



WELCOME



We have some exciting news to share!

TCM Strata Coastal recently acquired the Curtis Strata portfolio and have merged together with their friendly team! Our new office is situated at 7/11-13 Pearl Street in the Kingscliff Central building. You can find the TCM Rentals Coastal and Strata team here, with their experienced managers looking after properties in Northern New South Wales and the Gold Coast area. If you have an investment property in Northern NSW or Queensland and are seeking a change, please get in touch!

We would like to say a HUGE thank you to our clients, old and new and the many tradespeople and industry professionals that we work with. Your patience during this transition was much appreciated.

Can you believe 2019 is coming to an end? Our Kingscliff Office will be closed for the festive period from 12 Noon, Friday 20th December and will reopen at 8.30am on Monday 6th January 2020.

Should a maintenance related emergency arise over the Christmas/New year period when our office is closed, please refer to the 'Emergency Contacts' list noted under 'Contact Us' on the TCM Strata Coastal website.

TCM Rentals Coastal clients, for any rental matters - please contact Wendy Hotchkiss directly. Thank you and we hope you have a wonderful Christmas break!

Kelly Roberts - Managing Director

TCM Rentals Sales Strata

OUT AND ABOUT



Meet the TCM Strata Coastal Team!

Clockwise from top left:

Strata Managers: Kerrie Rogers Robyn Payton, Michelle Baker

Administration: Kazanne Wood, Kristy-Lee Crowther

New Business/Accounts: Anthony Hall-Fong.

Welcome aboard to our newest team members!

You can find information on the services offered by TCM Rentals and TCM Strata Coastal via the link below.

Refer A Friend Promotion

Do you know somebody who is having problems with their property management? Help solve their problem by referring them to TCM Rentals Coastal!

For every property management referral that results in a leased property under management with TCM Rentals Coastal, we'll reward you with \$50.00! It's easy. Just send us the details and we will do the rest!

wendy@tcmrentalscoastal.com.au



Our New Office!



PROPERTY MANAGEMENT

For Lease

201/198 Marine Parade, Kingscliff

This stunning three bedroom apartment is set in a fantastic position, being one Kingscliff's most sought-after residential locations of Marine Parade.

Offering stunning views across the to the beach, this property is positioned less than 100 metres to the beach. Imagine being within a 3 minute walk to the ocean, bike/walking tracks, and only a 10 minute stroll to local cafes, restaurants, and exclusive fashion boutiques.

Just some of the many features on offer are:

- Ensuite
- Study
- Ducted Heating/ Cooling
- Remote Garage
- Balcony
- Outdoor Entertaining
- Broadband Internet
- Intercom
- Built-In-Robes
- Dishwasher
- Solar Hot Water
- Secure Parking (double car space)

This well maintained complex features only 6 apartments and beautiful manicured gardens, in addition to an in ground lap pool.

\$1000.00 per week.

To inspect, contact Property Consultant Wendy Hotchkiss on 0447 334 225 or email wendy@tcmrentalscoastal.com.au

[Click Here - Other Properties](#)





STRATA NEWS

Strata Manager Checklist

How do I know if my strata manager is performing well? 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 strata unit or tenant.

How does your complex compare to other strata complexes in your street. Who is managing the best presented strata schemes in your area? Your building appearance and condition matters to all the people living in your complex.

[Read More](#)



Bad strata management and lack of building maintenance will affect the buildings property value. Choosing an experienced and Licensed Strata Manager is vital.

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

Kerrie Rogers - Licensed Strata Manager TCM Strata Coastal

WHATS NEWS

Property managers, are your landlords protected?

According to the Real Estate Institute of New South Wales's Business Development Manager John Trani, it's now standard industry best practice for property managers to discuss the financial risks a new landlord may face and how to manage these risks with a comprehensive landlords' insurance policy.

[Read More](#)



NSW Bush Fires

Recent bush fires have brought devastating loss to nearby towns and communities. How can you help those in bush fire affected areas, as well as the NSW Rural Fire Service volunteers? There are a number of ways.

The best way is to donate money. This allows people to buy the things they need, and it supports local businesses which have also been impacted.

You can donate via the NSW Rural Fire Service website, below.

[Donate](#)

Looking for a new

PROPERTY MANAGER?



Do you have investment properties that you would like to let? TCMRentals Coastal provides quality and personalised services from the Gold Coast to the Northern NSW Tweed Coast.

Visit www.tcmrentalscoastal.com.au

SUPPORTING LOCAL BUSINESS



Top Left: Wendy Hotchkiss at the Kingscliff and District Chamber of Commerce Meeting. Wendy served as a

member of the Chamber in 2018 and 2019.

Top Right: Wendy loves to support the local coffee shops. #buylocal!

Below - Tis the Season! The TCM Coastal team enjoying Christmas lunch at The Tropic at the Pavillions.



IS IT TIME FOR A CHANGE?

Proudly managing schemes from Byron Bay to the Gold Coast




- * Tired of being managed by large corporations who take a generic approach?
- * Are you tired of your Strata Manager constantly changing?
- * Do you need stability & better communication from your current provider?
- * Are you looking for a licenced & highly experienced professional?

tcmstrata coastal
Linking people and property

CONTACT US TODAY



Follow
US!

- @tcmrentalsstratacoastal 
- @tcm.rentals.strata.coastal 
- @TCM Rentals Strata Coastal 

The TCM Strata Coastal & TCM Rentals Coastal office will be closed for the Christmas / New Year period from 12 Noon, Friday 20th December 2019 and will reopen at 8.30am on Monday 6th January 2020. We take this opportunity to wish you and your loved ones a safe and memorable festive season!

Merry Christmas!



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