



March 2020 Newsletter

Dear Owners,

Me and my family are well. As you all know, coronavirus has been spread rapidly through NSW, VIC and QLD. Good news is the number of patients in China has been decreased dramatically. Chinese government actually controlled virus spread within the last four months.

I have no idea about political but I don't agree with Australian government slow reaction about that virus. They have couple perfect examples before the virus spread such as China, Korea, Japan and Italy. Two weeks ago, I watched the news about health minister was still talking about don't panic, don't wear mask, still encourage people go to work or school. That is totally wrong. We need to wear mask and we need to close school. But it's too late now. People are line up in front of the hospital to get tested. This is not good enough. I worry we probably won't have enough bed or nurses to handle all the infected patients.

Hope somebody can step out in the parliament house and point out what all Australian residents need to do to protect their family not getting infected.

My parents are in Shanghai. Schools and factories have been shut down from Jan to April. Residents keep staying inside their apartment. Courier delivers the food and grocery to each family and so on. That's the only way to stop the virus getting spread.

What is happening in the market?

It was crazy last month. I listed two units on the market and sold four units in last two weeks. Two units are off market.

Highest record, unit 52 is under contract and sold for \$340k. owner spend \$15000 on decking and patio, \$6000 on the floor upstairs plus another \$4000 on the paint. Hillsea listed the property back to Christmas last year and they couldn't get an offer. So owner took it off from the market then I sold for her straight away. I took some photos and upload on realestate.com.au

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-133130634>

Second highest record is unit 15. It is sold for \$335k. it was sold off market as well. Owner is a builder and he slowly renovated by himself within the last two years. I took some photos and upload on the web. He obviously did a very good job.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-133130638>

Third one is unit 46. This one has been listed on the market for three weeks. We did three open homes and over 30 buyers did inspection. Four multiple offers at the front. Well renovated and well interior design by the owner. It is under contract. Finance is due this week.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-132839762>



Last one is unit 54. It has got long term tenant in place and good location of our complex.

It hasn't been touched anything within the last 8 years. But it has got lots of potential because the location of our complex. It is under contract for \$305k.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-132691278>

Rental Market

Rental Market is stable at moment.

Rented it out unit 66 for \$450 a week fully renovated unit.

Rented it out unit 93 after new paint and carpet for \$385 a week.

Unit 35 rented it out for \$405 a week with recent new carpet and paint.

Unit 15 seller will pay \$430 a week to new owner once his unit will be sold next week.

Unit 16, tenants broke lease due to relocate job to Melbourne and rented it out for \$370 a week.

Pebbles at the front garden

After couple weeks heavy rain on the Gold Coast in January and February, I found the most units' foot path to the front door section are always dirty and muddy due to the rain.

I ordered total 6 m³ fruit salad pebbles to lay on the front yard section. It looks much nice and tidy. And it also helps to lift up the value of our complex. Some photos attached. If you want to get your front garden done, please let me know. The price is between \$75 to \$150 depends how big is the area.





Painting outside wall





We did over 16 units so far. Some timbers were completely rotten. We also start painting from unit 62 to 64 the external wall because it's due to paint.

Entry driveway upgrade and Pedestrian gate to compass drive





In January and Feb, we have a fair amount of rain. Rain flushes the dirt and leaves from garden bed and block the drain every time. We put blocks along the garden bed to stop future blockage of drain.

We will start the pedestrian gate project at the end of our complex late this month once AGM approves.

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

Thank you.

Jerry Zhang