



WELCOME



We hope you enjoyed some time off over the Easter long weekend and indulged in a few chocolate eggs! Now it is back to work (and back to school) and we are excited about the new developments in TCM headquarters.

Our TCMSales website is now live and we invite you to have a look and see what our team has to offer. Our TCMSales Facebook page will also share our current and upcoming properties for sale.

Our TCMStrata and TCMRentals team have been super busy after the recent torrential rain and flooding in the region. Unfortunately, in such heavy rains, leaks are unavoidable, even in the most well maintained properties. Luckily, we have a huge panel of qualified and licenced tradespeople at our fingertips to rectify any building issues as soon as possible.

Cairns Festival 2018 and the Commonwealth Games attracted large crowds to the CBD and Esplanade and for good reason, the entertainment has been second to none and fantastic for our region.

The Strata Community Australia (SCA Qld) Annual Conference held on 14th - 16th March was another great success with multiple members of our team participating in the daily seminars and information sessions. It was an extremely well organised and informative event for our industry. We have included some pictures below of the highlights (a big congratulations to all of the winners this year).

Until next month,

Kelly Roberts - CEO

OUT AND ABOUT

When it rains it floods!

March was the worst flooding FNQ has seen in this generation. Below is an aerial view of the floodwaters.

Thankfully, the rains cleared up for a couple of weeks for the Cairns Festival 2018, coinciding with the Commonwealth Games. Below is a picture of just one of the many exciting events held on the Esplanade and in the CBD.

Pictured at bottom is Simone Roberts the lucky winner of our Easter prize basket giveaway drawn on Facebook last month. Well done, Simone!





FOR SALE

Modern South Side Living

This large home consists of four good sized bedrooms, plus a separate study. There is a formal lounge room, plus an additional family/games room, the open plan living areas open onto the generous outdoor entertaining area,

which is complimented by the easy care in-ground swimming pool. Cook up a storm in the chef's kitchen, complete with dishwasher and enough room to swing a cat. Other features of this property include:

- Extra large ensuite, with corner bath
- Walk in robe to main bedroom
- Built in robes to bedrooms
- Extra large linen cupboard
- Tiled living areas
- Two sheds
- Fully fenced
- Security screens
- Split system Air-conditioning
- Double remote garage
- Established grounds
- Vehicle access to the rear yard

This home is located close to popular schools, a bus stop within walking distance, and only 5 minutes to the Gordonvale Shops/township.

This property is currently tenanted at \$475 per week with the current lease expiring 15/03/2018.

Please contact Ben Lee Long on 0428122822 to arrange your private inspection of this place to call home.

[Click Here - Other Properties](#)





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STRATA NEWS

Solar Panels on Your Shared Body Corporate Roof

A good idea or a not so good idea? Read all about it here.

[Read More](#)

RENTAL NEWS

The 5 Key Ongoing Expenses of Property Investment

When starting your property journey, it's all too easy to get so overly focused on the cost of acquisition you fail to look at the holding costs.

[Read More](#)



SALES NEWS

Steady State of Play for Cairns Real Estate Market

The latest Cairns Watch report by Herron Todd White described the city's property market as being in a "steady state" with minimal change in recent months.

[Read More](#)



MAINTENANCE CORNER



Are you thinking about having your building repainted? How involved in the process should the Body Corporate Committee be? Andy Grant from Eclat Building Solutions provides an insight from a painters perspective.

"Every building is different and every repaint or maintenance requirement is different. At Éclat Building Solutions we actively encourage as much input from the Committee as we are able to get during the quoting process. The most basic questions and conversations can make all the difference to the final quotation you receive. Some of the easy questions that can make a difference:

- Do you want a comprehensive repaint or just a quick tidy up to meet a budget?
- Is there other works that may be cost effective to complete at the same time?
- Are you painting in the same colour or are you looking for a colour change?
- Is the funding available to pay the full cost upfront or financing?
- Is an ongoing Maintenance Plan a consideration for the building? How many years?

If your building is considering a repaint or large maintenance works, it will always work out better for your Committee if you have a representative who is willing to work with us. "

WHATS NEWS

Pictured below, strata industry professionals enjoying the opening night of the Strata Community Australia Qld Conference 2018 at the Shangri La Hotel. Do we live in paradise or what!





Pictured left, Michael Healy MP with SCA President, Simon Barnard at the SCA Qld Conference 2018.

Bottom left: Commissioner for Body Corporate, Chris Irons discussing all things strata with delegates at the conference.

Bottom: The SCA Qld Strata Awards Dinner. A spectacular night at the Tanks celebrating our industry.



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