation. If furniture is to be shifted by Browns Plains Flooring Xtra, you agree to ensure all freestanding furniture items are emptied, all breakables, loose objects, bed linen, including clothing are removed before our installers arrive. Whilst all due care is taken when moving furniture we do not take responsibility for any damages.
- Installers will not remove fish tanks, waterbeds, pianos, pool tables, computers, or any small or large electrical goods e.g. Fridges, TV's, computers, stoves, dishwashers, washing machines. (All cables should be disconnected and removed before the floor covering installation.)
- Installers are unable to trim doors, therefore sufficient clearance between the door and the floor to allow for selected floor coverings is required.
- Power is necessary for all carpet, vinyl plank, laminate, and timber installations. If electricity is not connected, can you please make the necessary arrangements to have the power connected or inform our store so we can ensure we have an available generator on the day. (surcharge may be incurred).
- Flooring installation may be laid tightly against skirting boards. It also may require long lengths of carpet or materials to be passed through narrow halls and staircases. Some scuffing may occur. With properly applied paints, the marks will wipe off. However, if (skirting boards in particular) are not undercoated or unsuitable paints used, the paint may be damaged. Whilst every care will be taken, we cannot be held responsible in these circumstances.
- Any post installation adjustments to skirting boards are to be arranged by the customer and at the customers cost unless outlined in this quotation.
- Vacuuming and removing small carpet fibers is not included unless prior arrangements have been made and noted on this quotation.
- Final payment must be made on or before the installation date by **CASH, DIRECT DEBIT, or CREDIT CARD.**

Floor Preparation Clause:

- If the floor cannot be sighted prior to laying, an additional charge may be required for any floor preparation needed.
- Please note that it is likely that floor preparation may be required for hard flooring and vinyl plank installations.
- Since we cannot see the subfloor (beneath your existing floor coverings) at the time of quoting, we are unable to give you an exact cost etc.
- Floor preparation that may be required; gap holes along the perimeter of the rooms or level any large dips in the surface or smooth any rough areas of concrete.

Acceptance:

Name: _____ Signature: _____

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TABLE 3

ASSET	DEDUCTION FOR DECLINE IN VALUE (effective life in years)			CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004 and before 1 July 2019	Assets acquired from 1 July 2019	
Assets, general:				
air conditioning assets	see table 5 on page 46	see table 5 on page 46	see table 5 on page 46	
cable trays				✓
ceiling fans	own estimate	5	5	
clocks, electric	13 $\frac{1}{3}$	10	10	
cupboards, other than freestanding				✓
DVD players	own estimate	5	5	
door closers	own estimate	10	10	
door locks and latches (excluding electronic code pads)				✓
door stops, fixed				✓
door stops, freestanding	own estimate	10		
electrical assets (including conduits, distribution boards, power points, safety switches, switchboards, switches and wiring)				✓
escalators (machinery and moving parts)	see table 4 on page 46	see table 4 on page 46	see table 4 on page 46	
evaporative coolers	see table 6 on page 46	see table 6 on page 46	see table 6 on page 46	
facade, fixed				✓
floor coverings, fixed (including cork, linoleum, parquetry, tiles and vinyl)				✓
floor coverings (removable without damage):				
carpet	10	10	8	
floating timber	own estimate	15	15	
linoleum	10	10	10	
vinyl	10	10	10	
furniture, freestanding	13 $\frac{1}{3}$	13 $\frac{1}{3}$	13 $\frac{1}{3}$	
garbage bins	6 $\frac{2}{3}$	10	10	
garbage chutes				✓
garbage compacting systems (excluding chutes)	6 $\frac{2}{3}$	6 $\frac{2}{3}$	6 $\frac{2}{3}$	
generators	20	20	20	
grease traps				✓
gym assets:				
cardiovascular	own estimate	5	5	
resistance	own estimate	10	10	
hand dryers, electrical	10	10	10	
hand rails				✓
heaters:				
fixed:				
ducts, pipes, vents and wiring				✓
electric	10	15	15	
fire places (including wood heaters)				✓

