



WELCOME



Starting a fresh financial new year means that we can all get organised. We often have our owners contact us to ask. " Whats the best way to keep track of our investment income and expenditure"? Our good friends at Eagle Accounting shared with us an excellent spreadsheet that will do just that. If you would like this easy to use spreadsheet please send me an [email](#) and I will shoot a copy back to you.

We have been reading in the media a few articles with regards to Claiming of travel expenses to visit your investments. Looks like this has all changed. Below you will find informative articles on this very topic and other interesting property matters.

If you have other like minded investors friends, colleagues or family members we would love to assist them too. Share our contact info and let them know who the referral came from so we can thank you.

**Yours in Property,**

***Ben Lee Long***

OUT AND ABOUT



### **WAR ON WASTE - Coffee Cups !**

The team at TCM Rentals team have been having chats about the most recent ABC series - War on Waste. We are looking at ways we can internally change the way we not only run our office but also how we can be more green friendly in our home lives too.

We started this week with changing our reception water cooler cups to recycle paper cups instead of plastic as well as purchased our team our very own Keep Cups for our take away coffees in the morning.

We will continue to look at our paper usage and work on other green initiatives.

If you have any ideas that you have implemented into your home or business that you would like to share with us then please get in touch we would love to hear from you.

Together we can make sustainable choices that will ensure a greener future for everyone.

[View Video](#)

## PROPERTY MANAGEMENT

### Just Listed!

### THIS IS THE LIFE – PARADISE PALMS – GATED COMMUNITY

Tcmrentals is pleased to present to the rental market this immaculately renovated 3 bedroom, 2 bathroom home.

This generously sized home has direct access, and views of the Paradise Palms golf course and is perfect for those who enjoy a spot of golf or prefer to have no rear neighbours. The home is fully air-conditioned and has tiled floors to the multiple living areas, with new carpet to the bedrooms. The large kitchen is complete with dishwasher, large fridge bay with plumbing for the fridge and a large pantry.

Other features of this home include:

- Large in-ground swimming pool
- Extra-large wet room
- Double garage
- Fully fenced yard
- Tiled alfresco area
- Built in robes and built in storage
- Internal laundry with built in's
- Blinds and drapes throughout
- Security system
- Walk-in robe to the master suite
- Security screens

Homes situated in these popular Paradise Palms communities are rarely seen on the rental market.

Call **Ben Lee Long** on: **M) 0428 122 822 or E) [ben@tcmrentals.com.au](mailto:ben@tcmrentals.com.au)**

[Click Here - Other Properties](#)





## WHATS NEWS



### WHATS ON IN FNQ?

**19th Aug - MSF Sugar Great Pyramid Race** The first official race was organised in 1959 to coincide with Queensland's Centenary Celebrations and it has become an annual event where some of the finest and fittest present themselves and strive to conquer this formidable mountain in unbelievable record times. There is still time to sign up. [Click here](#)

**25th Aug - 3rd Sept** - Wow wee what an amazing 10 days we have coming up Cairns will come alive. There will be so many interesting shows, concerts, exhibitions and more. We are helping you get excited and work out what you want to go and do and see with your family and or friends. Check out their online version program right here below.

[Cairns Festival Program](#)

**Cairns Property Watch - July 2017** - Thanks to Herron Todd White for this months update on our local Cairns

regional positioning. The team at HTW do an amazing job at researching and data analysis for our area. Well done!

[Cairns Property Watch Report](#)

WHATS NEWS



**How things have changed?** Sun goes down on landlord 'inspection' trips. This financial year will look a little different to investors visiting their properties and claiming.

[Read More](#)

WHATS NEWS



### Wow... How many people have used Airbnb recently?

Well this one might take a little longer to grab a booking..This treehouse is the most popular Airbnb in the entire world, check it out

[Read More](#)

## SUBURB SPOTLIGHT

A postcard for TCM Rentals featuring a baby's face and text about property management and leasing.

Property Management Linking people and property

We have just leased Address:

65 Nova Street, Kewarra Beach

Just Leased WOO-HOO!

If you have any issues or concerns regarding the tenancy or would like a FREE Market Appraisal. Please phone Ben on 07 4030 0222.

Ben Lee Long  
Tel 07 4030 0222 or Mobile 0428 122 822  
Email rentals@tcmrentals.com.au  
www.tcmrentals.com.au

tcmrentals

We think it's important to share with neighbours in the surrounding streets of our JUST LEASED properties that we are here to assist. We hand deliver to the houses this fun informative postcard so they know who to call. TCM Rentals team genuinely care about making a positive impression right from the start. We think it's just neighbourly...

## MAINTENANCE CORNER



**What is wear It's a familiar story.** Tenant moves out. Owners get upset at what they see as damage to their property and withhold the bond. The tenant gets doubly cross believing the damage is simply 'fair wear and tear'.

When a contract term such as 'fair wear and tear' is somewhat vague and open to interpretation, it's understandable that disagreements arise.

In Australia, unless a contract states otherwise, tenants are not responsible for paying for fair wear and tear to a property. It's only when the tenant has been negligent or irresponsible or has intentionally caused damage to a property that he or she is liable to pay for repairs.

The team here at TCM Rentals are meticulous when conducting our entry photographic reports for both owners and tenants. We ensure that we note various issues with the property and ensure everyone understands what the definition of wear and tear is.



Who looks after the Lawns, gardens and trees



Arrangements about the maintenance of gardens, including fruit trees, and lawns should be listed in the tenancy agreement.

**Mowing, edging and weeding** Generally, the tenant is responsible for yard work (e.g. mowing, edging, and weeding) however, this should be specified in the agreement.

**Tree lopping and hedging** Major work such as tree lopping or pruning trees and shrubs are usually carried out by the property manager/owner as part of their obligation to keep the property in good repair. This type of work is not carried out regularly and is more likely to require specialist knowledge or equipment such as ladders. Any plants, hedges or lawns that require specialist upkeep are usually not the responsibility of the tenant unless they agree.

**Fallen branches** Responsibility for removing fallen branches, including palm fronds, may vary depending on the circumstances. The tenant may be responsible to clear away small, manageable branches in a timely manner. Larger branches, which may require specialist equipment to remove, may be the property manager/owner's responsibility. Any damage caused by fallen branches may be the property manager/owner's responsibility to repair.

**Water restrictions** Local Council water restrictions should be considered. The tenant may not be held responsible if lawns, trees or other plants die because of compliance with these local laws or due to excessive dry weather conditions.

**Yard maintenance contracts** If yard maintenance is covered by a contract between the property manager/owner and an external company this should be listed in the tenancy agreement.

The tenant cannot be required to enter into a maintenance contract with a particular company in addition to their rent or require the tenant to use a specific company to provide maintenance services.

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