

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

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If you cannot live off the out of date beans in the cupboard from our first example, perhaps you could reconsider your grocery requirements for a couple of week.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



THIS MONTH'S STATISTICS (FOR THE GEEKS)



For the month of February:

- 99.69 % of our tenants are up to date with their rent.
- And... 98.75 % of all of our tenants are currently signed on to a lease.

Thanks to everyone who remains in line with their lease requirements!

For those who do not, the Terminator is on his way...



AN ORGANISED HOME

De-Cluttering Tips

• Remove any excess item's you have on your coffee table. Glance at your magazines and decide if you really need to keep them. Perhaps rip out the recipes you want to cook sometime soon and store them in a folder. Get a basket and place underneath the coffee table to help store all your excess magazines and books neater.



RENT REMINDER

A reminder to all tenants:

WE REQUIRE YOU TO BE 7 CLEAR DAYS IN ADVANCE AT ALL TIMES.

If you rent through Coral Sea Property Management you are guaranteed a safe, secure home that is suited to your needs.

We understand how important it is to you to find the perfect home to rent.

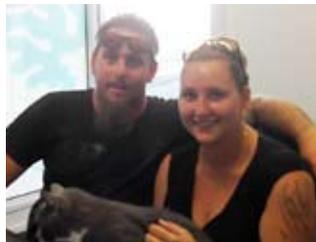
Please remember, the owner of your property has a mortgage to pay, so it is equally important to us that you remain in advance with your rent.

It may surprise some of you, but we are humans, and treat all of our tenants as such. We understand that sometimes people are forced to unwanted strikes of fate – if at any time you happen to fall behind with your rent, contact us at the office and we can organise a payment plan with you. If you remain open and honest we will always be happy to help you. Don't pick up the phone? Feel our wrath!



NEW TENANTS THIS MONTH

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



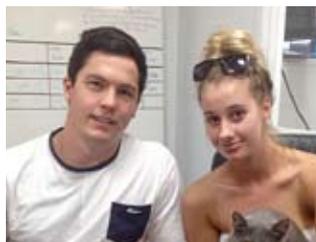
Rohan and Tabitha



Kylie and Robbie



Donna & Jesse



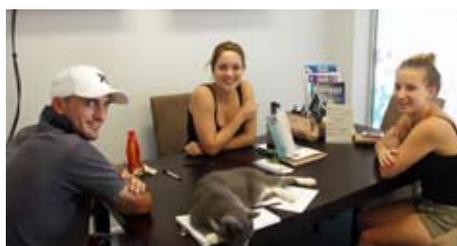
Lachie and Emma



Quin



John



Naomi, Emma and Joseph

CHECK OUT MORE NEW TENANT PHOTOS AT
www.coralseaproperty.com.au/photos



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!

FUNNY HA HA

FUNNIEST EXCUSES FOR TENANTS

NOT PAYING THEIR RENT:

"I can't pay my rent because the my paycheck comes out of Japan and the plane crashed."

"I can't pay the rent because my daughter ate my husband's paycheck."

"I had my choice of paying the rent or buying a car. I bought a car."

MAINTENANCE HOW TO

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

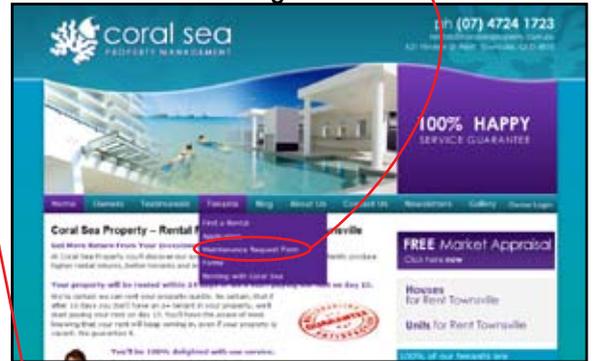
You have the right to expect that your property is kept in tip top condition and maintenance is carried out in a timely manner. To help ensure this is the case we have instigated a seamless online maintenance system. We would appreciate your assistance by logging any maintenance requests online so we 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 Rachel & Cam in the office for an update.



CHAIRMAN'S MEOW



Why don't cats play poker in the jungle? Too many cheetahs.

What is a cat's way of keeping law & order? Claw Enforcement.

Did you hear about the cat who swallowed a ball of wool? She had mittens.

What do you call the cat that was caught by the police? The purrpatrator.

Why is the cat so grouchy? Because he's in a bad mewd.

What do cats like to eat for breakfast? Mice Krispies.

Where is one place that your cat can sit, but you can't? Your lap.

Why did the cat run from the tree? Because it was afraid of the bark!

How many cats can you put into an empty box? Only one. After that, the box isn't empty.

How do cats end a fight? They hiss and make up.

What does a cat like to eat on a hot day? A mice cream cone.

What do you get when you cross a chick with an alley cat? A peeping tom.

If lights run on electricity and cars run on gas, what do cats run on? Their paws.

What do you call a cat that lives in an igloo? An eskimew!

**Til next month,
The Chairman**



TENANTS OF THE MONTH

Congratulations to this month's tenants of the month - Benjamin & Diana!

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



(NOT ACTUAL PHOTO OF TENANTS)

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 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:
Elley Hudson



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!)