

# coral sea PROPERTY MANAGEMENT news

February 2011

Edition #1

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## CHAIRMAN'S MEOW

For the uninitiated Chairman Meow is our office cat. He seems to spend his days lazing in the reception area greeting all and sundry and demanding pats and attention before swiping at an unsuspecting ankle or tiptoeing across a computer keyboard in the middle of any important task.

He is the chairman of the board and lets it be known his word is law. (especially if his claws haven't been clipped!) We will include monthly a few of his favourite musings.

- Grammar is important. For instance, commas save lives, such as in this example: "Let's eat grandpa." vs "Lets eat, grandpa"
- People think I'm too patronizing (that means I treat them as if they're stupid)
- TEIAM - problem solved
- Who is Pete and why is it for his sake?
- Im searching for my happy place. I could have sworn I left it next to the television...

## YASSI KICKS ASSI!!

Hi everyone,

That sure was a nasty blow. Hope you all remained safe and well during the last month of cyclones floods and all round crazy weather. We are beginning to get a better picture of damage here in Townsville. We are back in the office, with power and all systems go, Hooray!!!! Things are starting to get back to normality after a long week in the dark!

Our wishes go out to all who have been affected, especially those few who have copped a double whammy from the floods followed by the big blow (not to mention cyclone Anthony)

### What a month.

If you have a spare moment have a look at some of the photos that we have posted on our website of damages Yassi has done.

[www.coralseaproperty.com.au/gallery](http://www.coralseaproperty.com.au/gallery)



**CHAIRMAN MEOW**



**DIDNT I TELL YOU NOT TO PICK YOUR NOSE!**



## NEW OWNERS TO THE CORAL SEA FAMILY

### Welcome to:

- Tania White
- Jean & Lawrence Smith
- Marnie Wettenhall
- Matty O'Hehir
- Lisa Boccalatte
- John and Linda Jeffery
- Jackie Vollugi
- Jennifer Cox
- Peter Cardiff

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### GREAT PRESIDENTIAL QUOTES

*"If we don't succeed, we run the risk of failure"*

*--Bill Clinton*

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### WE RECOMMEND

#### TERRY SCHEER LANDLORDS INSURANCE

Which also includes loss of rent and automatic coverage for contents. In all the cases above cases above it may have helped reduce any losses by the landlords. Contact Terry Scheers direct or our office for more info

## CYCLONE BLOWS INSURANCE SUCKS!!!

The recent disasters have had everyone reaching for their insurance policies and some have been found badly wanting. Landlords are discovering not all policies are the same.

### LANDLORDS PANTSED

#### CASE ONE!

The recent cyclone damaged a property to a state where it was unliveable, the owner contacted their insurer and discovered that whilst repairs to the property would be covered his policy did not allow for loss of rent whilst the repairs were bring carried out.

#### PANTSED CASE 2

Unit owners are discovering limits to body corporate insurance. In this case water made its way into the property of a centre unit and damaged all the carpet. Once again the property was rendered unliveable until the area could be dried. Body corporate insurance has indicated it does not cover contents or loss of rent.

#### CASE THREE!

### TOWNSVILLE LANDLORD HELD HOSTAGE BY DERANGED TENANT FOR 46 DAYS... COURT SAYS "OH WELL!"

Right here in Townsville, a recent QCAT hearing has revealed the need for all owners to review their landlords insurance. The agent had followed all possible procedures to the extent of the law, yet the tenant got to a whopping 46 days in arrears before facing the courts and being held accountable for the unpaid rent.

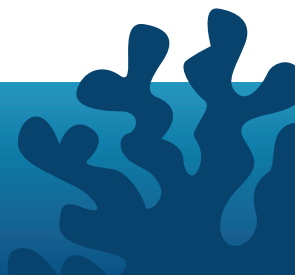
Despite being awarded the bond and costs the owner still found himself more than \$2000 out of pocket. It was discovered once excess amounts were applied the "landlords" insurance policy held did not cover the owner for any of these losses.

#### OWNERS BEWARE; ALL POLICIES ARE NOT THE SAME!!

From water damage to carpets in units not covered to no loss of rent coverage after a cyclone event now is a great time to make sure you are adequately covered.

**Shaun Podbury**

*Principal*



## CORAL SEA PROPERTY AGAIN LEADS THE FIELD WITH THEIR INTRODUCTION OF ONLINE AGENT...

View rental property details, rent review and lease dates, inspection dates as well as download all your monthly statements online, from anywhere in the world, 24 hours a day 7 days a week!!

To get started with OnlineAgent, simply call the Coral Sea office on (07) 4724 1723 or logon to [www.coralseaproperty.com.au](http://www.coralseaproperty.com.au) and click the owner tab and follow the prompts.



## THIS MONTHS STATISTICS FOR THE GEEKS

We maintained a vacancy rate of .19% for the month of January

As at 10/2 we have 1 property vacant

95.26% of our tenants are on lease

97.64% of our tenants rent is fully up to date

## FOR THE LAID BACK OWNER

Have a beer its all fine and moneys in the Bank!!

## FEBRUARY VALENTINES DOOR BUSTER

Don't forget about our "Bring a Friend" promotion...

### We Need your HELP!!!

We have run out of quality properties to rent!

### Can you help?

Simply bring a friend and their rental to Coral Sea and we will provide you with 3 months of property management COMMISSION FEE FREE for both you and your friend!

## IN LOCAL NEWS....

AUSTRALIA'S Defence Force has begun acquisition of land at Rasmussen where it will spend \$30 million to develop almost 900 homes, 300 of which will house troops from a 750-strong battalion to arrive in Townsville this year...

Read more at our blog [www.coralseaproperty.com.au/blog](http://www.coralseaproperty.com.au/blog)

The RTA has extended deadlines for bond disputes and applications to the Queensland Civil and Administrative tribunal (QCAT) for those affected by the flooding crisis.

Read more at our blog [www.coralseaproperty.com.au/blog](http://www.coralseaproperty.com.au/blog)

## TRUST THIS MUG? WE DO! Steve 'Strech' Warner

### Smoke alarm Solutions

Steve sizes in at around six foot something, he looks after the servicing and maintenance of your smoke alarm systems!

Steve enjoys all things sport, be it Cricket AFL or even the odd game of darts!

He is the father of three tall children and is a valued member of the Coral Sea Clan.

Steve recommends that all smoke alarms be service to protect yourself and your family.

