

December 2021 Newsletter

Dear Owners,

I have to fly back to Shanghai China for 6 weeks from 1st December to 11th January.

I have to see my illness mum and I haven't seen her for over the past three years.

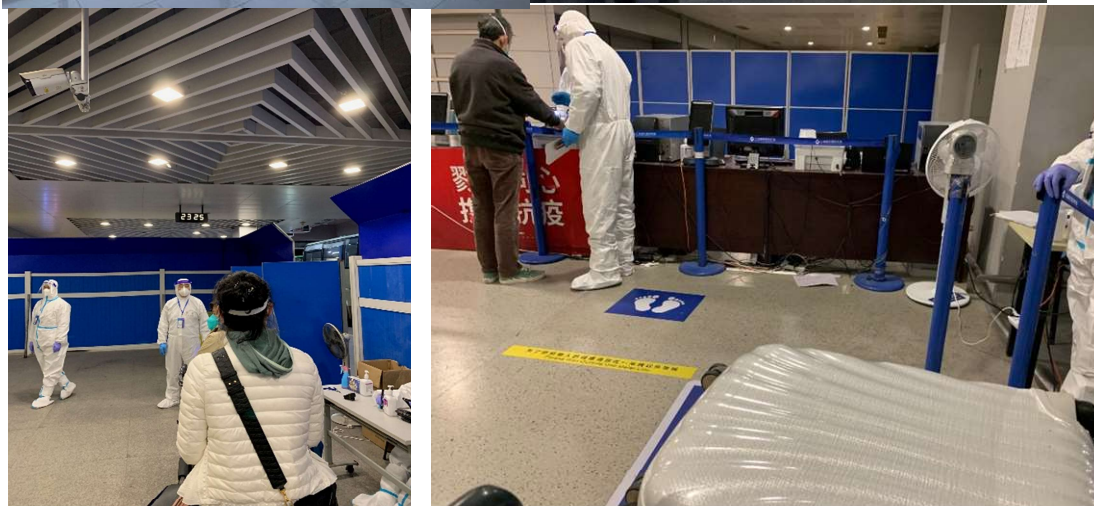
I am her only child and I have to spend some times with her. Sorry about late notice.

My phone is still contactable 24/7. Best way is to reach me in email:

admin@htvmanagement.com.au

Or call my employee Jenny on 0424 628 246

When I landed last night, I surprise how strick checking process Shanghai Airport acting. All working staffs wear full protection suit with testing equipments. I did pass four diffient stations fill lots of paper works and scan five diffient QR codes. We landed at 7:10pm and back to quanartine hotel at 2:30am. No wonder why they can always control low infection cases in local communities.





Now let's talk about some good news.

What is happening in the market?

Our complex is continue breaking the record of sales at moment like others.

Compare to 12 months ago, it is about 50% increase. The market is out of control.

Here are the latest sales in our complex:

November 2021

Unit 46 is on the market for 2 days, record high **\$465k**, new stone bench kitchen with patio, solar, new floor, worth about \$30k renovation:

<https://www.realestate.com.au/agent/jerry-zhang-1847878?cid=agent-profile-page|buy:pdp:contact-side-panel>

Unit 70 sold off market sales, **\$395k** cash buyer

New kitchen, 4 aircon units with upgraded backyard, worth about \$20k renovation

October 2021

Unit 101 is on the market for one week, sold for **\$395k**.

Brand new Ensuite and new shower screen in main bathroom, sold for \$395k, worth about \$10k renovation.

Unit 46 sold off market, **\$375k**

Good presentation, paint work and new vanities for both bathrooms, new kitchen bench top, worth about \$7000 renovation

Unit 55 sold off market, **\$ 375k** cash buyer, new timber floor and new kitchen tile floor and freshly painted.

Crazy Rental Market Remain

Unit 7 owner has spent another \$15,000 renovation for new tile floors downstairs including laundry floor, fleshly painted, new kitchen sink, dishwasher with new aircon in master bedroom for \$480 a week rent.

Unit 70 was sold off market and get tenant straight in without advertising for \$450 a week.



Complex Gate

New gate motors have been replaced two months ago with new sign on the ground. Complex looks much better again.

Wish everyone have a nice Christmas break and happy new year.

Hope Queensland board can be reopened on 17th Dec so I don't need to be quarantine when I come back on 11th January.

Should you have any questions, please give me a call to discuss further or send us via email.

Thank you.

Jerry Zhang

The onsite manager