

coral sea

PROPERTY MANAGEMENT

news

September 2013
Edition #24

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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

WWIN A DINNER FOR TWO VALUED AT \$100!

Celebrate Chairman's 5th Birthday!

Hey groovers, we would love you to celebrate The Coolest Cat Ever's birthday with us!

Click here** to tell us how much you love us, AND more importantly, how we can love you better!

In celebration of Chairman Meow's 5th birthday!

And, because Chairman loves to be loved soo much, whoever submits the best feedback as well as the best four-lined birthday poem to Chairman will go in the draw to win a dinner voucher!

That's right! **Please take 90 seconds from your busy day to tell us how we can love you more**, or whether you are just lovin being loved and if you also write Chairman a quick birthday message, you will put yourself in the running for a sensational dinner for 2 valued up to \$100 from our wonderful friends at the Newmarket Hotel in Flinders Street West.

Don't forget to leave your name just in case you sweep the Chairman off his feet and so we can give you the good news.

Let's all get together and celebrate Chairman's big day together, as without all of you Chairman's birthday will be love-less!

He, however, would have plenty more time to drink rum!



Crew Member Stella

www.coralseaproperty.com.au/blog



*Dinner prize paid for in real people money not pieces of gold.

** If you are enjoying our paper copy please visit www.coralseaproperty.com.au/wow. Competition closes 30.11.13

THIS MONTH'S STATISTICS (FOR THE GEEKS)



As of 8 October:

- 99.71% of our tenants are up to date with their rent!
- 99.42% of tenants are on a lease!

For those who aren't...



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!

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 Nicole or Verena 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 their 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!



Danelle



Josh & Cara



,Emma, Michael & Craig



Matthew & Brendan



Jeni



Ellen

CHECK OUT MORE NEW TENANT PHOTOS AT

www.coralseaproperty.com.au/photos



CHAIRMAN - THE COMEDIAN!

- Grammar is important. For instance, commas save lives, such as in this example: "Let's eat grandpa." vs "Lets eat, grandpa"
- People think I'm too patronizing (that means I treat them as if they're stupid)
- TEIAM – Now there is an I in team.. Problem Solved.
- Who is Pete and why is it for his sake?



SMARTY PANTS JOKES

A photon checks into a hotel and the porter asks him if he has any luggage. The photon replies: "No, I'm travelling light."

There are 10 types of people in this world. Those that know binary, and those that don't.

When I heard that oxygen and magnesium hooked up I was like OMg.

The barman says: "We don't serve faster-than-light particles here." A tachyon enters a bar.

A Buddhist monk approaches a hotdog stand and says: "Make me one with everything".

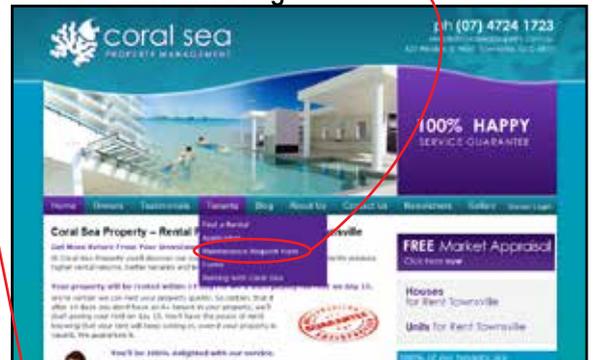
MAINTENANCE HOW TO

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.

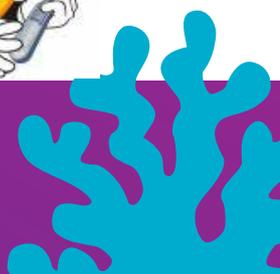


The more information you provide the faster we will be able to assist you and get your maintenance completed.

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



HA HA FROM THE CHAIRMAN

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 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**

TENANT OF THE MONTH

Congratulations to this month's tenant of the month - Sarah C!

Sarah 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 her rent & having A++++++ grade inspections. Not to mention the extreme amounts of hard work & effort she 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)

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!)