



## **Sep 2018 Newsletter**

Dear Owners,

### **What is happening in the market?**

The market is still steady at moment. After sold unit 41 & 43, I put unit 37, 55 & 85 on the market. Unit 55 was sold within one day for record high this year \$298,000. Unit 37 & 85 are still available to sell. I got couple new listings in another complex along pine ridge road, so I hope I will have more inquiries than before.

### **Paint on External wall**

We need to say thank you to unit 103 owners. They took lots of effort to find original body corporate by law on the table and let me present it to the body corporate manager. And committee agreed to use sink fund to do the external paint. But it won't happen straight away. We will look at sink fund forecast from 2014 which didn't indicate anything regarding the paint. So we have to discuss that matter on budget meeting early next year.

Those three units 65,66,67 have been done the paint already I will get body corporate to reimburse money back to you once the matter finalized.

### **Annual Termite Inspection**

See attachment for termite inspection schedule.

Unit 7, 31, 41, 43 don't need to do the inspections due to recent sells.

I still highly recommend everyone to do the inspection.

The cost is \$136.60inc GST per unit.

### **Water leaks issue**

We found two cases in August. It was drain blockage upstairs when tenants were having shower. They didn't realize till they finished having shower. The water raised up straight away from the drain outside the shower into the master bedroom. Then water travelled to downstairs. It only took me 1 min to unblock the drain by use the \$6 plunger from Bunnings. But the damage was huge. Check drainage will be in my routine inspection checklist in the future.

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If you have any questions, please give me a call to discuss further. Thank you.

Regards,

Jerry Zhang