

Subject: Re: RDRV – Case RT252398 – 33 Camberwell Rd, Hawthorn East, VIC, 3123

From: Chawakorn Kamnuansil <ck.chawakorn@gmail.com>

Date: 4/7/68, 23:36

To: "Johnson Tan – Areal Property Hawthorn (MPM)" <MPM@email.propertyme.com>, Johnson Tan <johnson.tan@areal.com.au>

CC: Cases@courts.vic.gov.au, mpm@email.propertyme.com, bewty980219@gmail.com, Sylvia Hao <sylvia.hao@areal.com.au>

Hi Johnson,

Resending this—just to be sure it doesn't get *lost* in whichever account you feel like using today.

Consider it a polite note that swapping signatures and email headers doesn't erase what's actually happened here, or who is responsible.

Regards,
Chawakorn

On Fri, Jul 4, 2025 at 10:32PM Chawakorn Kamnuansil <ck.chawakorn@gmail.com> wrote:

Dear Johnson,

For clarity and to avoid further confusion:

Where, precisely, are we expected to sleep while industrial dryers operate in our only bedroom?

For how many days? What specific arrangements have you made to ensure we are not left without habitable space?

Let's be absolutely clear: I never confirmed anything. There is no message in which I agreed—because none exists.

It is remarkable that after over two months of delay, the only certainty you can offer is the threat of charges if access is denied—yet you remain unable to answer the most basic question about where your tenants will live.

If Sylvia chose to claim “confirmation” on my behalf, perhaps the cost of this entire situation belongs with her, not me.

I look forward to seeing whether you can provide an actual plan rather than more excuses.

Chawakorn Kamnuansil
Tenant – Unit 1803
VCAT Ref: RT252398

On Fri, Jul 4, 2025 at 5:55PM Johnson Tan – Areal Property Hawthorn (MPM)

<MPM@email.propertyme.com> wrote:

Hi Chawakorn,

Hope you are well.

In relation to the info you requested earlier:

SEND WITHIN 24 HOURS

1. Contractor legal name, licence number & 24-hour mobile
2. Day-by-day work scope (rooms, tasks, time estimates) for the full 7-day schedule
3. Risk statement – water / power interruptions & noise levels
4. Public-liability / PI insurance certificate
5. "Tax invoice.pdf" **and** the alleged "tenant-confirmation" screenshot
6. Daily-rate schedule for drying equipment **plus** written assurance that no "no-access" surcharge will be levied without a Tribunal order

Please refer to the reply from FIXD:

Site Contact:

Jesse - 0401 579 930

This is not a 24 hours mobile number, only available Mon-Fri (8AM - 4PM)

Mould Remediation Technicians:

Liam

Shanilka

Michael

Briana

DBA of equipment:

Dehumidifier – 52 decibels each

Air movers – 52–60 decibels (depending on speed setting) each

*Quantity installed cannot be confirmed due to the nature of repairs.

Electrician:

Rohan

Lic. A27097 and REC. 20531

*Please note, at this stage of the repairs, the only trade requiring a license is the electrician.

Public liability attached.

Thank you Chawakorn.

Johnson Tan
Senior Relationship Manager

M 0420 846 041

E johnson.tan@areal.com.au

P 03 9818 8991

A 33 Camberwell Road Hawthorn East VIC 3123

On 3/07/2025 5:02 PM, Chawakorn Kamnuansil <ck.chawakorn@gmail.com> wrote:

To Johnson,

This email is a formal response to the multiple, legally defective 'Notice to Renter' documents issued by Areal Property. It outlines your non-compliance and contains a final demand for action.

Let us first establish the facts, based entirely on your own actions and documentation:

1.
Your Notices Are Invalid: You deliberately marked "NO" on your own forms, formally declaring no details were attached. This renders them defective under the RTA.
2.
You Have Fabricated Evidence: You have repeatedly relied on a non-existent "tenant-confirmation" to support your false narrative.
3.
Abdication of Professional Duty: Your notice directs me to seek help from Consumer Affairs Victoria. This is a formal admission of your failure to perform your duties as an agent, attempting to outsource your responsibilities to me.

After 70+ days of this conduct, the direct result of your failures is that one simple, fundamental question remains unanswered. The proposed work is in

our only bedroom. Sylvia's unprofessional suggestion to "stay at a friend's place" is not a solution.

Therefore, a singular, fundamental question requires your immediate attention:

Where, precisely, are my roommate and I supposed to live while our bedroom is a work site?

To be clear, any refusal of entry based on an unworkable or unreasonable plan—similar to the unhelpful suggestions you have provided in the past—will not be considered a breach on my part. The responsibility to provide a viable, respectful solution rests entirely with you. **Consider this carefully.**

I require your clear, written plan for suitable temporary accommodation by **5:00 PM tomorrow, 4 July 2025.**

If you fail to provide this plan by the deadline, I will, without further notice, file an urgent application with VCAT and a formal complaint with Consumer Affairs Victoria. The complaint will detail the entire pattern of conduct outlined in this email, including your issuance of defective legal documents, fabrication of evidence, and abdication of professional duties.

Your own documents will form the basis of my submissions.

Chawakorn Kamnuansil

Unit 1803

VCAT Ref: RT252398



If you have any feedback regarding my service, please feel free to contact my manager.

Jamie Ong (Head of Property Management) jamie.ong@areal.com.au

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