



WELCOME



Community Spirit raises over 32K in one weekend

I have always known that the people and business owners in the Kingscliff area are generous and caring people. Never has that been so evident as with the recent outpouring of community help and organisation of local fundraising events to benefit those affected by the natural disaster of cyclone Debbie.

Friday night the Kingy Pot Black Pool Competition raised \$1200.00. Saturday 8th an auction at Byron Gourmet Foods combined with 10% takings from Emanuels Wine Store and Byron Gourmet foods raised just over \$10k and Kingscliff Hotel Caravan of Love event held Saturday night raised almost \$22k. Many locals and local business purchased vouchers and donated expensive items to be auctioned and the community turned out in droves to ensure the success. The local Kingscliff Chamber of commerce and Rotary Club have been busy

helping, organising and assisting with donations where possible and I expect this will continue until

There are still generous people donating white goods and furniture to well organised drop off points to be passed onto those who need help the most. The need for assistance is in no way diminished and you can be assured that this thoughtful and generous community will continue to assist as many as possible for as long as is needed.

Yours in Property,

Wendy Hotchkiss



OUT AND ABOUT



Whats On This Month?

13th - 17th April - Byron Bay Blues Festival - With over 200 performers on seven stages for 12 hours a day for five days.... Amazing fun Tickets approx \$179.00. Check out their website for further information [Byron Blues Festival Website](#)

Good Friday 14th April -KINGSCLIFF IS OPEN FOR BUSINESS Family Fair at Kingscliff Lions Park from 10am till 4pm this is a fantastic way for families to enjoy Easter. Kids will love the petting zoo and a visit from the Easter Bunny will be a treat. Enjoy live entertainment with [Leigh James](#) and [Jayne Henry](#). So gather up the family and pop down for something to eat and drink and share some laughs.

Easter Saturday 15th April - James Blundell at the Kingscliff Hotel Live from 7pm. [Click here for tickets](#)

Easter Sunday 17th April - Head on down to the Mooball Hotel for Fat Albert Live 2pm - 6pm.

Adventure Guru - is an arm of Watersports Guru, offering amazing natural experiences throughout the Tweed. We have taken thousands of our guests on a wonderful journey to discover the fun and splendor of our oceans, and now we want to take you to explore the land as well. Whether it be snorkeling with the turtles at Cook Island, whale watching on the Tweed Coast, kayaking and stand-up

paddleboarding at Kingscliff, learning to surf, or showing people the beauty of the underwater world through scuba diving...Check them out for your next weekend adventure. [Click here for more info](#)



Feature Property

A flat walk or bicycle ride from this home will have you at Kingscliff's boutiques, cafes and beaches which are accessible via the many convenient walkways, parks and cycle paths in this estate.

This superbly located property is within easy walking distance to Kingscliff's local schools, TAFE, shopping centre, churches, and just a 5 minute drive to the pristine Dreamtime beach and public transport is also available nearby.

The opportunities to rent a home in the extremely popular Kingscliff market are few and far between, couple this with the very reasonably priced weekly rent and you have something rare indeed!

The interior décor of this property is a fresh neutral open plan design with chic beach style flooring and neutral taupe carpet to the 3 good sized bedrooms. Bathrooms are a good size with neutral tiles and paint. Pets considered on application.

Want to see what we have available for rent right now?

Please visit our website or contact Wendy on

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PROPERTY MANAGEMENT





[Click Here - Other Properties](#)

SUBURB SPOTLIGHT



Words from a Local as we shine our suburb spot light on **Salt Village** !

"A great place to bring up your kids!"

I live in Salt Village with my partner and 2 children aged 2 and 5 not forgetting the Guinea Pigs! We moved down from the Gold Coast as it was too busy, and the community spirit was not there. I am in my last year of studying a primary school degree which has given me great insight into the schools locally. They are all good. Public and private.

It is a safe community, quiet and very friendly. The local Cudgen Creek is great for young children to swim and play

safely, the beaches are clean and lifeguard patrolled. There are many restaurants and cafes and local shops.

10 mins from Tweed City shopping centre and 20 mins from Robina Town Centre which has all your department stores. There are lots of activities and parks for kids, Murwillumbah is 15 mins away, with an indoor heated pool for winter and an indoor play centre. Byron Bay is only 30 mins away. It is a family place, the locals and non locals respect it, look after their gardens, enjoy the weather and meet together at Salt Village park for many different events, Surfing, Xmas Carols, Opera in the park, etc. Its an amazing place, I cannot think of anything I do not like about it.

