

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!

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 landlords are very happy and time to go to the pub!

NEW OWNERS TO THE CORAL SEA FAMILY

Welcome to:

- Chantel Hooijer
- Selesti Smith
- Leigh Cox
- Davo Urquhart
- Michelle & Ewan Eadie

HA HA HA!

There was a man who entered a local paper's pun contest. He sent in ten different puns, in the hope that at least one of the puns would win. Unfortunately, no pun in ten did.

TALK ABOUT A VERY MERRY CHRISTMAS!

Thanks to all the players that came along to our Owner & Tradies Christmas party! By golly we were jolly!

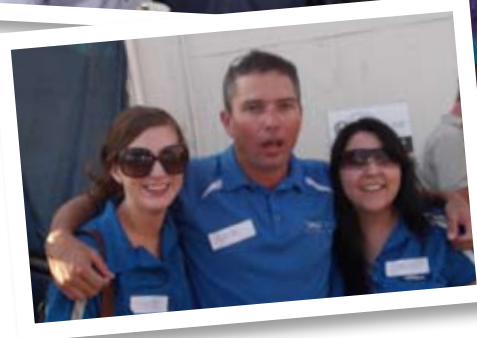
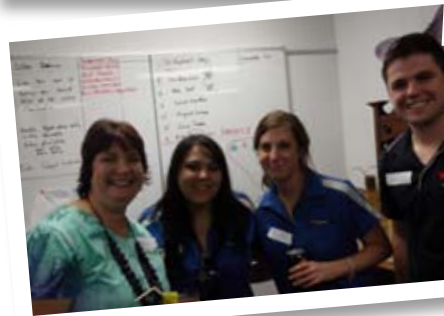
It was an absolutely superb afternoon, with a great turn out, great BBQ & we are already excited for Christmas 2012!

Although what happens at the party should stay at the party, we're pirates!!!

Here's some evidence of the rockin Christmas party!



*Beware embarrassment intended



THIS MONTH'S STATISTICS (FOR THE GEEKS)



- For the month of December we maintained an average vacancy rate of 98.96 %
- As of the 4th January we have 7 Properties vacant
- 98.88% of our tenants are up to date with their rent
- And 99.26% of our tenants are on lease.

WAHOO!

FOR THE MORE CHILLAXED OWNER: TAKE AN EXTRA LONG CHRISTMAS BREAK, SKI THE ALPS!

...the money is in the bank!



PROPERTIES RENTED THIS MONTH

Kirwan Cute & cosy cottage home, 3 bedroom, 1 bathroom \$350 p/w

North Ward Modern & stylish executive apartment 3 bedroom, 2 bathroom \$490 p/w

Heatley Colourful & quirky cottage 3 bedroom, 1 bathroom \$390 p/w

Kirwan Immaculate Greenwood mansion 4 brm, 3 bthrms \$525 p/w

The Avenues Brand new, gorgeous family home 4 brm, 2 bathroom \$405 p/w

HAPPY CAMPER

"Dear Coral Sea Property Team, Tenielle and I would like to thank the entire Coral Sea team for all of your professional advice and securing tenants in such a short time frame over the last three months for both of our properties.

We have found you to be highly professional, responsive to our needs, and our tenants concerns. Whilst willing to put in the extra hours, and being more than approachable.

Cameron and Bob deserve special mention as we are impressed with your cheerful and professional nature in which you conduct your business and timely rectification of problems.

You are all a pleasure to do business with, and Tenielle and I would be happy to recommend your services to any prospective clients.

Jason & Tenielle McNeill



REFERRAL FEE

Did you know we pay anyone who successfully refers an owner to us at Coral Sea... We pay you \$250?!

Spread the word of our guarantee's to your friends or family.

No asterix's, no fine print.. if you send any landlord our way, we will **show you the money!!**



REFERRALS

We love nothing more than when our owners are SO happy they tell their friends about us at Coral Sea!

An enormous thank you this month goes out to Paul Dury! Paul decided to spend his referral fee on well... US!

We are very lucky, honoured and forever thankful Paul would consider us for such an amazing prize...soooo... we decided as a team to send Paul's beautiful wife Monique a gorgeous bunch of flowers! As we all know happy wife, happy life!

(And the team had a little fun too!)

What will you spend yours on?

CHAIRMAN'S MEOW



MEET THE TEAM

TIME TO PUT NAMES TO FACES, AND MEET YOUR WONDERFUL CORAL SEA TEAM!



Team Leader:
Anita Stirrat



Owner Team:
Stella Rose

Owners Team - The Protectors

The owners go-to contacts in the office. These ladies work hard to ensure all of our wonderful owners sleep well at night, and know that their properties are in the safest hands.

Tenant Team - The School Teachers

These guys keep our second most important asset happy. After selecting our favourite few from our many applications, they spend much of their time educating our fabulous Coral Sea tenants on how we need them to behave in order to graduate to excellent tenant status. They teach them all about paying their rent on time, keeping properties beautiful and helping with any needs they have during their tenancy.



Team Leader:
Verena Evans



Tenant
Team: Nicole
Geissler

Maintenance Team - Team Fix It!

The maintenance cell is the contact point for all your maintenance needs. Repaints, carpets, pest inspections or just a simple garden tidy up or a leaky tap; Anita and Cameron ensure all your properties are kept in tip top shape and your tenants stay safe and happy so we can renew their leases year after year.



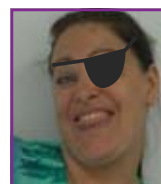
Team Leader:
Anita Aakjaer



Handyman:
Cameron
Murchie

Business Development Cell - The Good Lookers

The Business Development cell are the story tellers of Coral Sea. They seek out new landlords to recruit, educate, turning into raving fans and to make them sleep easier at night knowing their property is being taken care of. That's not all. These guys will turn people into such raving fans, you will want to refer and tell our story to anyone who doesn't love us yet.



Angelique
Hendriks

Management Team - The Boardroom

Our fearless leaders. We're not actually sure what these guys do but it seems it involves lots of lying around the office and demanding attention! They take all the adulation without appearing to do any of the work (maybe they are just great time managers). Sounds like a great job if you can get it!



Team Leader:
Chairman of the
Board Chairman
Meow



Principal
Licensee: Shaun
Podbury

Through recent discoveries, we have acquired the one and only Chairman Meow's own diary. Over the next coming month we will reveal one at a time Chairman's secrets, plots and crazy cat antics. If you can't wait to see what he has been up to, hop on to our blog which also features more than feline shenanigans, it also keeps you up-to-date with all things property management from increasing capital growth, helpful hints for landlords, funnies, all our monthly newsletters & everything in between.

My New Years Resolutions

- Take time from my busy schedule and socialise with my captors more.
- Use new office chairs as my scratching post
- I will no longer beholden over the sound of cat biscuits hitting my bowl
- Learn that my head does not belong in every cupboard/fridge
- Grow opposable thumb; break into pantry; decide for MYSELF how much food is *too* much.
- Work on my camera angles.
- Not be so OCD and clean myself less.
- Be more adventurous. Get out of the castle more, maybe swim counter-clockwise this year.
- Learn to swim.

Thing I will not change in 2012:

I will not accept that the vacuum cleaner is NOT a cat-eating machine! Will continue my plot to destroy!

Til next month, The Chairman

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!)