



# Bienvenue 2016!!

## STRATA PROPERTY

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It's a new year and like each before it, the 1st January brings a fresh set of resolutions. New Year's resolutions tend to cop a fair amount of criticism from the general populace and are taken as seriously, as the big man that climbs down our chimneys once a year, or perhaps the bunny that then fills the shops with chocolate eggs a few weeks later!

The trick to New Year resolutions is looking at them more like a work project or goal setting exercise rather than being held hostage to them and the idea of fulfilling them pronto! Break goals down into bite size, achievable steps and celebrate each of these smaller steps.

These resolutions usually involve, abstaining from all the horrible things in life that we actually adore, on the premise that our life will be perfect without them. A smarter approach, is just moderating the good and the bad; similar to undertaking a cost benefit analysis. Oh, and the other very important requirement, is that you actually have to apply some effort to make positive change. I recently read a quote that I believe reinforced this sentiment accurately – "effort is the best indicator of interest".

Goal setting should not only be something you apply to your personal life and health, but should also be a fairly standard task that you undertake sporadically, to your financial health.

If you own property, this might include

your home or an investment property. The beginning of the year is a great time to create a tick list of goals including Rates of return and then drilling down to see how to achieve these. A coat of paint, landscaping or general repairs, might be just what your property needs to reach that sale or rental return you are hoping to achieve. Look into refinancing while interest rates still favour the consumer. If you are in a Strata Property, perhaps becoming actively involved in your building by joining the committee or by introducing yourself to a neighbour; this could open the lines of communication and result in collaborative information sharing. At the very least, you might create a friendship and meet your neighbours.

If you are on a committee of a Body Corporate it might be time to apply the same goal setting within the committee. Perhaps if there is a supplier or service you are not happy with, its time to seek alternate quotes. A review of your by-laws could be in order to keep up to date with the needs of your community and any new legislation.

Complacency is fatal to progress, so make the most of the fresh New Year and reflect on last year's failures as the reason for this year's success.

**Kelly Roberts is Managing Director of TCMStrata and a Strata Community Australia (QLD) Board Member.**



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