



WELCOME



Winter in Far North Queensland is fast approaching and whilst this means scarves and beanies for our Southern neighbours, for us it means beautiful sunny days and the odd brisk evening, ranging between 17 and 27 degrees. It is a wonderful time to holiday here in paradise as many of our investor clients

OUT AND ABOUT

Did you know? Queensland is banning all lightweight plastic bags from the 1st July, 2018. Australians use over 5 billion plastic bags per year, many of which end up in landfill. It takes up to 1000 years for a plastic bag to break down, so this a step in the right direction for our fragile environment. Now is a good time to start stockpiling your ecofriendly shopping bags, which should be recyclable, renewable and compostable.

[Read On](#)

Have you taken the kids for a play at The Centenary Lakes Nature Play facility, yet? It was designed by the same architect team behind the Fig Tree playground near Wharf One Café and as recently won the Best "Playspace Award" at the Parks and Leisure Australia, QLD 2018 Regional Award of Excellence. This award winning playground is a lot of fun and we congratulate the design team. Well done!

know firsthand!

Many local events took place in May, including the Mother's Day Classic Fun Run, the Million Paws Walk, Children's Festival, Cairns Expo and the 2018 port Douglas Carnivale, which is always great fun! The Cairns Ironman takes place on Sunday 10th of June, an event that I have been brave enough to take on before. Not for the faint of heart!

Do you have a property that you are thinking of putting on the market? We are now offering sales services to complement our rental and strata divisions. Please do get in touch if you would like a complimentary market appraisal and some information on what value we can offer you.

Until next month,

Kelly Roberts - CEO



It's official.
Queensland will ban
all lightweight
plastic bags
from 1 July 2018.



RETAILER
TRANSITION
PROGRAM

The QLD Government will enforce a ban on single-use plastic bags from 1 July 2018. Will your business be ready?

www.qldbagan.com.au

RENTAL NEWS

Esplanade Living - Clifton Beach

We recently rented this upmarket two bedroom beachfront townhouse for \$420.00 per week.

Literally a stones throw from the beautiful sands of Clifton Beach with pool access from the ground floor. With two living areas, front and rear balconies and air-conditioning throughout, this property is an entertainers dream. Video link to the right!

Do you have a property like this that you



Just Rented!

would like to lease? Or are you searching for a similar property to call home?

Contact Ben and Jaimen from our TCMRentals team to discuss your property management requirements.



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STRATA NEWS

The key things Investors need to tackle tax time

The EOFY is approaching. In order to maximise your tax return, there's some steps you can take. Smart Property Investment Magazine reports.

[Read More](#)

SALES NEWS



Plan for Authentic Cities of the Future

"The cultural integrity of a city is as important to infrastructure planning as roads and buildings". Malcolm Smith of ARUP, reports.



[Read More](#)

New Sales Listing Alert!



A 4 bedroom blue chip Whitfield house will soon be on the market. Contact our Sales team for further information:
07 4030 0250



STRATA NEWS

VISITOR PARKING IN A STRATA COMPLEX

We share this informative Q & A article with permission from Frank Higginson of Hynes Legal.

Question: I am just looking at how to go about reporting, or even whether I am able to do so, residents (owner occupied and tenants) using visitor parking in apartments almost every night. Two of our guest parking bays are continuously taken by residents of units.

Answer: If someone is living in the scheme full time as an occupant they should not be using the visitor car parks. The first rule of visitor parking is that it is for visitors. If someone is living in the scheme full time as an occupant (whether as an owner or tenant) then they should not be using the visitor car parks. Assuming that the body corporate has a lawful by-law in place to this effect then the committee **MUST** enforce it.

Committees do not have the choice about whether enforcing by-laws. They have a statutory obligation to do so. This would apply to the occupier parking in the visitor car park and potentially the storage in the exclusive use park (depending on the exclusive use by-law). The occupant should request that the committee enforce the by-laws and lay out the evidence of the breaches. To be fair to the committee – they may not know this is going on. This can be gently in a letter but there is also a more formal process under the Act under which the occupant issues a form to the committee which they must act on.

If the committee ignores that then the occupant can take action themselves, but they must

try the committee path first. For information on this article and other strata related legal matters, contact Frank Higginson at Hynes Legal:

E: frank.higginson@hyneslegal.com.au

MEET THE TCM TEAM!



Back row: Ben Lee Long, Amanda Johnstone, Diane Roberts, Kelly Roberts, Carissa Young, Miranda Arkey, Greg Roberts. **Middle:** Tara Dunne, Michelle Henning, Serena Cameron, Lucy Ewens, Peta Balmer, Samantha Remmington. **Front:** Kylie Bean, Marni Taranto, Cory Sigley, Jaimen Cox

WHATS NEWS



Tips for Expanding Your Property Portfolio

Buying your own home is an emotional experience. You have a firm idea of the area and the features you want, but really, when it comes down to it, your final decision will be based on whether it's 'the one'.

On the other hand, building a property portfolio requires your utmost dedication to the path of logic. If you have ever watched that British show on Foxtel - Property Ladder - you will know that investors are prone to making a mess of things the minute they fall in love with the investment property, or even worse, see its 'potential'.

Building a property portfolio will always be one of the most enriching and exciting ways to secure your financial future, just as long as you satisfy a few key criteria in the process.

Diversify to spread the risk

In the very first stage, you can consider investing in a unit if you already have a house, and vice versa. If you have a number of properties already, look at the balance in the portfolio and what you want in the new property. This will take into account growth vs income, and of course the weighting of strata fees, land taxes, rates and location.

Location. Of course.

Don't think you need to invest near to where you live. Sure it might feel safe, but remember, you need to remove emotion from this exercise.



According to The Eureka Report, an investment property should be between 2 and 12 kilometres from the CBD of a major capital city to benefit from high demand, high land values and growth.

Protect yourself

We discussed in a previous issue that Australians are one of the most underinsured nations in the developed world. That doesn't just relate to Landlord Insurance. Income protection is a must, and it is so easy to incorporate in your superannuation that you would have to be mad not to make this a mandatory part of your financial strategy.

Think about the tenants

After all, you are buying a property for other people to live in, so have it clear in your head exactly what kind of people you want to live there. Build a picture around possible professions, transport needs, number of tenants and features of the property.

These considerations will help you attract quality tenants and secure a longer lease.

Make a plan and stick to it

Just like any business venture, a property investment carries opportunity and risk. The most successful investors always document their objectives, financial projections, timelines and contingency plans so it is much harder to get swept away by emotional bias. And the really clever ones give their plan to a trusted friend or adviser and have them challenge any decisions that might be heading off track.

This is really just the beginning of this topic but we hope you find these tips helpful. Please don't hesitate to contact us if you would like more detailed advice on building your portfolio.

Get Social with Us!



@TCMRentalsSalesStrata

