

Monthly Newsletter

JULY 2024

National Property Managers Day

At EARE, we deeply value our property managers for their dedication and expertise, which are pivotal to our success. Their commitment to excellence ensures our clients receive the highest level of service and satisfaction. Our unique location in remote North East Arnhem Land presents demanding tasks that require exceptional skill and resilience, and we appreciate our property managers for consistently rising to these challenges and maintaining our standard of excellence. We celebrate and support our property managers, recognizing them as the cornerstone of our business operations and community relationships.

I really enjoy the diversity of the industry and the opportunity to continuously learn and grow my professional knowledge. Each situation is unique and being able to maintain a positive experience for all clients is a rewarding aspect of property management.

PM Hot Tip: Inspections are an important part of property management as we are able to identify proactive maintenance which not only benefits the owner's asset but can maintain an enjoyable living environment for tenants.

Kayla

Property Manager, what I like the most is the diverse tasks and daily challenges. The balance between desk work and face-to-face interactions keeps the job dynamic. Whether I'm fully immersed in PC sessions or engaging in conversations with tenants, owners, and contractors, each day brings something interesting.

PM Hot Tip: Remove mold from silicone seals in sinks and showers, follow these steps: Roll toilet paper along the silicone seal. Spray the silicone with mold cleaning spray until it's thoroughly wet. Leave it for at least an hour or two. Afterward, wipe away the mold and residue using a damp cloth.

Sofia

The most rewarding aspect of being a property manager is the ability to create and maintain a positive living environment for tenants while ensuring the owner's investment is well-managed and aligned with their goals. The dynamic nature of the role keeps you on your toes, as no two days are the same!

PM Hot Tip: Regularly clean your air conditioner filters to improve airflow so your AC unit doesn't have to work as hard. Efficient operation of your AC not only extends its lifespan but also uses less energy, which can reduce your utility bills.

Kiandra



Acknowledging the importance of a stable home is crucial. Working in public housing allows us to support families and tenants in overcrowded and complex environments. A home provides shelter and safety, protecting individuals from the elements and potential dangers while offering a sense of security and stability. It fosters a sense of belonging, community, and connection. As property managers, facilitating and maintaining these aspects of home life is incredibly rewarding. It not only improves tenants' quality of life but also builds stronger, healthier communities. By ensuring access to safe, stable, and welcoming homes, we promote the well-being and prosperity of the individuals and families we serve.

PM Hot Tip: Rising water and electricity expenses can strain a family's budget, limiting their ability to invest in memorable experiences. Be sure to take prompt action on any leaks to avoid excessive water costs. Additionally, by switching off all electricity before leaving can reduce your electricity bill and contribute to environmental conservation.

Hannah

Community News

Our team of Indigenous Community Housing Officers (CHO's) and Housing Maintenance Officers (HMOs) conduct tenancy management and maintenance services across five communities - Yirrkala, Milingimbi, Ramingining, Gapuwiyak, and Galiwinku - to deliver our Living Strong Program.

Our CHO's duties include letter drops, inspections, connecting clients to essential services in the region, assisting clients in filling out paperwork and ensuring members attend Housing Reference Group Community meetings.

Our HMO's complete first-response repairs and maintenance within public housing assets, keeping tenants safe.

Sharon and Brendan oversee the execution of this. Whilst they work from our head office, they are always travelling remotely to support our remote offices.

Sharon assists our Community Housing Officers and Brendan supports and trains our Housing Maintenance Officers.

Our team has recently started loaning equipment such as mops, rakes and brooms to help tenants maintain their homes. Additionally, we have started to encourage all community members over the age of 18 to lodge their housing applications to best prepare for future living.

We have noticed a big difference in living conditions with our CHO's working with the families. Although these conversations can be challenging due to conflicts, our local staff effectively manage to collaborate with families within their communities.

Properties Available



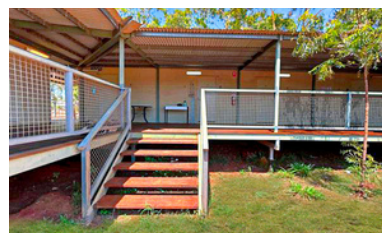
10 Beagle Circuit | \$760K
4 bed | 2 bath | 2 car



6 Arnhem Road | \$950k
Mixed-Use Commercial Complex



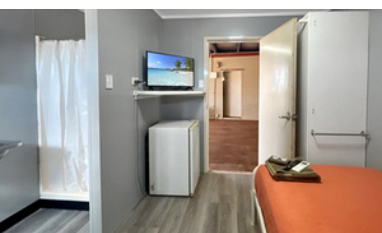
22 Pera Circuit | \$570K
2 bed | 2 bath | 1 car



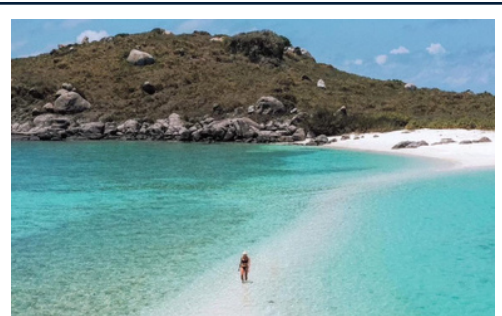
Lot 259 Laynhapuy | EOI
8 Single Room Camp



Yanawal Units | \$270 p/n
Modern Accommodation Units



Wallaby Beach \$175 p/n
15 Single Room Camp



What's On This Month

- 01 July Territory Day
- 04 July Movies at the Pool
- 05 July Movies at the Pool
- 07 -14 July NAIDOC Week
- 26 July Darwin show day
- 26 July National PM Day
- 26 July Dave Langridge Cup

