



SURFERS
PARADISE

OWNER NEWSLETTER

Dear Owners,

Welcome to the September 2019 Newsletter.

Spring is in the air and the weather is glorious on the Gold Coast so it's a perfect time to start our renovation program for this wonderful complex.

So, what is happening you may ask?

- The **Level 15 Executive Lounge** is being relocated to **Level 2** and the space that was previously occupied by the executive lounge is being converted into 9 new Hotel Guest Rooms, taking the hotel inventory to 178 rooms. During the construction the Executive Lounge will be relocated to Catch Restaurant located on Level 1.



- At the completion of the Executive Lounge project we will commence on **converting Fix Bar into a new meeting room**. By adding more meetings space, it will allow the Hotel to be more

competitive in the lucrative Meetings and Conferencing markets.

- **A children's Water Play Park** will be developed on the swimming pool deck near the current children's pool.



- We are currently talking to three (3) suppliers to replace **all the pool furniture** on the swimming pool deck so that we have a consistent modern setting across our lovely pool area
- We are currently finalizing a new design to replace the current **non-functioning glass doors** and to increase the inside area of the indoor heated swimming pool.
- We are also finalizing a **new design for the Pool Bar on Level 2**, with a view to opening this new bar in time for the Xmas/New Year trading period.
- An **extra four (4) CCTV Cameras** are being installed in the car park on levels B3 and B4.
- We are also replacing some **valves in the main plant room** as well as adding some **safety alarms** in this area should there be a gas leak.

What is happening in the 3113 office?

- We **farewelled Phil** on Tuesday 27th August as he sailed off to retirement.
- We are all settling in to **our new roles** and our team are excited to make a fresh new start and build a wonderful future ahead with our owners.
- The 3113 office **will start offering a Sales Agency service** from October 1, 2019. The 3113 Office is the only approved onsite team who have a connection with all the residents, tenants and guests. Hence the 3113 team of Yue and Michelle know they can provide that extra service to ensure your property can be sold.

Please follow us on **Facebook**,

<https://www.facebook.com/3113-Surfers-Paradise-318502791680585/>

What is happening on the Gold Coast?

As always, the beautiful GC has lots of entertainment and events on the go. A few this month are:

- Crafted Beer & Cider Festival in Burleigh
07th September
- Swell Sculpture Festival in Currumbin
14th September
- Palmy Fest in Palm Beach
22nd September
- Surfers Paradise Kids Week
28th September – 4th October



Body Corporate matters:

The **AGM** will be held onsite at 10am on Friday **27th September**. Voting papers will be sent out soon. If you would like to attend the meeting, please ensure you register with Ernst Body Corporate.

Owners who are NOT currently in our pool:

The current summer forecasts are indicating that it will be a very busy season.

The hotel is currently **Fully Booked** for Schoolies and pacing well ahead in both occupancy and rate for the upcoming Summer School Holiday Period.

As Jerry Schwartz mentioned in last month's letter, the 3113/Hilton team are looking at all possible ways to **increase your returns**, we have already **reduced cleaning costs** to the holiday pool with other initiatives to come soon.

So, if you are with another agent, or were with Hilton previously, why not consider the new Hilton/3113 team to manage your apartment over the upcoming busy summer season.

A few of the many benefits of having your unit with Hilton/3113 are:

- Your investment managed by a 5 Star Global Brand.
- On-Site management ensuring your property is kept at a 5 Star Standard.
- Pooled Income which means revenue for EVERY night your unit is in the pool.
- Pooled Maintenance Fund so your repairs, utilities and insurance are taken care of.
- A team dedicated to provide you with a positive experience.
- Consistency, reliability & professionalism.

Courtesy Reminders:

If you are an Owner Occupier please remember to ensure you meet Queensland Fire & Safety Regulations by having the **Smoke Alarms** Checked Annually in your properties. There are a number of compliance companies on the Gold Coast you can use, our preferred supplier is www.smokealarmsolutions.com.au

Your 3113 Team - David, Michelle, Peter & Yue