



WELCOME



I am pleased to present the first issue of the new look newsletter which will contain information of interest on industry events and property news in addition to maintenance and lifestyle hints designed to make life easier. We appreciate you taking the time to read our newsletter and look forward to continuing our working relationship.

Yours in property,

Ben Lee Long

OUT AND ABOUT

Amanda O'Shea hits the streets to see the new developments that are anticipated to really put Cairns on the world map.

From the Cairns Performing Arts Centre to the recently redeveloped Munro Martin Parklands, the economy in Cairns is certainly showing signs of recovery with cranes decorating the skyline and exciting developments such as these nearing (and post) completion.

Our next video will feature the Cairns School of Arts, undergoing a \$9M refurbishment and the Cairns Aquarium, due for completion in 2017.

[View Video](#)





OUR PEOPLE

Introducing the newest member of the TCM Rentals team, Property Consultant, Rebecca Moss.

Her combination of experience, enthusiasm and passion to provide excellent service makes her a perfect fit for our team. With in excess of 15 years property management experience and a glowing reputation, her skills are as asset to us, but most of all our clients.

Rebecca thrives on the challenges that property management and her first priority and focus is always to protect her clients' investment and to assist them to achieve the highest return possible Call Rebecca on 0436 470 835 to discuss your property management requirements.



PROPERTY MANAGEMENT

It won't be easy to click out of holiday mode in this stylishly contemporary one bedroom apartment for lease in Yorkeys Knob.

Cool, calm and sophisticated with endless sea views, this functional apartment is enveloped in light and comfort. Crisp white walls, with tasteful features, polished concrete floors and high ceilings create a style as timeless as the sparkling ocean view.

The calming sea vista, captured through the extensive use of open living and glass, will help you forget about reality.

Contact Ben Lee Long to arrange a viewing on (07) 4030 0222 or 0428 122 822.



[Click Here - Other Properties](#)

SHOWCASE PROPERTY

This month, we interview property investor, Arthur Basha. Arthur owns a lot in the Trilogy development and has kindly given us his thoughts on the current property market in the region.

1. Do you own investments in buildings other than the Trilogy development? Yes, in Amphora Palm Cove.

2. Do you have confidence in the current Cairns economy and property market? Not really, as the cost of insurance and municipal rates is preventing development as investors cannot get a decent return.



3. What do you think is the next 'boom' suburb in the Cairns region? It would appear that the southern corridor is expanding, particularly in housing and therefore future infrastructure is a priority.

4. What is your top tip for anyone considering purchasing a unit as an investment property? Buy away from the seafront, where insurance and rates make it impossible to get a return.

WHATS NEWS

Donald Trump as President - What this means for Investors

At the very least, the election of Donald Trump as President will likely impact confidence in the short-term, but in the long-term, it is anyone's guess what the implications and ramifications will be.

[Read More](#)

WHATS NEWS

Top 7 Renovation Tips - Read Before you Renovate

Inside the house you should focus on the bathroom and kitchen areas. Improvements in these areas traditionally deliver high returns when the property owner decides to sell.

[Learn](#)

WHATS NEWS

WHATS NEWS

22 Properties by the age of 30. Can this Gen Y investor do it?

Stephanie Brennan bought her first investment property on her 22nd birthday and has built a portfolio worth \$2.7 million in under four years. Can she achieve her goal of 22 properties by 30?

Watch

Cairns Coffee - Where to find the BEST cup of Joe!

The coffee scene in Cairns has been 'brewing' away for a few years now. Grab your cold brew, creamy latte or double espresso and meet some of the best kept coffee secrets of Cairns!

Read More



MAINTENANCE CORNER

Summer is approaching in North Queensland...

On the first really hot day of summer in the tropics, the last thing you want is to flip the

switch on your air conditioner only to find that it doesn't work.

When an air conditioner sits idle for months, collecting leaves and debris, a bit of maintenance is often needed to get it running at its optimum level. And don't forget the filters! Poorly maintained filters not only affect the energy efficiency of your home but also affect the quality of the air that you breathe.

We all know uncomfortable summer heat can be so don't delay! Arrange for your air-conditioners to be cleaned and serviced before it starts sweltering here in North Queensland.

We recommend Cairns A/C and Refrigeration for your air-conditioning cleaning and servicing needs. Call Jace Piggott on 0412 918 323.



SUPPORTING THE LOCAL COMMUNITY

Tcmrentals are the official sponsors of the "Tradies and Ladies" Cairns Oztag team. Here they are modelling their brand new shirts!



Amanda O'Shea and Lucy Ewens manning the buggy at the Townsville Chamber of Commerce Golf Day recently.

