

Dec 2024 Newsletter

Dear Owners,

Once again, another wonderful year. Our complex house value and rent climb up to a new height.

What is happening in the market?

Here are the list of sells which happened in the last 3 months:

Unit 45 (3 bed 2 bath with ensuite bathroom leaking issue) sold for \$630k on November 2024.

<https://www.realestate.com.au/sold/property-townhouse-qld-biggera+waters-145905428>

Unit 98 (2 bed 2 bath with original condition) only had twice open homes and totally has over 30 groups people inspected the proeprty, sold \$590,000

<https://www.realestate.com.au/sold/property-townhouse-qld-biggera+waters-145724328>

Unit 38 just got sold by Raywhite. 3 bed 2 bath for \$590k

Demand for rental properties remains strong

For new lease, Unit 7 was leased \$700 a week did the partily renocation in the property 3-4 years ago.

Unit 79 was leased \$680 a week, with a new carpet and will install new aircons in the living room.

Rental prices stays and holds between \$650-700 a week at moment.

Repairs & maintenance

We will start doing the fence replacement from unit 78 to unit 89 during Christmas.



And we are continue having pipe leaking issue inside units.

Unit 83 and 71 experienced water leakage at the same spots which was behind mini tap in main bathroom. The way to solve it is to remove the mini tap and skirting tiles and replace the join behind with new pipe all the way to downstairs. Both owners have agreed to upgrade the rest pipe as far as plumber can reach them. This way will help reduce 50% chance of leak issues. Photos of the property prior to the pipework upgrade are available for reference.



Unit 71 also has water leakage from the bathroom , casusing the leakage from kitchen ceiling. The pipe will be replaced and change the ceiling.



Video for upgraded pipe work

<https://www.youtube.com/shorts/y82khsM1EqE>

unit 70 has got leak behind laundry wall second times.

Unit 12,15,63 and 102 did the roof repair. Cost is between \$500-1000.



Anyone wants to get their roofs check, please let me know. We do have wet season in Queensland.

In the end, Merry Christmas! Wishing you all a joyful holiday and happy new year!



Jerry Zhang

The onsite manager