

Shafston Investor Newsletter – July 2014

A message from your Customer Service Manager

July has been busy and productive month. We have seen an increase in occupancy from 62% to 76% from June to July.. This is due to many 1 and 2 week Shafston College student groups, some short term college bookings through YEC International and ILSC, and our steadily growing number of leases.

We have made some progress with the reconfiguration and presentation of a handful of studios. It's amazing how refreshed the rooms look with a fresh coat of paint. Some owners have opted to replace some of the furniture/furnishings which adds to the appeal and overall long term liveability of the studios and definitely assists us in finding longer term tenants. August looks like a good month for coordinating some painting of studios.

**Note* The new PAMD's for the lease model are now ready. Owners who wish to enter into this model please email me at manager.shafston@unilodge.com.au and I will get a copy out to you to peruse/sign.*



1) 2 examples of refurbished studios

July is intake month at the local Universities and we have been busy preparing for and attending each of the Open Days and Expos to spread the UniLodge @ Shafston Brand and make contact with prospective students. We will also be attending the Tertiary Studies Expo for the first time. Our schedule for July (and one in August) is as follows-

- **14th July 2014** - UQ Student Living & Accommodation Expo –
- **19th & 20th July 2014** - TSXPO –
- **21st July** - International Education Services, Foundation Group Marketplace & Open Day-
- **27th July 2014** - QUT Open Day –
- **8th August 2014** - IDP Brisbane International Students Exhibition –

We have purchased a variety of UniLodge Merchandise to giveaway in the pursuit of contact details for prospective residents. These include beachballs, lanyards, bottle openers, tote bags and balloons. The UniLodge brand will not be missed, that can be assured.



1) UniLodge Lanyard 2) UniLodge Beachball

Prospective residents are provided various incentives to choose UniLodge @ Shafston, such as entering the draw to win a free iPad for those who book before 15th of July and a Themed Welcome Party.

UniLodge
 Studio Apartments to rent from \$310/week
 Win an iPad 2!
 Book before 15 July for 6 months or longer and enter into the draw to win an iPad 2 16GB 3G/WiFi
 Don't miss out! Book Today!

@ Shafston
 108 Margaret Street, Brisbane
 Phone: 07 3448 7676 | Email: reception.shafston@unilodge.com.au

LOCATION: Riverside location on campus at Shafston College, Kangaroo Point. Views of the Brisbane River, City and The CBD.

SECURITY: Secure building. Badge card access to entrance, lift and key access to all units. 24-hour security monitoring and live-in manager.

CONVENIENCE: Supermarket just 5 minute walk. Free internet and free gym onsite for residents. Cafeteria onsite with wide range of hot and cold meals, snacks and drinks. Clean, well-maintained laundry. Close to restaurants, pubs, cafe's and shopping centres.

ACCOMMODATION: Private, sun and light atrium units available. River views and units with balconies available. Equipped with TV, fridge, microwave, toaster, kettle, cooking utensils and crockery and drinks. Air conditioning available in some units. Coking bars in all units.

your shop MOVE IN BEFORE YOU MAKE THE MOVE WITH YOUR SHOP
 From the bedroom to the bathroom and beyond! Order now and your stuff will be in your place when you arrive. It's easy, convenient and value for money - awesome!
www.yourshop.unilodge.com.au

my life
 "It's been a great experience to stay here at UniLodge @ Shafston. The staff are very helpful and are always ready to please. My friends are really enjoying UniLodge @ Shafston to my friends."

HAWAIIAN THEMED Welcome Party!!

ANIMALS GREAT FOOD, MUSIC & SLUSHIE MACHINE PHOTOBOOTH
 FACE PAINTER MAGICIAN

108 Margaret Street!
 Meet on Thursday the 17th of July on level 4 at 6:00pm SHARPI

Here at UniLodge we like to start the semester in style with our epic WELCOME PARTY!
 Come dressed Hawaiian style and meet your new neighbours for a night of food, drinks, prizes and awesome entertainment!
 YES there will be a dance-off, YES it is hula dancing and YES there is a \$100 Gift card for the Winner PLUS a lucky door prize of a complimentary surf lesson! KOWABUNGA DUDE!

This event is FREE for all UniLodge tenants
 Please sign the RSVP sheet at reception

UniLodge your place Community Spirit RED FROGS

In addition to the work we've been coordinating with owners in their studios we have been continuing to look at how we can better present the property as a whole. Our security

swipe card system is currently being reprogrammed so we can better secure the building and manage after hours issues & disturbances.

We have met with Internet providers 3play and discussed how we can provide the best possible service to our residents.

We have shampooed carpets in the gym/lounge area and introduced a diary with the purpose of gaining feedback from those who use it. Many gym suppliers have been approached and subsequently provided assessments and recommendations of how we can improve the facility.

In response to demand additional bike storage/racks are being considered.