

ESPRESSO



Your shot of
property management
news from



If you aren't sure what level of coverage is best for you, your property manager can give you some guidance. We've listed the MUST HAVES in your policy:

- Damage from animals to the interior of your property, not including your tenants' pets or vermin and pests
- The effects of natural disasters or fire
- Sudden and unexpected impacts, like falling trees or cars colliding with your property. Note, this normally won't cover any damage that happens as a result of contracted works.
- Vandalism and theft by someone who didn't have the consent of you or your tenants to enter the property

- Your legal liability for claims arising from accidents onsite which result in bodily harm or death of someone on the property, not including you or your family.
- Your legal liability for claims where your tenants' or their guests' property was damaged in the rental

Make sure you are adequately covered. Australia has a competitive insurance market, with plenty providing landlord coverage, so take the time to shop around for comprehensive and cost-effective policy.

LANDLORD
INSURANCE - IS
YOUR POLICY
CURRENT AND
UP TO DATE?



TCM RENTALS ASKS

This month tcmrentals spoke to Erin about her landlord insurance.

T: Hi Erin, how long have you been a property investor?

E: My anniversary as a landlord is just coming up, nearly 12 months!

T: Being new to the property investment world, were you aware you would require landlord insurance?

E: Yeah, for sure. I think it worked in my favour as I was researching so many things as I was quite timid dipping my toe into being a property investor.

T: You researched landlord insurance?

E: Sure did, I had to tick all the boxes. My budget was pretty tight so I couldn't afford anything going wrong with the unit.

T: Was it a difficult process?

E: Yes and no. There was a lot to learn of what I actually needed. Its one of those things where you cant really afford not to be covered but one of those things that I could easily



DID YOU KNOW?

The hippocampus, a brain area closely linked to learning and memory, is especially receptive to new neuron growth in response to endurance exercise.

just forget about. My property manager pushed me to make sure I had it. I guess it will make his life easier too should anything happen.

T: Good to know. Thanks for your time Erin.

E: Thanks, bye.



Ben Lee Long

Property Consultant

TCM Group

Overview - Cairns Property Market: Residential vacancy rates are currently sitting at 3% for units, and 1.5% for houses.

The housing market is considered to be lifting off the bottom of the cycle with increases in transaction volumes due to the currently low interest rates.

The Casino project in Yorkeys Knob has stimulated interest in the real estate market generally, although the project has some way to go before it is reality.



ECO TIP

Put. The. Coffee. Pod. Down.

Not only does the aluminium packaging end up in landfill, it's one of the most expensive ways to drink coffee. And there's less than half the amount of coffee than what you'd get at your local!