

May 2020 Newsletter

Dear Owners,

Cov19

This virus hit us hard in economy. Both rental and sell are affected in our area.

Lots of tenants came to see me and wanted rent deduction. Once I ask them to provide their income statement or Centrelink statement, they all become quiet again. So far none of units in our complex had any rent deduction which is ok.

Pool and BBQ have been opened again.

What is happening in the market?

After I sold four units in March and one in April, it went back to quiet again due to COV 19. Unit 1 has been on the market for over four weeks. We still had over 7 groups through and no offer yet. I have started open home last Saturday after restriction eased, we obviously have less interests compare to Feb and March. But I believe I can sell it within the next 4 weeks. I believe the value is there.

<https://www.realestate.com.au/property-townhouse-qld-biggera+waters-133440742>

Rental Market

I took over another unit from outside agent last month. Owner can't get much contact from his agent and the unit has been vacant over 6 weeks. Owner contacted me first time and asked me to find out what went wrong with his unit. Tenant left with lots of damage. I was shocked with the condition of the house. We got renovation started straight away. After three weeks hard work, we did brand new Ensuite, fresh paint all inside the house, repair lots of small items such as fly screens, light fittings and door handles plus do a big clean up.



HARBOUR TOWN
Villas
AJ BOYS PTY LTD



Here is some photos after renovation completed.



Anyway after renovation done, we rented the unit out in a week even with current tough period of time. Here is the comment from owner:



Biggera Waters Queensland 4216

Leased

🛏 3 🚿 2 🚗 1 | Townhouse

Landlord Recommended



Jerry gets things done

3 days ago

After experiencing a nightmare tenant who damaged my property and left and my agent (now EX AGENT) didn't tell me of the damage in over 6 weeks i got a new agent. Jerry took photos of the damage and he got in all the relevant trades to fix the damage straight away. He helped me get my bond back from my old agent(who collected it 6 weeks earlier and didn't tell me). And he organized a new tenant as soon a the repairs were done. He is very pro active and he gets things done. Thanks Jerry

by **Brett Garrick**

Share review

Pest Control

As usual, we will do pest control for all units in my letting pool on June. This year we delayed for two months due to COV19. If any owner occupied one wants to get done as well, please let me know.

The cost is still the same \$71.60 inc GST.

Entry driveway upgrade and Pedestrian gate to compass drive

Camera has been installed next to unit 36 already. Paver will be lay down this week. We are hoping to get everything finished by the end of June.

After committee meeting on April, we have discussed lots of thing to improve our complex. For example, rendering the front entry, replace Harbour Town Villas sign, plant something along the long driveway and repaint the front entry and exit gate.



I think the backlight sign will be nice. What do you think?

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

Thank you.

Jerry Zhang