

# coral sea

## PROPERTY MANAGEMENT

# news

August 2013  
Edition #23

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## CORAL SEA OFFICE HOURS



Monday – Friday 9-5, Saturday 9-12

Outside these hours you can generally find us at the pub or playing laser skirmish!

For after hours emergencies call:

**Electrical** - Kolbys Electrical  
4729 0466

**Plumbing** - Northern Plumbing  
4775 7320

## Get rich quick!

I bet that certainly got your attention! Do you really want that new car? Jet Ski? Or maybe you want to own your own home finally!

Saving money is best done by using the slow and steady approach, making small changes to your lifestyle and money habits (like giving up those daily cups of coffee) that will equate to MASSIVE savings over the long term.

But we all know that life isn't always that methodical. Sometimes we just need to save money fast.

Lets share some killer tips for saving money fast, stashing the cash and saving so those financial dreams can come true.

To save money fast, you should start by getting a big jar from your kitchen, labelling it the 'saving money fast' jar and then proceed with some of the ideas below.

### Make do with less in the kitchen

If you are like me, you probably have what feels like 100's of cans of beans, corn, soups, spaghetti and more sitting in the cupboard. Why not set a game plan to eat all the wasted space over the course of two weeks. Any money you would spend on food for the week, simply put in your saving money fast jar.

The added benefit is you will clear space and get organised in the kitchen cupboards. Just be careful of eating baked beans all week – this method of eating has a tendency to alienate the diner in social situations.

### Sacrifice all daily pleasures

We would never normally say that, but if it is just for two weeks – how bad can it be? This means no coffees at work, trying to walk to work, jump on your bike or grab a bus. Save money on fuel! Cut back on

magazines, eating out, partying on the weekends. Just treat yourself from time to time & see your pockets fill up very quickly!

### Every time you have some coins, chuck them in the jar

When you get home, chuck all the coins in your purse or handbag into the jar. Make it a game for the whole family, household or whatever. Just get rid of those heavy coins and into your save money fast jar.

### If you must buy groceries, why not try something new

If you cannot live off the out of date beans in the cupboard from our first example, perhaps you could reconsider your grocery requirements for a couple of week.

Recently we bought a heap of vegies to make a vegetable soup (perfect for wet winter weeks) that costs only \$30 to make, yet feeds a household of 4 people for an entire week.

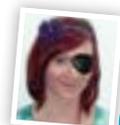
### Cutting the cost of essential purchases

There are some things in my household that I cringe at when I think deeper. For instance, why would we buy a well known brand tin foil? Why would we buy a well known brand for toilet paper? Why would we buy brand name cleaning agents? We should instead be buying these items as cheap and nasty as possible. The foil will still stick, the toilet paper will still do its job and I am certain that all cleaning agents nearly contain the exact same ingredients.

Opt to buy only home brand, cheap and nasty brands when it comes to these items. It will leave you with lots of extra money to help your saving money fast plan.



Crew Member Stella  
[www.coralseaproperty.com.au/blog](http://www.coralseaproperty.com.au/blog)



# THIS MONTH'S STATISTICS (FOR THE GEEKS)



For the month of July:

- 99.69% of all tenants were up to date with their rent

**For those who aren't Arnie will be back!**

- And 98.53% of you super tenants are on a lease!



## 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 tenants are very happy and time to go to the pub!

# Emma's Fun Facts

Everyday the lovely Emma who most of you will know from our tenant cell delights all of us with her daily fun fact:

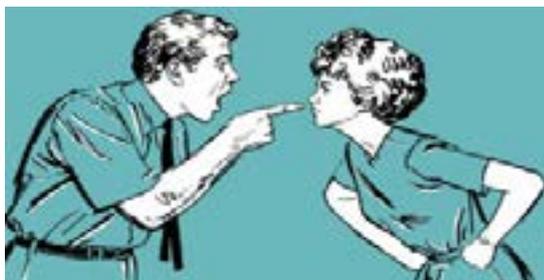
**We thought we would share some of them with you!**



