



**EAST ARNHEM**  
**REAL ESTATE**

*Remote Housing Specialists*

December 2023



# **BARRAMUNDI** **CHAMPIONSHIP** **1ST-28TH FEBRUARY 2024**

Team registrations are officially open for the East Arnhem Real Estate Barramundi Championship. Pick up your forms at the EARE Office, at 30 Arnhem Road, or check out the town noticeboards. You can also complete your registration online at:  
<https://wkf.ms/3RmaeeQ>



TEAMS 2-4 ANGLERS



\$50 PER ANGLER



FISH OFF LAND OR ON A BOAT



BRIEFING WEDNESDAY 24TH JAN



COMPETITION FISHING SHIRT INCLUDED



## **EAST ARNHEM REAL ESTATE** **ELF ON THE SHELF 2023**

THIS YEAR WE HAVE 12 AMAZING LOCAL BUSINESSES TAKING PART IN THE ELF ON THE SHELF 2023. SOLVE THE RIDDLE, FIND THE ELF AND WIN A \$50 GIFT VOUCHER. STARTING THE FESTIVE FUN ON DECEMBER 1ST, KEEP YOUR EYES ON OUR FACEBOOK PAGE FOR THE RIDDLES.



## **Remote Housing Officer**

We are looking for a motivated and experienced Remote Housing Officer to join our licensed real estate agency and provide high-quality housing services to Aboriginal communities in remote areas across East Arnhem Land.

- Traveling to Aboriginal communities for culturally sensitive housing services alongside Yolngu housing officers.
- Conducting property inspections to ensure safety, hygiene, and functionality standards.
- Liaising with stakeholders for property-related matters, such as repairs, rent collection, and tenancy agreements.
- Providing advice to tenants and landlords, resolving disputes promptly.
- Maintaining accurate records and completing the Certificate in Property Services within the first year of employment for ongoing professional development and compliance.

If you're interested in the position and would like to find out more about the role, please contact Hannah on 0438 898 222 or email [hannah@eare.com.au](mailto:hannah@eare.com.au).



# MERRY Christmas

AND HAPPY NEW YEAR

As the holiday season approaches, we want to inform you of our office hours during this festive period. Our office will be closed from 5pm on 20th of December and will reopen at 8 am the 2nd of January 2024.

This closure is to ensure our dedicated team and skilled tradesmen have the opportunity to enjoy a well-deserved break.

In the event of Emergency Maintenance issues, please contact our after-hours number at 08 8987 2209.

Emergency Maintenance includes:

Major Water Bursts

Major Electrical Faults

Lockouts (Please note there is a \$350 call-out charge for lockouts)

For all general maintenance requests, we encourage you to use our website, Tapi [www.eare.com.au/tenant-concierge](http://www.eare.com.au/tenant-concierge), or email us at [admin@eare.com.au](mailto:admin@eare.com.au).

Wishing you a Merry Christmas from all of us!

## 5 Top House Tips for those Travelling at Christmas

### 1. Check in with your neighbours

Reach out to your neighbours and let them know of your Christmas plans. This not only fosters a sense of community but also keeps them aware of any unusual activities around your property.

### 2. Submit an absentee owner advice form

If your home will be vacant during the Christmas season, consider completing an Absentee Advice Form. This form notifies emergency services, such as the NT Police, Fire, and Emergency services, about your absence. Access the form [here](#) to facilitate communication in case of any emergencies.

### 3. Lock up and give spare keys to someone trusted

Enhance security by locking up your property and entrust a set of spare keys to a reliable friend or neighbour. This precaution ensures that someone trustworthy can access your home in case of an emergency situation.

### 4. Prepare for power outages

Anticipate power outages by leaving a spare set of keys with a friend. This can be particularly useful for restarting electrical items after an outage, ensuring that your home remains secure and functional.

### 5. Prepare outdoor areas for Cyclones

As we enter cyclone season, take proactive steps to secure outdoor areas. Even if you've already prepared for cyclones, if you plan to be away, it's advisable to double-check that any loose items are secured or stowed away. This helps minimise potential hazards in the event of a Tropical Cyclone.

## What's happening this month

**2 December** Kids Christmas Gift Exchange

**10 December** Christmas Community Markets

**15 December** Schools Finish

**18 December** Christmas Pool Party

**25 December** Christmas Day

**26 December** Boxing Day

**31 December** New Year

## Current Listings

### FOR SALE

- 1 Fusina Close - \$780,000
- 43 Wuyal Road - \$475,000
- 6 Jasmine Close - \$620,000 *Under Contract*

### FOR RENT

- Lot 85 Galpu Road - \$650-850 per week
- Rirratjingu Business Centre - \$500 per m2 + GST & Outgoings
  - Tenancy 04
  - Tenancy 06
- Lot 259 Laynhapuy Court - EO1

### SHORT TERM ACCOMMODATION

- Workers Camp - Single ensuite rooms - \$175 per night.

*If you have an unoccupied property or simply want to better understand the current market, reach out to one of our quality agents and we can provide a current market rental or sales appraisal.*