

coral sea

PROPERTY MANAGEMENT

news

October 2011

Edition #1

CORAL SEA DICTIONARY

Coral Sea YAHOO WAHOO
education for dummies 101



YA•HOO –noun.

1. When all tenants are up to date with their rent, therefore no tenants in arrears!

You guys rock! (We had 4 Yahoos for the month of September!)

WA•HOO –noun.

1. A shout out of joy
2. A sound all the staff at Coral Sea make when all the properties on our rent roll are fully tenanted. Backed up with a tragic booty shake, tragic levels vary between each staff member.

YA•HOO WA•HOO –noun.

1. A combination of the above, our tenants are very happy and time to go to the pub!

FUNNY HA HA

Late one night in Canberra, a mugger jumped a well dressed man and yelled "Give me your money!" The well dressed man stiffened, but said indignantly, "You can't do this to me I'm an Australian politician!" "In that case," replied the robber, "give me MY money!"

PIRATES RAISE HELL!

NO CORPORATE WANKERS!

For all you fabulous folk who grace us with your presence at the office, anyone who perused our August newsletter or have seen our Coral Sea cars cruising down the highway, you may be wondering...

"What is with the pirates?!!"

Over the coming weeks we will at a snail's pace expose entirely the in's & out's of the Coral Sea pirate revolution.

For now, ayy matey, what's this all about?

1. We run a tight ship.
2. We sail under our own flag, we set our own rules.
3. We manage every ship (property) as if it was our own.
4. Honesty first, good news or bad.
5. Pirates drink rum, and lots of it!
6. Anyone who sails under the Coral Sea flag, owners, tenants & crew are treated with respect.
7. Pirates raise hell! No corporate wankers!

If you have rented through a scurvy corporate bilge rat order them to walk the plank! Sail under the Coral Sea flag and leave ye magpie legged corporate wankers for Davey's Grip!



PIRATES
ARRRRRGHHHHH COOL

CORAL SEA OFFICE HOURS

Monday – Friday 9-5, Saturday 9-12

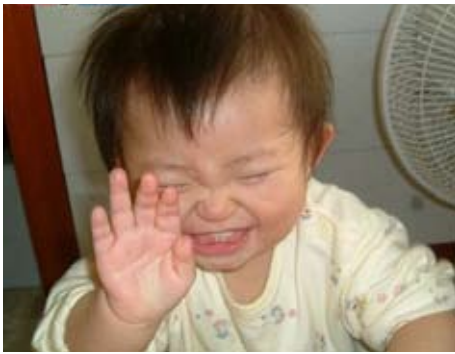
Outside these hours we are busy having fun!

For after hours emergencies call

Electrical - Kolbys Electrical 4729 0466

Plumbing - Northern Plumbing . 4775 7320





Q. Where are your buckaneers?

A. On the side of your buckin head!



LOOKING?

Looking for a flash new property or know someone looking?

Check out our website & see what we have available!

<http://www.coralseaproperty.com.au/property/for-rent>

Coral Sea have stepped up to a new dimension of advertising and presentation! We have embraced the interweb thingy and new tekonomie.

Check out our:

Coral Sea You Tube Channel

and feel free to leave us comments! (No swearing you bad boys, you know who you are!) We always love your feed back!



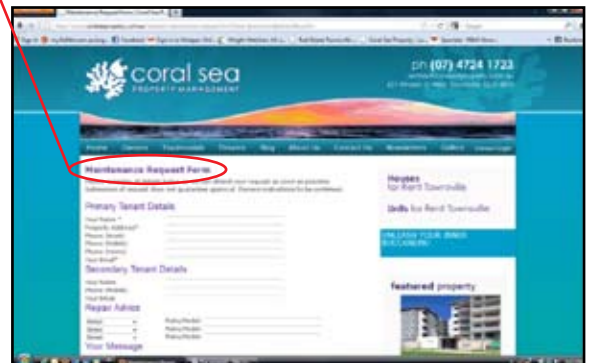
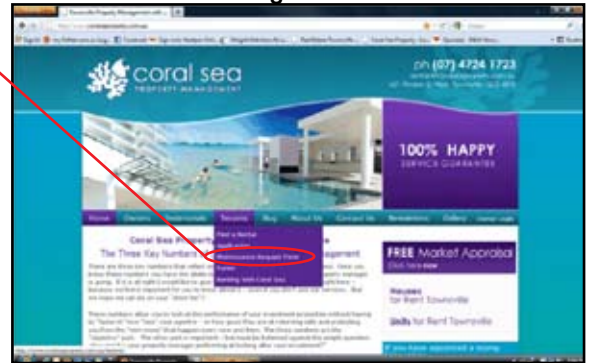
MAINTENANCE HOW TO

Our tenants are our owners most important asset and we take your comfort seriously.

