

Subject: Re: 1803/243 Franklin Street, Melbourne VIC 3000 – Notice of Entry
From: Chawakorn Kamnuansil <ck.chawakorn@gmail.com>
Date: 28/8/68, 16:15
To: Shaun Young <shaun.young@areal.com.au>

Hi Shaun,

I acknowledge your 22 Aug 2025 email and I'm happy to cooperate with Phase 1 (drying) on the scheduled dates.

To keep the works moving without disrupting day-to-day living for me and my roommate (I work nights and rest during the day), please confirm the following in writing:

- Accommodation: arranged and paid directly by the agency for the entire repair period (no out-of-pocket and no reimbursement later). Near-CBD, quiet for daytime rest, with a desk and internet.
- Work window (choose day-by-day; confirm ≥ 24 h in advance)
 - If accommodation is provided that day: full window 08:00–16:00 AEST. I'll be off-site.
 - If no accommodation that day: two short blocks 09:00–12:00 and 16:00–18:00 AEST; during 12:00–16:00 there should be no entry and no noisy/heat-generating equipment in the unit.
- Simple daily brief (non-technical): which areas to clear, whether I should be on/off-site and for roughly how long, any do's/don'ts, when it's safe to re-use the space, and a single on-site email contact.
- Utilities & cleanliness: agency covers additional power/water from the works; tidy daily; restore condition on completion.
- Tenancy & rent: temporary relocation is not a surrender. On any day accommodation isn't provided as agreed, or the bedroom remains unusable, daily rent abatement applies for that day.
- Property damage: any damage/loss arising from the works is the agency/contractor's responsibility; please confirm the remediation plan and timeframe in writing the same day it's identified.
- No "no-access" & comms: no "no-access" or similar charges unless ordered by the Tribunal; email-only communication for records.

Please send the accommodation details (location/dates/terms), specify the daily time mode, and the simple brief by 30 Aug 2025, 17:00 AEST. Once confirmed, I'll prepare the space and provide access as scheduled.

Kind regards,

Chawakorn Kamnuansil

Unit 1803/243 Franklin St, Melbourne 3000

ck.chawakorn@gmail.com

On Fri, 22 Aug 2025 at 15:06, Shaun Young <shaun.young@areal.com.au> wrote:

Hi Chawakorn & Podjana,

Good afternoon and hope you are well.

FIXD has scheduled the repair work and we have sent out the notice of entry accordingly – please refer to the attached.

Repair works are required in the bedroom due to water ingress from the common property. Highrise Strata has appointed FIXD Trade Group to carry out these works.

Phase 1 repairs – Drying process – are scheduled for:

2, 3, 4, 5, 6, 8 and 9 September 2025 (excluding Sunday, 7 September 2025).

This timeframe can vary, taking either less or more days depending on drying times. Once it has been confirmed that the drying has been completed, Phase 2 (rectification) will then begin. At that stage, FIXD will be able to provide an estimate of works once they have fully assessed the damage.

Access will be needed from 8:00am on these dates, though the exact times may vary from day to day depending on how the works are progressing, drying times, and other factors that can't be predicted in advance. FIXD will keep you updated as the works move along and will communicate with you about timings so you're aware.

We thank you in advance for your cooperation and will have these works completed as quickly as possible.

Kind Regards,



Shaun Young
Relationship Manager

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