



WELCOME



As the year is now completely in full swing its time to set all those wheels in motion. We had time to reflect in January and February, which was a solid planning month now its all about action in March. Hope your start to the year has been a positive one.

This months newsletter has got great tips on getting your property compliant with the new Queensland smoke alarm legislation. Don't be alarmed we have 5 years to comply with the new legislation. Smoke Alarm Solutions will continue to monitor and ensure compliance. Great

overview of local events not to be missed and I'm super keen to try out some of our new cycle paths when the cooler weather sets in.

We are always looking for new properties, we have an abundance of tenants at the moment with no stock. Our team always provides genuine and personalized service. Feel free to call and say hello and ask about how we can assist you with your investment today.

Yours in Property,

Ben Lee Long

OUT AND ABOUT

This month we go "On Location" and get ourselves all outdoorsy and active. Cairns has some awesome new cycle paths that allow you to explore this beautiful region at your own pace.

The routes take in the Esplanade lagoon, the foreshore to the Cairns Botanic Gardens, Cairns Central Swamp, along scenic waterways including Lily Creek and Saltwater Creek, and past regional sporting centres.

The great thing about these paths is that cycling commuters can hop off the main road traffic which ensures that we have a safer and less hectic ride to work, tafe and schools.

Choose your next track by downloading the [Cycling and Walking Circuit \(PDF, 0.91 MB \)](#) map.

[View Video](#)

PROPERTY MANAGEMENT

Just Listed!

Luxury Living at the Lakes Resort

Located in the ever popular, 4 1/2 star, multi award winning, Lakes Cairns Resort and Spa Complex.

This luxurious apartment is fully furnished and self contained, the tiled living areas and the split system air conditioning ensures that you will not feel the heat during summer. The three large, resort style swimming pools with built in BBQ's and Gazebo areas will make entertaining a breeze, Or relax on your private balcony overlooking park land (No rear Neighbours)

This apartment needs to be inspected to really appreciate its size and aspect.

Contact **Ben Lee Long** on:

M) 0428 122 822 or

E) ben@tcmrentals.com.au

[Click Here - Other Properties](#)





WHATS NEWS



WHATS ON IN FNQ?

14th March - NOT TO BE MISSED Tickets go on sale for the one and only Elton John performing at Cazalys in September 2017. Head to www.moshtix.com.au for your tickets.

25th March - Head down to the 2nd Meet Eat Repeat at the Cairns West Bowls Club. Tasty Food options, Music and its a family friendly event. (pictured)

25th March - Earth Hour On Saturday, 25th March, switch off to support progress for the next generation. #JoinTheFuture. from 8.30pm - 9.30pm.

28th March - Battle of the Brains Pyjama Night at the Salt House. Get your mind ticking over all for a great cause.



WHATS NEWS

5 tips for first-time property investors in their 50s... It is never too late to invest in property and in recent months professional real estate has seen a growing number of Australians in their 50s buying investment properties.

[Read More](#)

WHATS NEWS

Tourism is helping with Sales Prices

TOURISM growth has likely contributed to a slight rise in Cairns property values over the past year, while the nearby Townsville market has experienced a decline.

[Read More](#)

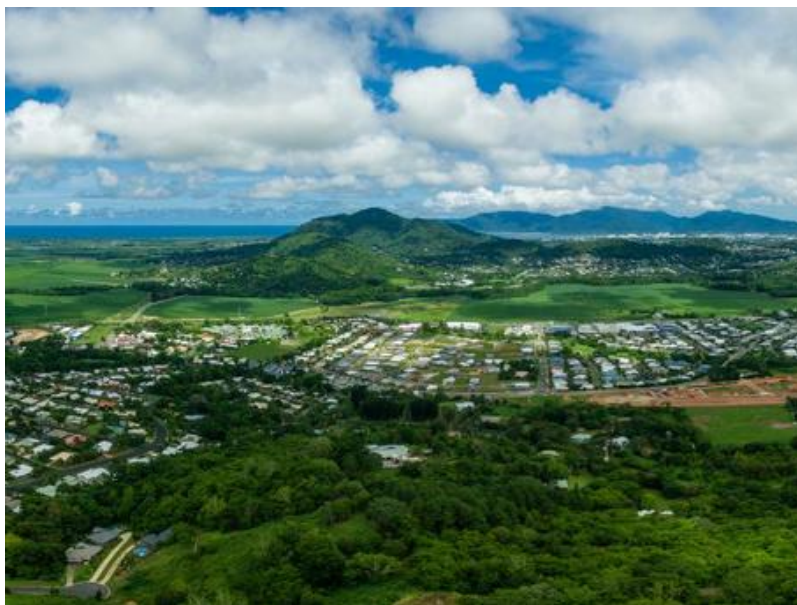
WHATS NEWS

Ahhhh Craft Beers..

Cairn's heritage-listed Shed 2 complex is set to be transformed into an all-new waterfront dining destination and business events venue from next year.

[Read More](#)

SUBURB SPOTLIGHT



This month we head to the "Valley" Redlynch is thought to be named after a village in Wiltshire, England. Lamb Range is named after Edward William Lamb, former Queensland politician.

Settlement of the area dates from the late 1870s, with land used mainly for sugar cane growing. Significant development did not occur until the 1980s. Rapid growth took place from the early 1990s, with the population increasing six-fold between 1991 and 2016 as large numbers of new dwellings were added to the area, particularly in Redlynch.


We have noticed the area being very family friendly with two great school, community sports facilities, skate park, bistro dining and the shopping village all at your finger tips. The homes in the area comprise of block, brick and traditional Queenslander homes on large blocks especially down in the Valley area.

This suburb gives a sense of old school living where your kids can ride their bikes in the streets, participate in sporting activities and live an outdoor lifestyle. We find that these properties are well sought after in the rental market and we tend to always have tenants wanting to live in this beautiful hilly suburb.

MAINTENANCE CORNER

The team at TCM Rentals are privy to new legislation. This month we started investigating the timelines and what will be involved in the new Smoke Alarm requirements. We have outlined the top points of interest.

Change in
QLD Fire
Alarm
Legislation
Aug 2016



What you need to know...

- Every QLD residence will be required to fit photoelectric / interconnected smoke alarms in all bedrooms and hallways.
- Any smoke alarm being replaced after January 2017 must be a photoelectric alarm.
- All properties leased or sold will need to meet the compliance after 5 years.
- All hard - wired, interconnected photoelectric smoke alarms will require a qualified electrician to install and test.

[FURTHER INFO ON SMOKE ALARMS](#)

SUPPORTING THE LOCAL COMMUNITY



LETS GET WALKING....The team have started their training including their four legged fury friends getting ready for the up coming May Million Paws Walk. We at TCM Rentals love getting out and about raising much needed funds and this event is something close to all our hearts. You can also get involved by clicking the below link.

[DONATE & REGISTER](#)

REFER TO CLAIM

FREE GIFT CARD REWARDS JUST FOR YOU!



say hello to Ben on
07 4030 0222



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