**There is a town in Alaska that has had a cat as mayor for 15 years! (Talkeetna, Alaska)**

**Did you know pearls melt in vinegar?**

**Many people who read the word yawn or yawning begin to feel the urge to yawn.**



**On an average, women say over 7,000 words per day. Men say only around 2,000.**

**Cold weather makes fingernails grow faster.**



**And squirrels forget where about 50% of the nuts they've hidden are.**



**Barbie's full name is Barbara Millicent Roberts.**

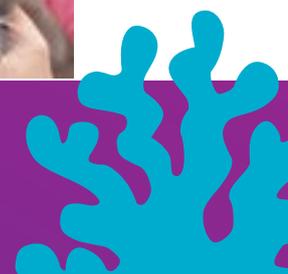
**Coral Sea Fact of the Day I:**

**Men at Coral Sea Property with or without beards are more attractive than the women with or without beards.**

(I don't think Emma wrote this one. Maybe it was Chairman!)

**Coral Sea Fact of the Day II:**

**If the Chairman is not in the mood for pats he will let you know.**



## NEW TENANTS!

We'd like to welcome all our new AND renewing tenants to the Coral Sea Pirates Crew! These guys all know how to stay in the good books, they've all been caught supplying the Chaiman with illicit pats!



Damien & Joshua



Matthew



Mikael



Andres



Ben



Heidi & Catherine

**CHECK OUT MORE NEW  
TENANT PHOTOS AT**

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

## 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:

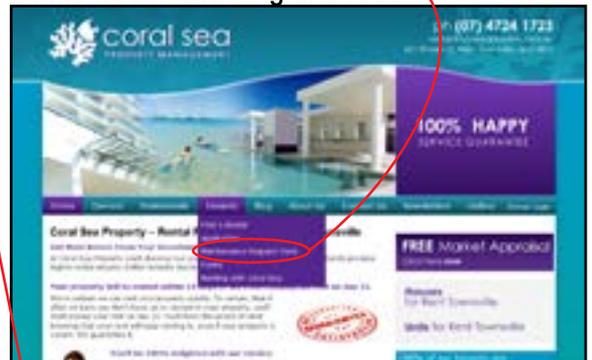
1. Go to our website <http://www.coralseaproperty.com.au/>
2. Select Tenant tab, click on **Maintenance Request Form**
3. Ensure you have completed all the troubleshooting and read and acknowledged the Terms and Conditions. Once you have confirmed, continue to the **Maintenance Request Form**.
4. Enter 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 Emma & Cam in the office for an update.



## CHAIRMAN'S MEOW



### Chairmans tips for a balanced life:

- Take time from my busy schedule & socialise with my captors more.
- Use new office chairs as my scratching post
- Get a bite in on that nasty demon lady who gives me that shot every year
- Come to understand that everyone is from Mars & I am from Venus
- I will no longer beholden over the sound of cat biscuits hitting my bowl
- Circulate a petition that sleeping become a juried competition in major animal shows.
- 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.
- January 1st: kill a mouse!  
January 2: re-live victory of killing mouse
- Work on my camera angles
- Not be so OCD and clean myself less
- Be more adventurous. Get out of the castle more, maybe swim counterclockwise this year.
- Learn to swim.

### Thing I will not accept:

- I will not accept that the vacuumcleaner is not a cat eating machine.
- I will continue my plot to destroy!

**Til next month,  
the chairman**

## TENANTS OF THE MONTH

Congratulations to this month's tenant of the month - John!

He has been crowned this month's TOTM (tenants of the month) for always being an honest & upstanding Coral Sea Citizen, always being up to date with his rent & having A++++++ grade inspections. Not to mention the extreme amounts of hard work & effort he has put in to making the lawns & gardens look spectacular!



**The Chairman thought you should be honoured for your outstanding efforts! Yahoo!** Pop in to the office to collect your prize and get a happy snap with the chairman for our gallery. ( [www.coralseaproperty.com.au/photos](http://www.coralseaproperty.com.au/photos) )

Our TOTM is lucky enough to have won a free months member ship to Snap Fitness CBD. This new and fabulous gym with state of the art fitness equipment is in the Holborn complex located on Flinders Street West.



They offer affordable memberships, 24 hour access, a wide variation of group fitness classes and personal training, boot camps and fitness challenges. Their staff are extremely friendly and helpful and would be

available to speak to any person who is keen to be a member of this new and innovative gym that is all the rage in Townsville.

## 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!



Tenant Team:  
Emma

### 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)



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!)