

## Contents – SP52948 examples of replacements of smoke detectors from common funds

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Essential Services Management – charged common funds for visit to Unit 110 to replace smoke detector when owner did not provide access – 10 October 2013



PLEASE PAY BY	AMOUNT	INVOICE DATE
24 Oct 2013	\$88.00	10 Oct 2013

**TAX INVOICE NO. 3361**

BCMS, Raine & Horne - Sydney  
Locked Bag 22.  
Haymarket. NSW 1238

Job No: 2030  
Site: Strata Plan 52948  
Site Address: 1-15 Fontenay Rd  
Macquarie Park NSW 2113  
Order No.: Verbal - Steven 2/9/2013  
Request No.:

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Reported faulty smoke alarm Unit 110

**Work Performed:**

Attended site 02/09/2013 Investigate operation operation of faulty smoke alarm as advised by Steve. No Access available

**Electrical Service**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
<b>Sub-Total ex GST</b>	\$80.00
<b>GST</b>	\$8.00
<b>Total</b>	\$88.00

Essential Services Management – replaced smoke detector Unit 162 – 6 December 2010

Extract from SP52948 Cash Management for the financial 01/09/2010 to 30/06/2011:

6/12/2010	EFT: 000266	Electron Management Pty Ltd: U162 - Replace smoke detector	165.00
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Essential Services Management – replaced smoke detector Unit 117 – 15 November 2013

Extract from SP52948 Cash Book Payments by account code 2013/2014:

Fire Services	15/11/2013	00990826	UNIVERSAL PROPERTY SERVICES	58.00	U117-SMOKE DETECTOR
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Essential Services Management – replaced smoke detector Unit 146 – 9 December 2013

Extract from SP52948 Cash Book Payments by account code 2013/2014:

Fire Services	9/12/2013	00990856	UNIVERSAL PROPERTY SERVICES	116.00	U146-SMOKE DETECTORS
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PLEASE PAY BY	AMOUNT	INVOICE DATE
15/11/2014	\$182.59	01/11/2014

**TAX INVOICE NO. 4829**

Body Corporate Services (BCS)  
 Locked Bag 22.  
 Haymarket, NSW 1238

Job No: 3816  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: 462648  
 Request No.:

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Please attend to the smoke alarm in unit 79, reported not to be functioning correctly.

**Work Performed:**

Attended site 31/10/2014 investigate operation of smoke alarm, identify faulty and install new 240v ionization smoke alarm as required

**Electrical Service**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.25 hrs
<b>Sub-Total ex GST</b>	<b>\$165.99</b>
<b>GST</b>	<b>\$16.60</b>
<b>Total</b>	<b>\$182.59</b>

Essential Services Management – replaced smoke detector Unit 79 – 20 November 2014  
 Extract from SP52948 Cash Book Payments by account code 2014/2015:

Fire Services      20/11/2014   00991210   ESSENTIAL SERVICES MANAGEMENT      165.99      INSTALL NEW SMOKE ALARM U79



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PLEASE PAY BY	AMOUNT	INVOICE DATE
15/11/2014	\$182.59	01/11/2014

**TAX INVOICE NO. 4829**

Body Corporate Services (BCS)  
 Locked Bag 22,  
 Haymarket, NSW 1238

Job No: 3816  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: 482648  
 Request No.:

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Please attend to the smoke alarm in unit 79, reported not to be functioning correctly.

**Work Performed:**

Attended site 31/10/2014 investigate operation of smoke alarm, identify faulty and install new 240v ionization smoke alarm as required

**Electrical Service**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.25 hrs
<b>Sub-Total ex GST</b>	<b>\$165.99</b>
<b>GST</b>	<b>\$16.60</b>
<b>Total</b>	<b>\$182.59</b>



ABN 90430636934  
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PLEASE PAY BY	AMOUNT	INVOICE DATE
20/05/2015	\$196.35	06/05/2015

**TAX INVOICE NO. 5463**

Body Corporate Services (BCS)  
Locked Bag 22.  
Haymarket, NSW 1238

Job No: 4555  
Site: Strata Plan 52948  
Site Address: 1-15 Fontenoy Rd  
Macquarie Park NSW 2113  
Order No.:  
Request No.: Verbal - Steve 4/5/15

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Replace faulty smoke alarm Unit 145

**Work Performed:**

Attended site 5/5/15, Investigate operation of smoke detector

Replace faulty smoke detector in hallway with new Brooks 240v Ionisation smoke detector.

