

Key Decision Makers from UQ and QUT have visited the property and potential summer business opportunities have been discussed. It will be great to secure some business of what is traditionally a quiet month in terms of student accommodation.

We also wish Shafston College a happy birthday for Friday the 8th of August. Residents and Students enjoyed a free barbeque (and the afternoon off from class) with various guests and sponsors participating and providing food, drinks and entertainment. The UniLodge @ Shafston team with support from our good friends at Red Bull attended the event and handed out some free Red Bulls to the thirsty customers.

We of course value our relationship with Shafston College and will continue to support them in any way that we can.

And today we draw our winner of the Ipad2 competition, 1 lucky resident will walk away with this fantastic tablet just for booking before 11th of August.



August to date we have seen further short term groups this time from the Middle Eastern Market which has been great for those owners still in the short term pool. Short term bookings also mean short term vacancies unfortunately and we may see a dip in short term bookings from the college in the coming couple of months as their bookings begin to taper off before Christmas. This has been reflected also in a dip in bookings from YEC International. An ILSC representative and 3 overseas agents conducted a familiarisation on site this month however, which is a positive sign from them moving forward. Next month may present a good opportunity for those owners still thinking about opting into the long term pool. Just a reminder though, the new PAMD agreements must be signed before we can legally lease your studio out to a long term tenant.

We have also had a productive month again in terms of refurbishing and refreshing rooms with another couple of units now ready for the long term pool. We have to date been able to secure leases for those owners opting to reconfigure bedding and repaint. Some owners have decided to go above and beyond our recommendations by purchasing full size fridges, which has been a determining factor in securing a handful of leases they may have otherwise got away. We will continue to assist owners where we can in improving their product in response to demand, which is still currently leaning towards Queen studio's with Air Conditioning and/or balconies at this stage.

And finally, we are still chipping away with the support of our Body Corporate at addressing various building issues such as stairwell pressurisation, preventative maintenance such as the annual Thermoscan inspection which identifies potential electrical issues and improving the buildings facilities for our residents.

Handyman Tim has been recruited for a handful of hours per week to assist with small repairs inside our studios and to assist with the longer term property projects currently proposed/underway. He will be looking at our Irrigation system in order to be able to water and maintain our gardens in the coming warmer months. Door seals will be installed on all studio doors throughout the building, this will help minimise noise issues related to the slamming of doors. We welcome his addition to the team and look forward the improvements throughout the property his skills can enable.