If you have friends or family that are looking to move to the area and they still not convinced. The perhaps the above might just really show how a young family can really benefit with a sea change... [Say Hello to Wendy to chat about Rentals in the area](#)

WHATS NEWS



Landlord Insurance

Protection For Your Property whether it's a permanent rental or you have your property on Stayz, Air BnB or Flatmates.com

If you've worked long and hard to maintain your investment property, then you undoubtedly want the best protection possible from damage and costly repairs. It's important to understand that landlords have different responsibilities and priorities to homeowners and renters.

CANSTAR has rated 45 Landlord insurance policy products from 39 insurers to determine who offers outstanding value for customers.

Comprehensive policies can cost as little as \$380.00 annually and the good news is that this costs is fully tax deductible. Check out your options today by clicking the link below

[Compare Landlord Insurance](#)

Is your mortgage in need of a Health Check? The wonderful team at Tomorrow Finance are here to help. They have a FREE health check for you to ensure that you are getting the best deal in the market place right now. Why not check to see if you loan heart still has a beat.

[Free Health Check](#)

WHATS NEWS



Renters Insurance

The recent floods in the Tweed and neighbouring shires are unfortunately a timely reminder of the need for adequate insurance of your own possessions. If you're renting a property, you won't need to take out home insurance for the property that you live in; that's the owner's responsibility. If damage occurs to the property that is outside a tenant's control (natural disaster, plumbing / electrical fault, etc.), the owner should arrange for the repairs. That does *not* mean you shouldn't protect your belongings if you are renting. You can protect your furnishings, clothing and electronics against loss, theft or damage with [contents only insurance](#). Your premium may depend on the belongings you choose to insure, based on their replacement value. It may even cover your belongings when you're in the process of moving! You'll have many policies to choose from, including **low cost renter's insurance** that covers just fire and theft. However, this kind of insurance may not cover the entirety of your replacement costs. Additionally, items that are particularly expensive to replace may have to be added to your policy separately. Such security doesn't come for free, though, as this typically raises your monthly premiums. The best way to make sure your policy is right for you is to follow these two steps. Determine how much your contents are worth and compare insurance policies side by side until you find one suited to a renter's lifestyle

[Compare the Market Here](#)

MAINTENANCE CORNER



The team at TCM Rentals Coastal love your property like its our own. We can ensure that our tips below can be part of a yearly maintenance plan to take all the pressure away from you so you can enjoy doing the things you love....**Just ask us!**

5 Maintenance Tips for Landlords

Drains, gutters, mould - If a drain or gutter becomes blocked due to fair wear and tear (e.g. tree roots), it is the landlord's responsibility. If it was caused by something the tenant has done, the tenant pays. If mould has been caused by a roof leak, the owner should get it removed. If a tenant caused the mould (eg. by allowing steam to build up in the bathroom without using ventilation), the tenant will probably be liable.

Smoke detectors - The landlord must ensure smoke alarms are fitted correctly, regularly tested and/or replace flat batteries. Smoke alarm compliance companies are often recommended by property managers as this ensures you have complied as per the Office of Fair Trading regulations. This service can cost as little as \$99.00 per year and is tax deductible

Pests - The property should be in a clean and safe state when the lease is signed, so look for signs of pest droppings and mention these in the property condition report that is completed at the start of a tenancy. Who pays for pest control depends on when the infestation

occurred. If pests move in because of a tenant's uncleanliness, the tenant should pay. You should check if the previous tenants had cats or dogs, as fleas could breed in the carpet and may not appear for a couple of months. In NSW, the landlord pays to remove possums, termites, and birds.

Who mows the lawn? - Tenants should look after mowing, edging and weeding, but this should be specified in the tenancy agreement. Any plants, hedges or lawns that need specialist upkeep - and tree lopping - are the landlord's responsibility. The tenant is not responsible if plants or lawns die because of compliance with strict laws on water restrictions. The state of lawns and gardens should be included on the property condition report and maintained to the same standard by the tenant, allowing for fair wear and tear.

SUPPORTING THE LOCAL COMMUNITY



Australian Long Board Championship 2017 - Well done and congratulations to all the competitors that participated in the 2017 Australian Long Board Championships. We had an absolute blast chatting to all the locals and cheering on the competitors over the 3 days and we look forward to supporting again in 2018.



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