**Electrical Service**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.50 hrs
<b>Sub-Total ex GST</b>	<b>\$178.50</b>
<b>GST</b>	<b>\$17.85</b>
<b>Total</b>	<b>\$196.35</b>





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PLEASE PAY BY	AMOUNT	INVOICE DATE
18/08/2015	\$400.08	04/08/2015

Body Corporate Services (BCS)  
 Locked Bag 22,  
 Haymarket, NSW 1238

**TAX INVOICE NO. 5903**

Job No: 5020  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.:  
 Request No.: Verbal - Steve 4/8/2015

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Complete repairs as requested

**Work Performed:**

Attended site 04/08/2015 T

identify and replace faulty LED light fitting outside unit 68 as requested  
 Replace faulty 240v smoke alarm in hallway of Unit 106

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Clevertronics 17.5w non emg non sensor	1.00
Tradesmen	1.00 hrs
<b>Sub-Total ex GST</b>	<b>\$363.71</b>
<b>GST</b>	<b>\$36.37</b>
<b>Total</b>	<b>\$400.08</b>



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PLEASE PAY BY	AMOUNT	INVOICE DATE
27/05/2015	\$316.25	13/05/2015

**TAX INVOICE NO. 5512**

Body Corporate Services (BCS)  
 Locked Bag 22.  
 Haymarket. NSW 1238

Job No: 4600  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.:  
 Request No.: Verbal - Steven 11/5/2015

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Replace faulty smoke alarms Unit 159 & 108  
 Replace faulty weatherproof fluro fitting adj tennis court steps

**Work Performed:**

Attended site 12/05/2015 replace faulty smoke detectors Units 159 & 108 as instructed  
 Investigate operation of reported light. Identify and replace burnt starter

**Electrical Service**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	2.00
Starter - S2, S10	1.00
Fluorescent Tube - 36w	1.00
Tradesmen	1.00 hrs
<b>Sub-Total ex GST</b>	<b>\$287.50</b>
<b>GST</b>	<b>\$28.75</b>
<b>Total</b>	<b>\$316.25</b>

Essential Services Management – replaced smoke detector Townhouse 200 – 31 August 2015  
 Extract from SP52948 Cash Book Payments by account code 2014/2015:

Fire Services      31/08/2015   00991528    ESSENTIAL SERVICES MANAGEMENT      141.00      REPLACE SMOKE ALARM 10/8 U200



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PLEASE PAY BY	AMOUNT	INVOICE DATE
07/09/2015	\$155.10	24/08/2015

**TAX INVOICE NO. 5974**

Body Corporate Services (BCS)  
 Locked Bag 22  
 Haymarket, NSW 1238

Job No.: 5037  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fortenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: Verbal peter  
 Request No.:

**Description**

Work Requested: Please attend site and make repairs as necessary

Reported faulty smoke alarm Unit 200

**Work Performed:**

Attended site 10/08/2015 investigate and replace faulty smoke alarm outside bedroom on the top floor

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors


All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
<b>Sub-Total ex GST</b>	<b>\$141.00</b>
<b>GST</b>	<b>\$14.10</b>
<b>Total</b>	<b>\$155.10</b>

<b>Sub-Total ex GST</b>	<b>\$141.00</b>
<b>GST</b>	<b>\$14.10</b>
<b>Total Inc GST</b>	<b>\$155.10</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$155.10</b>

Essential Services Management – replaced faulty smoke detector Townhouse 198 – January 2016  
 Extract from Uniquenco Property Services monthly report:

3. Electron Management:
  - a. D Block, Level 3 and Level 1 faulty light fitting was replaced.
  - b. C Block, Level 6 faulty light fitting was replaced.
  - c. Townhouse 198 replaced faulty smoke alarm.



