Subject: Re: FW: Follow-up on Wall and Carpet Damage - 1803/243 Franklin St From: "Sylvia Hao - Areal Property Hawthorn (MPM)" < MPM@email.propertyme.com>

**Date:** 2/6/68, 16:37

**To:** ck.chawakorn@gmail.com **CC:** mpm@email.propertyme.com

#### Hi Charwakorn,

Just a quick update—OC contractor has confirmed that one of the affected rooms will need to remain inaccessible during the drying process. Drying equipment will be placed in that bedroom, and please note it does emit a moderate level of noise and unfortunately cannot be switched off during operation.

If you prefer not to move out during this period, you're welcome to share the second bedroom or use the living area as a temporary alternative. Could you please confirm if access can be arranged for the drying equipment to be installed?

Let us know what works best for you, and we'll do our best to assist.

Best regards,

#### Sylvia Hao Relationship Manager

M 0420 675 561

P 03 9818 8991

A 33 Camberwell Road, Hawthorn East VIC 3123



On 12/05/2025 9:55 AM, "Sylvia Hao - Areal Property Hawthorn (MPM)" <MPM@email.propertyme.com> wrote:

**Email** 

Hi Chawakorn,

Thank you for your detailed update and the photo.

I've followed up with the Owners Corporation to confirm that the leak has been resolved, and I've requested that the necessary rectification works be arranged without further delay. I've also asked them to provide a clear timeline for inspection and repairs.

I understand the inconvenience this has caused and appreciate your continued patience. I'll keep you updated as soon as I receive a confirmed plan from their side.

Best regards,

### Sylvia Hao Relationship Manager

M 0420 675 561

P 03 9818 8991

A 33 Camberwell Road, Hawthorn East VIC 3123



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

**Sent:** Saturday, 10 May 2025 1:30 PM

To: Sylvia Hao <sylvia.hao@areal.com.au>

Subject: Re: Follow-up on Wall and Carpet Damage - 1803/243 Franklin St

Hi Sylvia,

Thanks for your reply. Here's an update on the wall — although the water has dried, there is still a visible stain and surface warping, as shown in the attached photo.

I've done my best to manage it temporarily using Gumption, but this is clearly not a long-term solution and shouldn't fall under the tenant's responsibility.

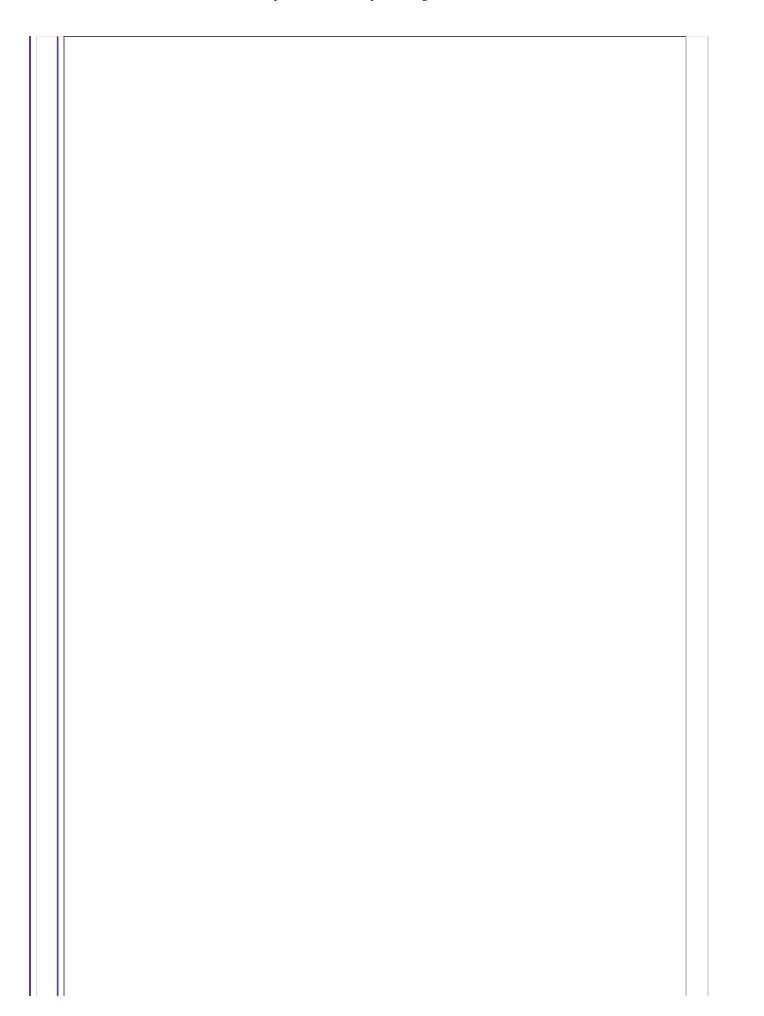
The wall is still visibly damaged and the room remains unsuitable for normal use. I need to know when someone will be sent to inspect and repair the affected area. This needs to be addressed properly, not just acknowledged.

