



Dec 2018 Newsletter

Dear Owners,

What is happening in the market?

Market is quiet when it's close to Christmas.

Unit 85 without driveway sold for \$295k. Not bad.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-129144250>

I just got one outside our complex under contract as well.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-129451594>

Rental market

I have got two units need to do the renovation on early January. Paint and new carpet.

The one we had bathroom done up we are looking for to get \$420 a week.

Common area Water leaks issue

We are having water leaking issue in the common areas during the last 6 months. I calculated the amount of water we lost is about \$6000.00.

We got leak detection contractor came early this week to locate the leaks. We found three leaks and one of them is a major one behind unit 74, couple small one behind unit 1 and 6.

They just fixed all leaks, although I have to deal with lots of complains about water off. But anyway, problem solved.

Hopefully it can save our water bill for next quarter.

Change of Water meter billing System

After body corporate meeting on late Nov, body corporate no longer issues water bill to everyone.

Body corporate committees decide to use subcontractor who is "Meter2cash Solutions".

As we all know, there are two parts in the water bill.

Water usage amount and service fee. It was normally around \$40.00 annum for the service fee. \$10 per quarter.

After use subcontractor meter2cash, the service fee increases to \$95 annum.

Just let you know there will be a fee changed for next water bill quarter.

Paint on External wall

In this year July I have mentioned everyone regarding painting.

They painted our complex 13 years ago. Normally it requires to be painted every 10 years.

Unit 103 owner mentioned Body Corporate By Law to the committee. Body corporate manager agrees it's body corporate responsibility to paint the external wall.

After committee meeting in Nov, committees want to leave the matter for me. There are two main reasons:

1. Our sink fund is low, in order to get paint job done, we have to get special levy again from anyone. We spent \$130k thirteen years ago. I can imagine it will be more than that amount to get whole complex paint.
2. We have to get 100% vote to get that progressed. Body corporate manager told me at this stage it's impossible. Because we had couple units' owner still in debt on levy and water. They won't be happy to go ahead the job.

The quicker and easiest way to do is you let me know whether you want to paint your unit or not. Then I will communicate your neighbour to get job done. Average cost per unit is around \$1,250.00 inc GST.



Last thing, I would like to wish everyone and their families a Very Merry Christmas and a Happy New Year. If you have any questions, please give me a call to discuss further. Thank you.

Regards,

Jerry Zhang