



WELCOME



The team here at TCM Rentals coastal have spent April and May devoted to ensuring that building inspections and insurance claims have been lodged for any properties under our management that were effected by the recent floods.

We understand that this has been a difficult time for both landlords and tenants, however the community has stayed strong and positive which is wonderful to see.

We are excited to share that we sourced some quality long term tenants for four beautiful local properties. The feedback from our tenants and landlords has been extremely complimentary and heart warming especially through a challenging time in our region. We have shared this feedback on our website under the "About Us" button.

If you have friends or family that are looking for a new property manager. I would love to chat with them to see

how we can help.

Till next month...

Yours in Property,

Wendy Hotchkiss

[Testimonials Click Here](#)

OUT AND ABOUT



Whats On This Month?

25th May - Australia's Biggest Morning Tea - Why not grab your girlfriends for the up coming high tea being held at Babalou between 10am and 1pm. Tickets can be purchased by phoning 02 66748764. \$10 per ticket will go to the Cancer Council for Research.

26th May - "Inaugural Lunch" raising much needed funds for The Sanctuary Women's & Children's Refuge - Sea Sea Mediterranean House - Tickets \$60pp. Contact wisdomembracingyouth@gmail.com

25th May - 30th May - Murwillumbah Art Trail - Showcasing over 90 artists of the Tweed Valley & Surrounds. The town and shops will become the gallery with short films, pop up shops and public art. Not to be missed.



Recently Rented!

46 Gibson Street KINGSCLIFF

This sensational home set on a large, private block. You'll love the tastefully contemporary interiors, exquisite finishes, high ceilings, hardwood floors.

This stunning property has recently been renovated and boasts a 50 sqm terrace overlooking the private swimming pool and courtyard. We secured a 24 month lease at \$920.00 pw then \$940 for the second year. Our clients and new tenants are super excited about moving into their gorgeous piece of paradise.

Check out our website to see whats for rent right now?
Please visit our website or contact Wendy as follows:

E) wendy@tcmrentalscoastal.com.au

M) 0447 334 225



[Click Here - Other Properties](#)

PROPERTY MANAGEMENT





WHATS NEWS



WHATS NEWS

8th - 10th June - Cooly Rocks - Drive In - Cuddle up in the convertible or roll out the mattress in the back of the Sandman for free drive-in movies at Jack Evans Boat Harbour featuring some of the best-loved films of the era. Entry is free but space is limited to 120 cars per night. Get your tickets below.

[Get your tickets](#)

The Venue with the Views? Greenmount Beach Club has been recently renovated and we think its set in one of the most picturesque locations... Great for a sunbdowner with mates or dinner with your family and loved ones.

[Read More](#)



Land Value - Tweed Shire LAND VALUES continue to increase across the Tweed according to the latest land value report released by the NSW Valuer early in 2017.

[Read More](#)

Just moved into a rental property? Bathroom perhaps not 5 star standard? See how to add some life to your rental bathroom, and play up the existing characteristics that you have to learn to love

[Read More](#)



The wonderful team at Tomorrow Finance are here to help. They have a FREE health check for all our TCM Rentals Coastal clients, family & friends to ensure that you are getting the best deal in the market place right now. Why not check to see if your loan still has a heart beat.

[Click for Health Check](#)

MAINTENANCE CORNER



TROUBLE SHOOTING.....Cost saving options before calling in the big guns. Have a read

through some of our tips and tricks that could save you time and \$.

PROBLEM: NO POWER - CHECK

- Perhaps the safety switch has been activated, reset the safety switch in the fuse/meter box.
- Perhaps one of your appliances is faulty (for example, your fridge).
- Turn off the power points and unplug all the appliances in the house.
- Reset the safety switch in the fuse/meter box.
- Plug in the fridge (or other appliance) and turn on the power point.
- If the safety switch clicks off again, you know the problem is the appliance, which needs repair.
- If not, test another appliance in the same manner.
- If not see below

Perhaps your street is suffering a temporary interruption or fault:

- Contact your electricity company.
- If you live in a townhouse or apartment, there may be an interruption or fault that affects the complex.

Check with a neighbour to ascertain this. If the problem is complex-wide, contact the Body Corporate manager.

PROBLEM: LIGHTS AND POWERPOINT NOT WORKING - CHECK

- Has the safety switch has been activated?
- Reset the safety switch in the fuse/meter box.
- You may have a blown light bulb.
- Replace the light bulb and try the light again
- You may have a faulty appliance.
- Try plugging the appliance into a different power socket. If it still does not work, the appliance may be broken.

PROBLEM: NO HOT WATER - CHECK

- Did you remember to arrange your Gas/Electricity supply company when you moved?

- Perhaps the tap to fill the system has been turned off?
- Ensure that the tap is turned on fully.
- If you have an electric system:
- Ensure that the safety switch in the fuse/meter box is engaged.
- Does the hot water system need refilling or topping up?

* Avoid this by checking the overflow pipe approximately every 6 months. * Usually there is a copper valve on an electric hot water system and an overflow pipe. Pull up the lever until water begins to come out of the overflow pipe.

If you have a gas system:

- Check the pilot light. If it has gone out, follow the user instructions to relight it. (Some systems may require a trades person to do this but in most cases self lighting is easy if instructions are followed)

Ensure that the valve on the gas meter has been turned on.

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