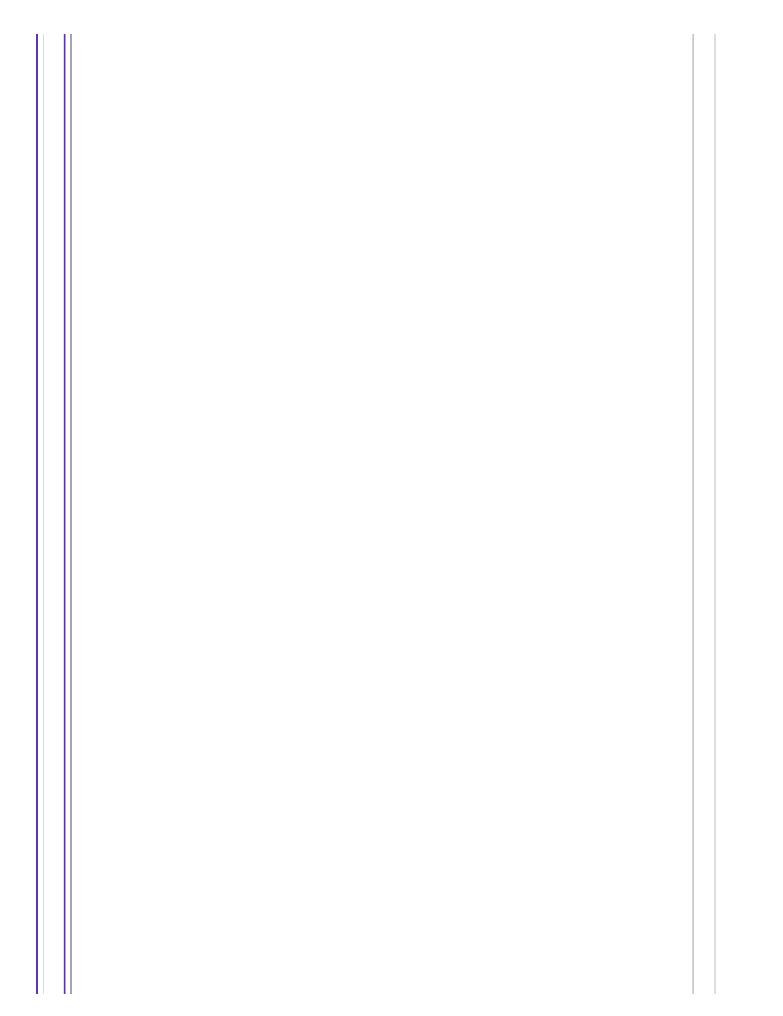
Also, for record-keeping purposes, all communication regarding this matter must be done via email, as phone calls cannot be documented as evidence if needed.