Well done, girls!



Peta Balmer, Nicki Scrivener and Amanda O'Shea were snapped looking glamorous at the Cairns Central Ladies High Tea in September.



Amanda O'Shea and Lucy Ewens practised their swing and their 'Zen' at the Annual Cairns Chamber Golf Days recently.

WHATS NEW - LEGISLATION

SMOKE ALARMS - TOUGHER NEW LAWS FOR QUEENSLAND

Queensland's State Parliament passed new smoke alarm legislation on 31 August 2016, mandating that all existing smoke alarms in a property must be replaced with photoelectric smoke alarms. The laws, which will be phased in over a 10 year period for different types of dwellings, will require smoke alarms to be installed in each bedroom and interconnected, either by hard wiring or fitting a 10 year battery.

These laws were prompted by is overwhelming evidence that interconnected smoke alarms and installing them in bedrooms greatly increases the chance of people escaping from a fire, unharmed. Photoelectric smoke alarms will be required to be installed in home from 1st January 2017 at any time an existing smoke alarm is being replaced or a new alarm is being installed. This is a step in the right direction for Queensland, putting the safety of its residents first.

[Link to Legislation](#)



Do you own a Unit in a Body Corporate Complex?



We can assist your community to work better together.

Offering Qualified Body Corporate Managers.

Value for Money by a Locally Owned & Operated Company.

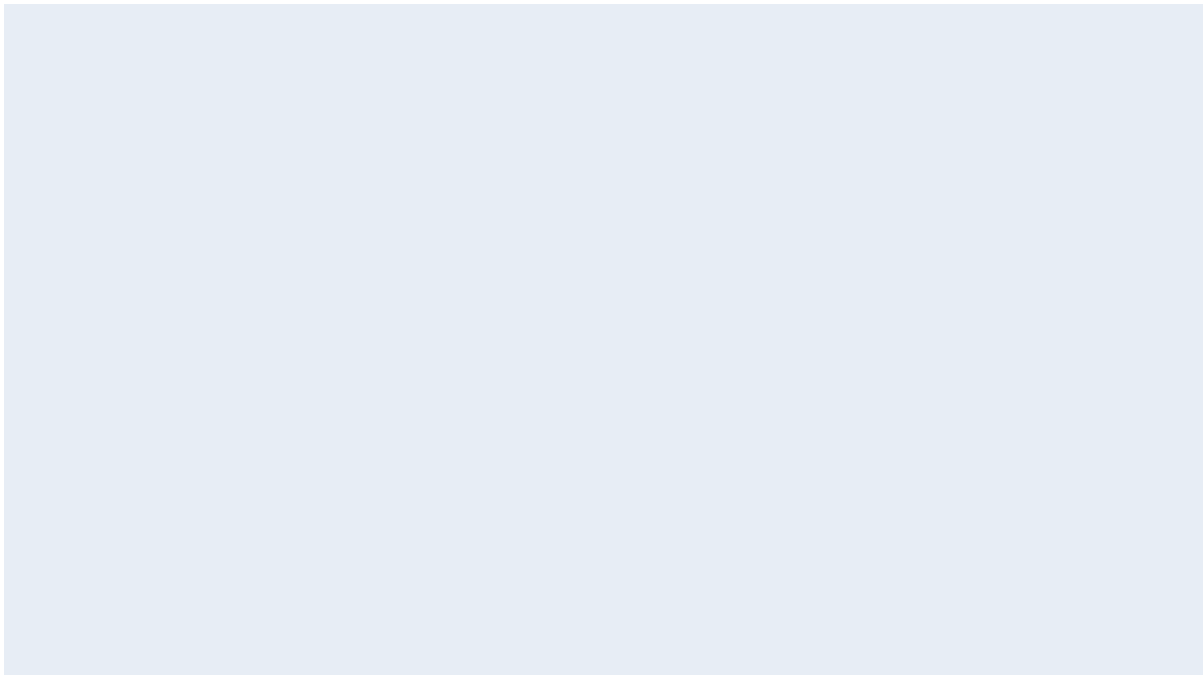
We listen to your requirements and provide a genuine supportive approach to your committee.

We can help you make the SWITCH... Call the team for a **FREE** Comparison Proposal TODAY on **07 4031 7877**

HELLO

FNQ FLASHBACK

Look out Earlville, there is a NEW Marlin in Cairns! A life sized sculpture of a 1000 pound Black Marlin was unveiled recently at Marlin Jetty. The \$300,000 bronze sculpture was moulded on the Black Marlin caught by George Bransford at a local fishing tournament over 50 years ago. His daughter, Gale noted that her father's record has never been broken.





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Linking people and property

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