

**From:** Chawakorn Kamnuansil ck.chawakorn@gmail.com  
**Subject:** Re: Follow-up – Formal Demand & Statement Regarding Unresolved Repairs (Unit 1803)  
**Date:** 16 June AD 2025 at 04:36  
**To:** Sylvia Hao - Areal Property Hawthorn (MPM) MPM@email.propertytyme.com

just wondering if there's any update on the general repair days or schedule?

if you have anything rough before 9:30 monday, feel free to send it through, just so I can sort out what to do

not a big deal either way, just thought I'd check

i'll probably just reply before 12:00 like you mentioned

might be out of touch after that

thanks

chawakorn

On Fri, 13 Jun 2025 at 17:22, Sylvia Hao - Areal Property Hawthorn (MPM) <MPM@email.propertytyme.com> wrote:



Dear Chawakorn,

I hope you're well, and thank you again for your continued engagement regarding the repair matter.

Following instructions from the rental provider, we are now arranging to proceed with the required repairs to the water-damaged wall and flooring. These works are necessary to prevent further deterioration of the property.

To ensure works can commence without further delay, please expect a formal Notice of Entry to be issued on Monday, 16 June 2025. This is in accordance with the Residential Tenancies Act and will confirm the entry date and time for the Owners Corporation's contractors to attend.

As previously advised, the repair process is estimated to take approximately 7–12 days. If you have any preferred times or specific availability for the week ahead, please feel free to share this by 12:00 PM Monday, 16 June, and we'll do our best to coordinate accordingly. However, please note that access must be provided to prevent further damage and comply with maintenance obligations.

In terms of rent compensation, a rent credit of \$800 will be applied and reflected on your ledger. This offer has been confirmed by the rental provider as final, with no further compensation to be considered.

If you feel the current tenancy no longer suits your circumstances, the owner is open to discussing a mutual lease termination, without penalty, should you wish to explore that option.

Please don't hesitate to reach out with any further questions or concerns — we remain committed to a timely and fair resolution.

Warm regards,

**Sylvia Hao**  
Relationship Manager

**M** 0420 675 561

**P** 03 9818 8991

**A** [33 Camberwell Road, Hawthorn East VIC 3123](#)

On 13/06/2025 10:11 AM, [MPM@email.propertytyme.com](mailto:MPM@email.propertytyme.com) wrote:

On 13/06/2025 6:19 AM, Chawakorn Kamnuansil <[ck.chawakorn@gmail.com](mailto:ck.chawakorn@gmail.com)> wrote:

Dear Sylvia,

I've taken some time to reflect on the communication surrounding this matter — not just in the past few days, but throughout the entire process.