



A Word from Wendy

TCM Rentals Coastal signed up 2 new rental properties this month and have leased 2 new properties, with appointments with prospective new landlords this week. A great start to the month!

The residential rental market here in Kingscliff remained slow throughout April, partially due to the Easter Break and then Anzac Break with the QLD Labour Day weekend following straight after. We find that people tend to delay decisions to seek or move house until holiday periods are over.

Kingscliff and the Tweed Coast traditionally have a seasonal rental cycle and demand is the highest during September to February each year. As we approach the cooler months it is likely the lower enquiry rate will continue. There are currently 36 properties for listed for rent on real estate.com in Kingscliff, with the average house rental at \$645.00 p/w and average unit price of \$465.00 p/w.

Yours in property

Wendy Hotchkiss



In other news, Wendy bought a new car! She is the proud owner of a new Skoda Karoq thanks to Dean from the James Frizelle Dealership. Keep an eye out for Wendy and the new TCM Rentals Coastal mobile as she is out and about doing inspections!

MEET THE TCM TEAM!

Catch up with Kerrie

Starting up a new small business is a very busy time and a major part of our set-up process has involved seeking new strata schemes to join us. We here at TCM Strata Coastal are very grateful for your recommendations and referrals!

Whether you are living in a small or large scheme, we have the right strata manager to take care of your complex and we would be delighted to provide you with a presentation of our services at your next committee meeting.

How do I know if my strata manager is doing a great job? A strata manager has a duty of care and must show due diligence when they are managing your scheme. The best way to get your answer is to step across the street from your complex and look at your building as a prospective purchaser of a unit. Does it have good street

appeal? How does it compare to other strata complexes in your local area?

We are proud of our reputation and take pride in our team of strata managers, who service clients in both NSW and QLD in the Gold Coast region. Please contact me if you would like to have a no obligation discussion about your strata needs. M) 0448 991 477. Ask me about our key elements changeover plan! Your confidentiality is assured.

Yours in property

Kerrie Rogers



For Lease - Murphys Road, Kingscliff

We are proud to present this ground floor, two bedroom absolute beach front apartment to the rental market.

The rent of \$495.00 p/w includes electricity and water costs and is pet friendly. This neat and tidy ground floor apartment is available now for a 6 month lease.

Imagine watching the sun rise each morning with the ocean just an short stroll from your front door.

To book your inspection call Wendy Hotchkiss on 0447 334 225 or Email wendy@tcmrentalscoastal.com.au.

<https://www.realestate.com.au/property-duplex+semi-detached-nsw-kingscliff-426147210>

[Click Here](#)



PROPERTY MANAGEMENT





Asbestos Industry Update – NSW

How often does your common property need to be inspected?

If asbestos is not removed but is left intact onsite in a stable condition, then we recommend that the common property is re-inspected every 12 months.

The legislation requires every five years, however there are a number of reasons why asbestos must be monitored, including:

1. ACM is particularly dangerous, and risks can change rapidly;
2. ACM continually degrades and must be regularly monitored and maintained safely;
3. ACM is often damaged by activities around a building

What is the risk from civil litigation?

The biggest concern for Committees and Managers is the risk from a civil claim from a person who has contracted a life threatening illness as a result of residing, working in, or visiting a building containing asbestos which has not been properly managed. For an Owners Corporation to have any chance of defending itself from such a claim, it would need to show that it had properly identified, managed and, where necessary, eliminated any asbestos risks.

RENTAL NEWS

Your Expert Guide to Property Styling

Think property styling is only for sales? Think again. Styling is fast becoming a popular option with rental properties as a tool to increase rental returns.



A Recent Asbestos Case

Thousands of home and unit dwellers and owners could have an avenue to litigate after a landmark legal ruling in favour of a woman dying from an asbestos-related disease.

Helene Edwards, 57, was awarded \$803,403 by the Dust Disease Tribunal. She was exposed to asbestos while installing fibro sheeting in her home more than twenty years ago. Mrs. Edwards, a mother of three, was diagnosed with mesothelioma as a result of her exposure to asbestos.

Conclusion:

Asbestos is a serious health risk that must be managed. The existing Occupational Health and Safety Act 2011 requires an Asbestos Survey and Asbestos Register to be compliant.

All pre-2004 buildings with common property must comply. Compliance is simple with good quality, properly experienced and trained advisors.

Source: *Solutions in Engineering*



How to Purchase your First Investment Property in 2019

Yes the property boom is over and prices are still correcting, but that doesn't mean you should shy away from property investment. In fact if you do your homework, it's a perfect time to buy your first investment property. Source: <https://financy.com.au/>

[Article](#)[Article](#)

SUPPORTING THE LOCAL COMMUNITY



SATURDAY SESSIONS - MUSIC IN THE PARK

Featuring TiN PaRLouR -From 1pm -3pm on 18th May at Rowan Robinson Park

TWEED FOODIE FESTIVAL

Tweeds biggest dinner party will commence from 4pm on 18th May, Wharf St Murwillumbah

MURWILLUMBAH ARTS TRAIL

26 events will be held throughout May

[More information](#)

AUSTRALIA'S

Biggest Morning Tea

TUES 14TH MAY 10AM - 1PM

\$40pp MORNING TEA, TEA AND COFFEE, AND A MOCKTAIL, STRAWBERRY AND MINT SPRITZER ON ARRIVAL

A MADDIE AND LIL FASHION PARADE AND POP-UP STORE, RAFFLES AND LUCKY DOOR PRIZE!

\$10 from every ticket will be donated to the Cancer Council

TO PURCHASE TICKETS PLEASE SEE NERIDA DEAN, IN STORE AT MADDIE AND LIL, OR CALL 0266748764



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