



I am pleased to report that TCM Rentals Coastal has achieved some record rents in recent months! The stunning townhouses featured in our newsletter were let recently for \$730.00 for the 2 bedroom/2 bathroom and \$830.00 for the 3 bedroom/2.5 bathroom townhouse. Unit 2/33 Kingscliff Street (right) was recently leased for an additional \$40.00 per week. A great outcome for our landlord clients.

<https://tcmstrata1.createsend.com/t/ViewEmail/d/1ED64B88F33342C52540EF23F30FEDED/C67FD2F38AC4859C/?tx=0&previewAll=1&print=1&so...> 1/11

Until next time, look after yourselves as we unite and embrace 'the new normal'.

**Kelly Roberts - CEO**

TCM Rentals Strata Coastal

## OUT AND ABOUT



### MELBOURNE CUP

Did you back a winner this year?! Although it was a little quieter in Flemington, our team enjoyed a traditional Melbourne Cup spread and got into the spirit.

### WELCOME!

We recently welcomed Michelle Adams to the TCM Strata Coastal team (Top - third from left). Michelle is settling in wonderfully and is a great addition to our Strata team.



## PROPERTY MANAGEMENT

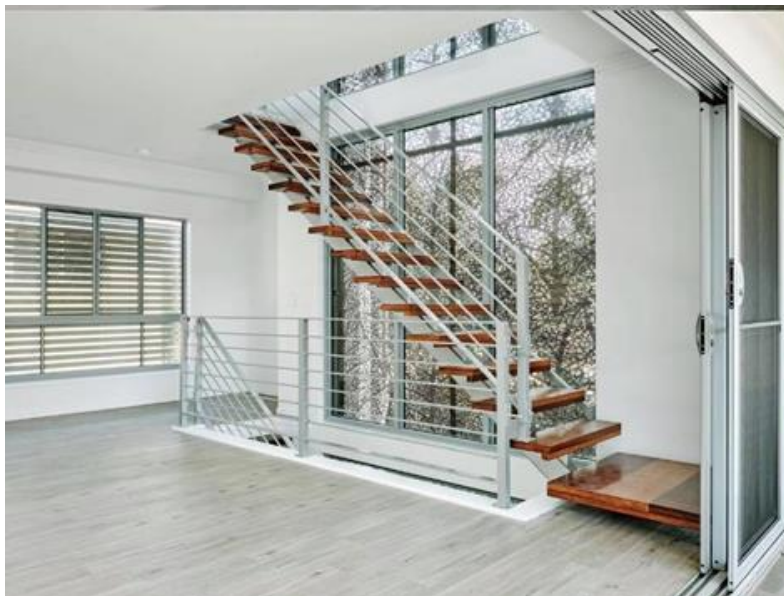
### JUST LEASED!

#### 11 Boomerang Street, Kingscliff

Wendy just leased several stunning brand new town homes in this highly sought after complex just 200 metres to Kingscliff Beach.

These luxurious home came fully air conditioned with butlers pantries, huge alfresco decks and modern neutral tones. They did not remain on the rental market for long!

Do you have a property that you are thinking about leasing? Or are you looking to lease something similar. Contact Wendy to see how she might be able to assist you: [wendy@tcmrentalscoastal.com.au](mailto:wendy@tcmrentalscoastal.com.au)







TCM Rentals Coastal

## STRATA NEWS

### World Mental Health Day

Saturday 10th October 2020 was World Mental Health Day. What does this have to do with strata, you ask? Loneliness in strata titled communities is more common than you think. Below you can read the SCA (Qld) Essay Award 2019 finalist piece on Loneliness in Strata Communities and proposed solutions to help those who are affected.



[Read More](#)

## WHATS NEWS

### Pet News

This ruling means that no strata titled building in NSW can impose a blanket ban on animals. What are your thoughts on this ruling?

[Read More](#)





### **RSPCA Cupcake Day 2020**

Our very own wildlife warrior, Carissa Young fundraised over \$3,000.00 for this PAWESOME cause!

TCM again finished in the top 10 fundraisers in the country on the leaderboard thanks to the generous donations of many. We PURRAISE you for your generosity!

**SUPPORTING LOCAL**

### **Kingscliff Triathlon**

This year's event will be held on Sunday 29th November at Marine Parade, Kingscliff. Visit the link below to book your tickets or view further information.

[Kingscliff Triathlon](#)



### **Tweed Artisan Food Weekend**

Foodies! Keep the weekend commencing Friday 27th November free to taste a range of bespoke foodie delights, designed to offer you an insider's experience of the region. Dynamic venues from the stunning Tweed coast to the lush hinterland present a four-day event that showcase the culinary flavours of our local chefs and farmers.





## NOT HAPPY with your current Property Manager?

Contact Wendy Hotchkiss for  
an obligation free chat and a  
complimentary market  
appraisal

*Switching over is easy!*

wendy@tcmrentalscoastal.com.au  
0447 334 225  
www.tcmrentalscoastal.com.au



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coastal**  
Linking people and property

### Is it time for a Strata Manager upgrade?

Don't accept anything but the best for your Owners Corporation.  
We would love to sit down and have a chat to discuss  
what's important to you and your fellow unit owners.

7 /11-13 Pearl Street, Kingscliff (02) 6678 2400 info@tcmstratacoastal.com.au

Linking People and Property

### Tips to Reduce your Air-Con Bill This Summer

*We share these top tips from air-conditioning experts,  
Daikin.*

Summertime, and the living is easy. The living is also hot, sweaty and can get a little uncomfortable in the land down under at this time. Australia has beautiful long summers with temperatures that can easily soar to the mid 30s (degrees Celsius) so retreating to a gloriously cool air conditioned home after being in the oppressive heat of the day is sometimes just what the doctor ordered.

Of course, the downside is that your air conditioning unit at home will be asked to work super hard in this peak season. Here are some very simple and effective tips to reduce your air conditioning bill over the summer period and keep a comfortable indoor environment.

### **1. Turn off at night, and save while you sleep**

This money-saving tip is as clear as night and day! Keep your air conditioning on during the day, and off at night. The reasoning is simple. Firstly, the evening air is naturally cooler, so you can take advantage of that by turning off the air conditioning and opening a window.

### **2. Thermostats and timers**

When it comes to energy consumption and reducing your air conditioning bill over summer, every degree matters! So one of the most energy-efficient things you can do is set your thermostat at a comfortable temperature that won't make your unit work too hard, but will still make you feel like you're sitting pretty. As a guide, somewhere between 22 and 24 degrees Celsius is where you should set the thermostat.



Be aware, that for every single degree of cooling you can do without, you're saving on your energy bill. As a rule, try not to set the thermostat less than 8 degrees below the outdoor temperature (so if it's 30 outside, aim for 22 or 23 degrees Celsius inside).

### **3. Get shady and shut out the sun**

Shade, shade, shade. However you can get it, grab it,

and it will help your home stay cooler. Therefore, your air conditioning unit won't have to work so hard, and your energy bill will be reduced. It's simple. During a hot Aussie summer, you can't turn down the sun, but you can add some shade to turn down the heat. The first way to get shady is to keep blinds, curtains, drapes and awnings drawn and closed. For sun-facing windows, light-coloured backings for blinds and curtains will help deflect sun.

#### 4. Keeping it clean to keep costs down

Here's one more awesome tip to reduce your air conditioning bill over summer. Ensure your air conditioning unit is regularly maintained and that the filter is either replaced or cleaned to maintain optimum efficiency. A dirty filter makes any air conditioning unit work harder, meaning more electricity and higher energy costs!



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