You have the right to expect that your property is kept in tip top condition and maintenance is carried out in a timely manner. To help ensure this is the case we have instigated a seamless online maintenance system. We would appreciate your assistance by logging any maintenance requests online so we can maintain a high level of service. The process is detailed below:

How to lodge any maintenance requests:

1. Go to our website <http://www.coralseaproperty.com.au/>
2. Select Tenant tab, click on **Maintenance Request Form**
3. Ensure you have completed all the troubleshooting and read and acknowledged the Terms and Conditions. Once you have confirmed, continue to the **Maintenance Request Form**.
4. Enter all the necessary details as required. Please ensure you enter as much information as possible including Model number and serial numbers.



The more information you provide the faster we will be able to assist you and get your maintenance completed.

Once submitted you will receive a confirmation email detailing your maintenance request and noting the date and time your request was submitted. Please keep a copy of this email as your record of the maintenance being lodged.

What happens now?

- You will be contacted by someone from the office within 72 hours.
- The job will be allocated to a tradesman and you will be contacted within 7 days by the tradesman to organise access (no keys) or inform you of when they will commence work (keys OK).
- We will also contact you with the tradesman's contact details who has been allocated your task. You are free to contact the tradesperson direct once we have given you this number to arrange a convenient time or to give them a little helping reminder!
- We endeavour to have all routine maintenance tasks completed within 14 days.
- If your maintenance has not been completed within 14 days please contact our maintenance team Anita A. or Cam in the office for an update.



CHAIRMAN'S MEOW



NEW TENANTS THIS MONTH

We'd like to welcome all our new tenants to the Coral Sea Pirates Crew!

These guys know all know how to stay in the goodbooks, they've all been caught supplying the Chairman with illicit pats!



Geraldine Henaway and her little monsters with Chairman Meow



Lyndal & David with Chairman Meow



Chairman making himself comfortable with Georgina & Andrew



Paul, his red wine and Chairman Meow doing what he does best

Matty & Chairman Meow schoomzing

**CHECK OUT MORE
NEW TENANT
PHOTOS AT**

www.coralseaproperty.com.au/photos

MEET THE PIRATES OF THE CORAL SEA THE WHO-TO-GO-TO'S

Tenant Team - The Gunners

The Gunners' duties include taking care of all the crew, ensuring all properties are well maintained and you crew are shelling out your rent 7 days in advance.

They also look after your routine inspections. These guys are here to help so feel free to give them a call or suck up by buying them a bottle of wine.

Beware these girls are always helpful, sweet and pretty but don't mess with them or they will have you walking the plank!



Team Leader:
Verena Evans



Tenant
Team: Nicole
Geissler



Give and Let Give

No one would argue, times have been a bit stressful over the last couple of months.

People often ask me, usually whilst paying their pat tax: "Chairman, you are always on the job, so how do you stay so chill-axed?"

My answer: "Giving."

Yes, it's true! I find myself Giving ALL the time.

I 'give' when I let people cuddle me.

I 'give' when I let people scratch my ears.

I 'give' when I let people play with me.

Give, give, give and it will bring me...uh you much joy.

So if you find yourself feeling a bit stressed come in and pat me sometime :)

**Til next month,
The Chairman**

Maintenance Team - Team Fix It!

Team Fix It, are the ones to have on speed dial for all your maintenance needs.

From a leaky tap to electrical faults they will make sure your quarters are fit for a Captain and not like a poop deck!

Remember to lodge your Maintenance Request online (see previous page)



Team Leader:
Anita Aakjaer



Handyman:
Cameron
Murchie

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!)