

coral sea

PROPERTY MANAGEMENT

news

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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

Make your dreams come truer than true!

Last month we looked at setting goals to reach your financial dreams and why it is important. *Let's look at the "how" this month.*

Budgeting tips and tricks for young players:

Be Realistic

If you set yourself a plan and make it too strict (as you are too busy dreaming of buckets of imaginary money) you will end up not saving near as much or any at all. You are a human being and do still have to enjoy living. Try to keep this in mind so you can set up a realistic budget that you will definitely stick to.



Are You Leaking?

Did you look back over your bank statement last month and have to pick your jaw up off the ground? Then there is a financial leak that you need to plug!! Find it and deal with it! You may find it's eating a few "cheap" meals out that have added up or buying your groceries day-to-day instead of in bulk.

The Little Things: The little things are EVIL!! They are the small daily expenditures that add up!! What is it for you, I bet coffee is a big one! It might also be magazines, taxi's, and small brekkie's on the run!

Make Substitutions

You don't necessarily have to stop doing everything you love. Just find a better way to do it. If you love coffee, get a french press for home or work and start making your own instead of dropping the money at a coffee shop.

Go Old School

I think one of the most difficult things in keeping track of money is due to this cashless society we live in. It makes it so much harder to understand where our money disappears. The best way to not overspend is to carry cash whenever possible — out to dinner or to the grocery store, if you take out exactly what you have allotted for that outing you won't be splurging on anything else because you won't have any more money to use. It's an easy way to keep yourself on track and not splurge in the moment.

THIS MONTH'S STATISTICS (FOR THE BIG NERDS)



For the month of May 99.69% of our tenants were up-to-date with their rent.



For those who aren't Arnie will be back!

And 98.82% of you super tenants are on a lease!



Buy In Bulk

Do it anyway you can. If it's with boxed or canned items, household supplies, or anything routinely used it can really make a big difference in the long run.

Cut It Out

What items can you live without? Have a serious think and try a 2 month run without them. I bet you will surprise yourself!

Auto Savings

If you are not great with transferring money into your savings account let the bank do it for you. Set up an amount you know you can save each month or pay day and set up an auto transfer. You can always change it or cancel it for a period that you will need more money.

Now for my favourite:

Treat yourself

Make a list of small inexpensive things you can splurge on. Something out of the ordinary to look forward to. Set a small price limit, set it in your budget and choose one each fortnight or month. It is like a little pat on the back for keep up with your budget. If you just keep denying yourself over and over you will get worn down and not likely stick to the constraints you've made.

Andrew Cox

www.coralseaproperty.com.au/blog

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!

NEW TENANTS THIS MONTH

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!



Rachel & Blake



Jack & Lucinda



Donella & David



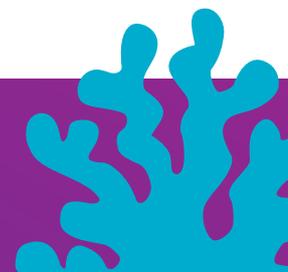
Marybeth



Georgia

CHECK OUT MORE NEW TENANT PHOTOS AT

www.coralseaproperty.com.au/photos



FUNNY HA HA

How do you turn a duck into a soul singer?

You put it in a hot oven until its bill whithers.

Two fish in a tank. One turns to the other and says "Do you know how to drive this?"

Why do ducks have webbed feet?
To stamp out fires.

Why do elephants have flat feet?
To stamp out burning ducks



NUTTY CHOCOLATE SLICE

Cooking time: 35 mins Serves: 20

Ingredients:

1/2 cup flour, 1/2 cup self raising flour, 1/2 cup desiccated coconut, 1/2 cup caster sugar, 100g melted butter, 150g Cadbury milk chocolate baking chips, 395g Nestle sweetened condensed milk, 1 cup toasted hazelnuts, skins rubbed off

1. Combine the sifted flours in a bowl with the coconut, sugar and butter, stir to combine. Press into the base of a greased and base-lined 28cm x 18 cm slice pan. Bake in a moderate oven 180oC for 10 minutes or until lightly browned and cooked through.
2. Scatter the chocolate chips evenly over the base; pour over the condensed milk, then top with the hazelnuts. Return to the oven and cook for 25 minutes or until golden brown.
3. Allow to cool completely in the pan on a wire rack, before slicing. Store in an airtight container until required.

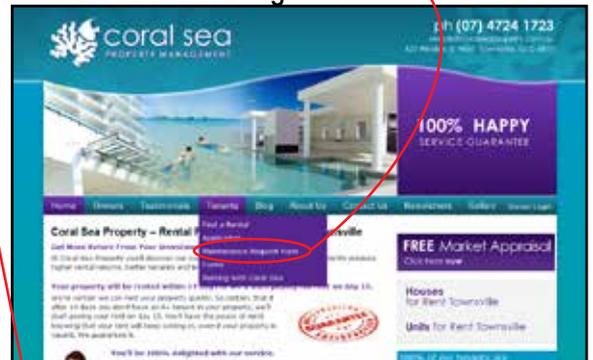
MAINTENANCE HOW TO

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



DEAR DIARY,

- Grammar is important. For instance, commas save lives, such as in this example: "Let's eat grandpa." vs "Lets eat, Grandpa."
- Capitals are important too. Instead of helping your Uncle Jack off a horse, you could find yourself helping your uncle jack off a horse.
- 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?
- I'm searching for my happy place. I could have sworn I left it next to the television...
- Makes sense that you never hear about Invention's father. "Necessity" definitely sounds like a single mother's name.
- There's literally no way to know how many chameleons are in your house.

**Til next month,
The Chairman**



TENANTS OF THE MONTH

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

These guys have been crowned this month's TOTM (tenants of the month) for for leaving us presents at routine inspections and even some for the Chairman and the house being immaculate always!

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)



Our TOTM is lucky enough to have won a 2 for 1 breakfast at Fratello! Please feel free to come and collect the voucher anytime this week!

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



Handyman:
Cameron
Murchie

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)

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!)