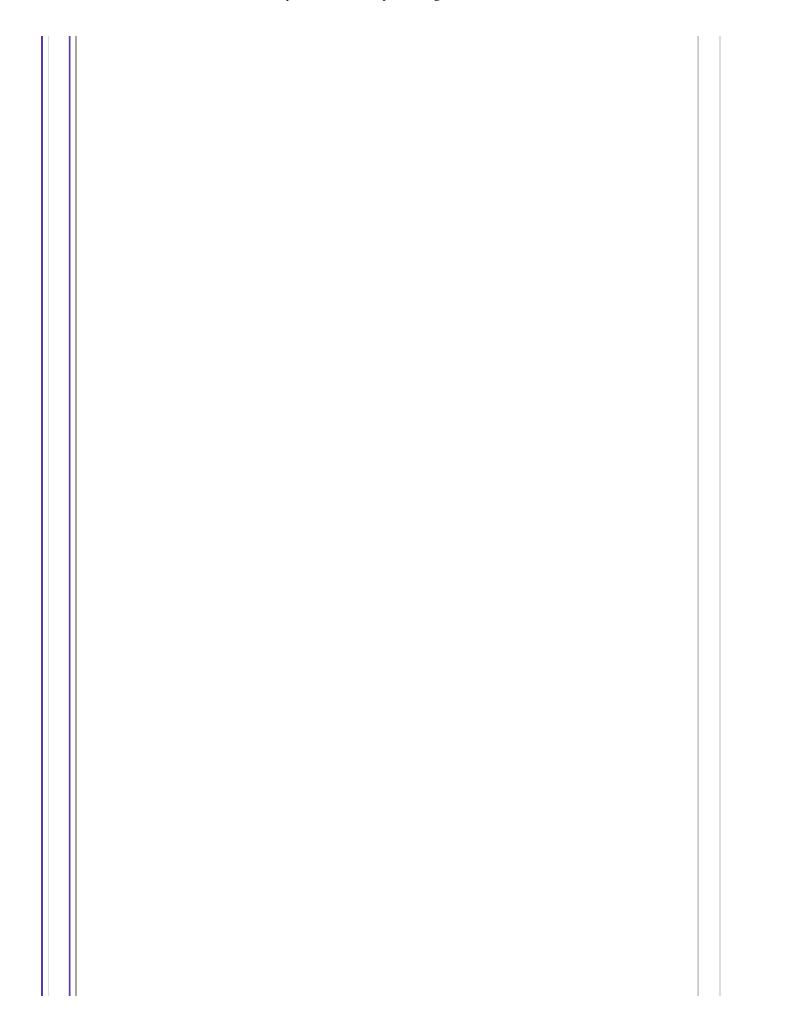
I expect a response with a clear action plan and timeline.

Best regards,

Chawakorn







On Fri, 9 May 2025 at 14:23, Sylvia Hao < <u>sylvia.hao@areal.com.au</u> > w	rote:
Hi Chawakorn,	
Thank you for your email, and I do apologise for the lack of updates — I u your concerns and appreciate your continued patience.	nderstand
The plumber who attended the unit last Wednesday was arranged by the Corporation to address the leak from the hot water system. We are current on their formal report to confirm that the issue has been fully resolved.	
In the meantime, could you please let me know if there has been any furth ingress or signs of dampness since their visit? This will help ensure there a ongoing issues.	
Once we receive confirmation that the source of the leak is no longer active arrange for quotations to repair the internal damage, including the wall an potentially affected carpet and underlay.	
I understand how frustrating this situation is and will continue to follow up relevant parties to ensure the matter is addressed appropriately.	o with the
Kind Regards,	

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	Sylvia Hao				
	Relationship Manager				
	0420 675 561				
	sylvia.hao@areal.com.au				
	03 9818 8991				
	33 Camberwell Road Haw	thorn East VIC	3123		
	www.areal.com.au				
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update or progress on the condition of my unit. I had already sent photos clearly showing wall damage — fixing the leak alone doesn't resolve everything.

This unit is carpeted, and the leak went on for days. It's only logical to assume the carpet and underlay have been affected too. Does it really make sense to think the issue ends with the hot water pipe?

Also, why has there been complete silence? It's not even during a public holiday period this time, and yet I'm still left waiting with no information. Is the delay coming from the building manager, or is the owner just not interested in maintaining their own property?

I've been patient long enough. Please advise what steps are being taken regarding both the wall and the carpet, and whether an inspection will be arranged.

Regards,

Chawakorn

# 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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## 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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