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 ESSENTIAL SERVICES  
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Body Corporate Services (BCS)  
 PO Box 610  
 Artarmon NSW 1570

PLEASE PAY BY	AMOUNT	INVOICE DATE
15/02/2016	\$280.50	01/02/2016

TAX INVOICE NO. 6653

Job No: 5704  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113

Order No.:  
 Request No.: Verbal steve 11/1/16

**Description**  
**Work Requested:** Please attend site and make repairs as necessary

Reported faulty smoke alarm TH #198

Reported D block level 3 faulty light

**Work Performed:**

Attended site 14/1/16, Work as requested

Identify and replace faulty light in "D" Block Level 3 with new 32w circular oyster light fitting

Identify and replace faulty smoke detector in unit #198 with new Brooks 240v, 9v Battery backup smoke detector

**Electron Management**  
 Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Fluorescent Fitting - 32w Circular, Clipsal Slimline	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.75 hrs
<b>Sub-Total ex GST</b>	<b>\$255.00</b>
<b>GST</b>	<b>\$25.50</b>
<b>Total</b>	<b>\$280.50</b>

Essential Services Management – replaced second faulty smoke detector Unit 183 – February 2016  
Extract from Uniqueco Property Services monthly report:

3. Electron Management:
  - a. 2<sup>nd</sup> February A Block, Level 2 and Level 6 faulty light fitting was replaced.
  - b. 12<sup>th</sup> February Unit 183 replaced faulty smoke detector.
  - c. 12<sup>th</sup> February C Block, Level 5 replaced faulty light fitting.
  - d. 17<sup>th</sup> February B Block, Level 5 replaced faulty light fitting.
  - e. 24<sup>th</sup> February carried out the annual Eagle Fire replacement of Smoke Alarms, Emergency and Exit lights.
  - f. 24<sup>th</sup> February Unit 181 replaced faulty porch light fitting.



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PLEASE PAY BY	AMOUNT	INVOICE DATE
26/02/2016	\$214.84	12/02/2016

Body Corporate Services (BCS)  
 PO Box 610  
 Artarmon NSW 1570

**TAX INVOICE NO. 6774**

Job No: 5898  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: 1-15 Fontenoy Rd  
 Request No.: Steve - Verbal 10/2/16

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Unit #182 Reported faulty/broken smoke detector

Please inspect and replace if faulty

**Work Performed:**

Attended site (12/02/2016) investigate operation of smoke alarm Unit 182

Identify smoke alarm faulty, supply and install new smoke alarm outside main bathroom as required

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors


All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v Lithium Battery - Ionization	1.00
Tradesmen	0.25 hrs
<b>Sub-Total ex GST</b>	<b>\$195.31</b>
<b>GST</b>	<b>\$19.53</b>
<b>Total</b>	<b>\$214.84</b>



Essential Services Management – replaced second faulty smoke detector Townhouse 198 – April 2016  
 Extract from Uniquenco Property Services monthly report:

3. Electron Management:
  - a. C Block Ground Floor and Level 6 replaced faulty light fittings.
  - b. Fitting missing Fire Door Compliance Tags to units in accordance with Eagle Firb's Annual Inspection report.
  - c. Townhouse 198 replaced faulty smoke detector.
  - d. A Block Level 3 replaced faulty light fitting.



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Body Corporate Services (BCS)  
 PO Box 610  
 Artamon NSW 1570

PLEASE PAY BY	AMOUNT	INVOICE DATE
16/05/2016	\$177.10	02/05/2016

**TAX INVOICE NO. 7193**

Job No: 6343  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: Verbal - Steve 21.04.2016  
 Request No.:

**Description**  
 Work Requested: Please attend site and make repairs as necessary

TH196 - Smoke Alarm beeping

**Work Performed:**  
 Attended site 22/4/16, Investigate operation of smoke detector  
 Identify and replace faulty smoke detector located in living room with new 240v 9v Battery back up Ionization smoke detector.