Owner folios

Audit	Date	Ref	Type	Details	Debit	Credit	Balance
39048	18/02/2021	9734	Receipt (EFT)	Date Processed: 19/02/2021 Rent paid to 25/02/2021 (from 21/02/2021) - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla		\$314.29	\$1,418.01
39335	25/02/2021	9821	Receipt (EFT)	Date Processed: 26/02/2021 Water usage period 06-01-2021 to 25-02-2021 usage 39kl in 50 days \$152.69 - From: Karan Sanghvi & Kaur-Tajinder & Sarvesh Gunda & Komal Khosla		\$152.69	\$1,570.70
40776	1/04/2021	19246	Payment	Levy Notice period 01-05-21 To 31-07-21 \$1105.67 - To: Orangegrove.com CTS 34789	\$1,105.67		\$465.03
41061	7/04/2021	10234	Receipt (EFT)	Date Processed: 8/04/2021 To pay bills and Painting job invoices - From: KG WEALTH PTY. LTD		\$7,300.00	\$7,765.03
41132	8/04/2021	19388	Payment	Painting for 4 bedrooms, walls, ceilings the whole house - To: Jimmy Handyman	\$7,260.00		\$505.03
41136	8/04/2021	19386	Payment	QUU water rate of usage period 30-11-20 to 17-03-21 \$259.45 - To: Queensland Urban Utilities	\$259.45		\$245.58
41305	14/04/2021	10292	Receipt (EFT)	To pay for new carpets install and council rate. - From: KG WEALTH PTY. LTD-U35 9 Elma St Salisbury		\$3,115.00	\$3,360.58
41322	15/04/2021	19442	Payment	BCC council rate period 01-04-21 to 30-06-21 \$415.95 - To: Brisbane City Council	\$415.95		\$2,944.63
41324	15/04/2021	19486	Payment	BL Flooring Xtra supply & install new carpet for 4BR \$2700 - To: Flooring Xtra Browns Plains	\$2,700.00		\$244.63
41358	15/04/2021	17887	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$46.75		\$197.88
41359	15/04/2021	17888	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$46.75		\$151.13
41360	15/04/2021	18051	Payment	Admin fee monthly - To: KGR Properties Group Pty Ltd	\$5.50		\$145.63
41361	15/04/2021	18211	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$46.75		\$98.88
41362	15/04/2021	18212	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$46.75		\$52.13
41363	15/04/2021	18440	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$26.71		\$25.42
41364	15/04/2021	18636	Payment	Admin fee monthly - To: KGR Properties Group Pty Ltd	\$5.50		\$19.92
41365	15/04/2021	19162	Payment	Admin fee monthly - To: KGR Properties Group Pty Ltd	\$5.50		\$14.42
41366	15/04/2021		Withdrawal	Withdrawal by EFT to owner KG Wealth Pty Ltd Bank Acc: ((034115) - 628549)	\$14.42		\$0.00
41568	21/04/2021	10373	Receipt (EFT)	Date Processed: 22/04/2021 Rent paid to 6/05/2021 (moved in 23/04/2021) - From: Aaron Andrews		\$1,220.00	\$1,220.00
41638	23/04/2021	19552	Payment	Electrical Upgrade smoke alarms for 2022 QLD regulations \$88 - To: Mooyman Electrical Services	\$885.50		\$334.50
41640	23/04/2021	19627	Payment	Virtual_Lens photo take Interior & Exterior Images - To: James - Virtue Tree Services	\$305.00		\$29.50
41641	23/04/2021		Reversal	Reversal of transaction ref# 19627 (audit# 41640) - System error - From: James - Virtue Tree Services		\$305.00	\$334.50
41642	23/04/2021	19694	Payment	Virtual_Lens photo take Interior & Exterior Images - To: Haydn Hinks - VirtualLens	\$305.00		\$29.50
42347	7/05/2021	10565	Receipt (EFT)	Date Processed: 8/05/2021 Rent paid to 13/05/2021 (from 6/05/2021) - From: Aaron Andrews		\$610.00	\$639.50
42358	10/05/2021	19892	Payment	AGL electricity bill period 26 Feb 21 to 26 Apr 21 60 days - To: AGL Electricity	\$82.91		\$556.59
42360	10/05/2021	19868	Payment	General cleaning 4 BR house invoice \$80 - To: Vi's Cleaning Services	\$80.00		\$476.59
42620	17/05/2021	10636	Receipt (EFT)	Rent paid to 20/05/2021 (from 13/05/2021) - From: Aaron Andrews		\$610.00	\$1,086.59
42861	21/05/2021	19625	Payment	Management Fee - To: KGR Properties Group Pty Ltd	\$51.85		\$1,034.74

TABLE 3 continued

ASSET	DEDUCTION FOR DECLINE IN VALUE (effective life in years)			CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004 and before 1 July 2019	Assets acquired from 1 July 2019	
heated towel rails, electric	own estimate	10	10	
shower assets (including doors, rods, screens and trays)				✓
shower curtains (excluding curtain rods and screens)	own estimate	2	2	
spa baths (excluding pumps)				✓
spa bath pumps	20	20	10	

ASSET	DEDUCTION FOR DECLINE IN VALUE (effective life in years)		CAPITAL WORKS DEDUCTION
	Assets acquired before 1 July 2004	Assets acquired from 1 July 2004	
Bedroom assets:			
wardrobes, other than freestanding (incorporating doors, fixed fittings and mirrors)			✓
Fire control assets:			
alarms:			
heat	20	6	
smoke	20	6	
detection and alarm systems:			
alarm bells	20	12	
cabling and reticulation			✓
detectors (including addressable manual call points, heat, multi-type and smoke)	own estimate	20	
fire indicator panels	20	12	
manual call points (non-addressable)			✓
doors, fire and separation			✓
emergency warning and intercommunication systems (EWIS):			
master emergency control panels	20	12	
speakers	20	12	
strobe lights	20	12	
warden intercom phone	20	12	
extinguishers	13 ⅓	15	
hose cabinet and reels (excluding hoses and nozzles)			✓
hoses and nozzles	20	10	
hydrant boosters (excluding pumps)			✓
hydrants			✓
lights, exit and emergency			✓
pumps (including diesel and electric)	20	25	
sprinkler systems (excluding pumps)			✓
stair pressurisation assets:			
AC variable speed drives	own estimate	10	
pressurisation and extraction fans	own estimate	25	
sensors	own estimate	10	
water piping			✓
water tanks			✓