**Electron Management**  
 Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.25 hrs
<b>Sub-Total ex GST</b>	<b>\$161.00</b>
<b>GST</b>	<b>\$16.10</b>
<b>Total</b>	<b>\$177.10</b>

	<b>Sub-Total ex GST</b>	<b>\$161.00</b>
	<b>GST</b>	<b>\$16.10</b>
	<b>Total Inc GST</b>	<b>\$177.10</b>
	<b>Amount Applied</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$177.10</b>



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PLEASE PAY BY	AMOUNT	INVOICE DATE
07/06/2016	\$199.10	24/05/2016

Body Corporate Services (BCS)  
 PO Box 610  
 Artarmon NSW 1570

**TAX INVOICE NO. 7301**

Job No.: 6493  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.: Verbal - Steve  
 Request No.: 1-15 Fontenoy

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Replace faulty smoke alarm as required

**Work Performed:**

Attended site 19/5/16, Investigate operation of smoke detector

Identify and replace faulty smoke detector inside Unit #68 with new 240v 9v battery backup Ionisation smoke detector.

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
Tradesmen	0.50 hrs
<b>Sub-Total ex GST</b>	<b>\$181.00</b>
<b>GST</b>	<b>\$18.10</b>
<b>Total</b>	<b>\$199.10</b>





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PLEASE PAY BY	AMOUNT	INVOICE DATE
23/08/2016	\$212.58	09/08/2016

Body Corporate Services (BCS)  
 PO Box 610  
 Artamon NSW 1570

**TAX INVOICE NO. 7698**

Job No: 6942  
 Site: Strata Plan 52948  
 Site Address: 1-15 Fontenoy Rd  
 Macquarie Park NSW 2113  
 Order No.:  
 Request No.: 180/1-15 Fontenoy

**Description**

Work Requested: Please attend site and make repairs as necessary.

Replace faulty smoke detector unit 180

**Work Performed:**

Attended site (03/08/2016)

Replaced faulty smoke detector in unit with new 240v photoelectric smoke detector

(Existing location directly next to kitchen and shower, tenant reported detector in alarm state during shower and cooking times)

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Smoke Alarm Photoelectric 240v - PSA	1.00
Tradesmen	0.25 hrs
<b>Sub-Total ex GST</b>	<b>\$193.25</b>
<b>GST</b>	<b>\$19.33</b>
<b>Total</b>	<b>\$212.58</b>

<b>Sub-Total ex GST</b>	<b>\$193.25</b>
<b>GST</b>	<b>\$19.33</b>
<b>Total Inc GST</b>	<b>\$212.58</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$212.58</b>



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ESSENTIAL SERVICES  
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PLEASE PAY BY	AMOUNT	INVOICE DATE
07/09/2015	\$155.10	24/08/2015

Body Corporate Services (BCS)  
Locked Bag 22.  
Haymarket, NSW 1238

**TAX INVOICE NO. 5974**

Job No: 5037  
Site: Strata Plan 52948  
Site Address: 1-15 Fontenoy Rd  
Macquarie Park NSW 2113  
Order No.: Verbal peter  
Request No.:

**Description**

**Work Requested:** Please attend site and make repairs as necessary

Reported faulty smoke alarm Unit 200

**Work Performed:**

Attended site 10/08/2015 investigate and replace faulty smoke alarm outside bedroom on the top floor

**Electron Management**

Electron Management thanks you for selecting us as one of your preferred Electrical contractors

All works done by Electron Management are in accordance with the Australian/New Zealand standard 3000.2007, AS3017, and AS4836

Item	Quantity
Call Out	1.00
Brooks 240v 9v Battery - Ionization	1.00
<b>Sub-Total ex GST</b>	<b>\$141.00</b>
<b>GST</b>	<b>\$14.10</b>
<b>Total</b>	<b>\$155.10</b>