

THE

YAMBA TIMES

JULY 2020

by First National Yamba

*Big Win for
Small Town*
PAGE 2

*Time to
Review*
PAGE 2

*Yamba
Map*
PAGE 4

*New Residential
Tenancy Laws*
PAGE 6

*COVID-19 vs Yamba
Property Market*
PAGE 8



MORE THAN
PROPERTY

DAVID LOVELL, PRINCIPAL
First National Yamba

ONE OF THE greatest privileges of running a company like *First National Yamba* is that we are in business of connecting people. It also important to us to give back to the community that we live in, by harnessing the power of our people and our organisation.

This year again we are excited to partner with The *Kids Help Line*...The helpline offers confidential guidance for problems such as cyber-bullying, depression, homelessness, mental health or suicidal thoughts.

It's a free, 24/7 phone and online counselling service for young people aged 5-25 that has responded to more than eight million contacts over the past 28 years.

Every 90 seconds, someone's son or daughter, grandchild, niece, nephew, neighbour or friend gets in contact with *Kids Helpline* via its free call number 1800 551 800 or web chat service.

With summer well behind us, I would also like to acknowledge all the Emergency Services personnel and, in particular, the Rural Fire Services. They worked hard for far too many months in response to the bush-fire emergency situations here in the Clarence Valley.

So, please know that when you engage with us, you're helping these great causes (and others) that bring joy, security and resilience to so many people around our beautiful valley.

Home is where
the heart is...

First National Real Estate supports Kids Helpline to help steer young people through the ups and downs of life.

kidshelpline.com.au/firstnationalrealestate

BIG WIN FOR SMALL TOWN, YAMBA!

First National welcomes new Chairman of the Board!

IN A CHANGING world First National Real Estate Group recently held their Annual General Meeting via Zoom and during the meeting well known local agent David Lovell was elected as the new Chairman of the Board of Directors for Australia.

As a founding member of the Yamba First National team, David's extraordinary sales career of over 25 years has seen him

rise through the ranks from Regional Councils and as NSW Director and now his new role as Chairman.

His passion for real estate, both at a personal and business level, is evidenced by his election to the position and now the local community will benefit from the collective knowledge of the best minds and businesses in the First National Group. The co-operative structure of

the First National Group enables a free flow of information and ideas and now we have a local at the head of the table to bring us the most up to date knowledge.

They say if you want the best information, go to the top. Now is your chance!

Call the First National Team today on 66462299



Time to Review

AT THE MIDWAY point of the calendar year and another financial year over, no doubt your accountants/financial planners will be making suggestions in respect to your taxation position and we're sure this will include talks about retaining, releasing or acquiring property. Though it's not a rush, we suggest you consider asking us to provide you with an up to date investment property appraisal so you can furnish this to them on request.

With the Yamba, Angourie and Wooloweyah property mar-

ket in very good shape, you may be pleasantly surprised as to the value your property holds. Marry this along with the supply and demand ratios in the property owners favour (more buyers than sellers), it may prove to be the perfect time to cash out if you have bigger and better plans for the money currently invested in the property we manage for you.

As always, please feel free to contact the office for a chat about this or any other matter that we can assist you with.



Quiet Sale? Please Explain

IF YOU'RE CONSIDERING selling but are unsure whether doing so during COVID-19 is the right time, then listing your property 'quietly' is pretty well ideal.

A quiet listing means that your home is 'for sale' ready to buyers that are known to us and are actively looking to buy—but it won't appear on any website portals. So it's for sale...but not as you know it!

The benefit to you is that if we don't already know your buyer (if they're not savvy enough to be actively looking ahead of the expected post COVID-19 surge), then you're fully prepared to go loudly to market well ahead of other properties coming to the market.

If that sounds like it could work for you, give our Sales Team a call 02 6646 2299.



We have 5 different ways to sell your property.
Which would you choose?

CALL OUR CONSULTANTS TODAY ON 6646 2299

 **firstnational**
REAL ESTATE | Yamba

Beaches

Located at the mouth of the Clarence River, our beautiful Yamba is surrounded by beaches with the famous Angourie surf break just down the road, giving residents and holiday makers no shortage of choice when it comes to sun, surf and sand.

CONVENT BEACH

Convent Beach is located inside Lover’s Point and is a narrow 100m long beach. Access is from Ocean Street with street parking and a walking track from Pippi Beach corner. This beach is perfect to relax and unwind—but be mindful of high tide as water laps most of the sand area at this time.



WHITING BEACH

Whiting beach is a tranquil river beach beside the break wall. With parking, toilets and picnic tables provided right near the water’s edge combined with the still water and clean sand, this beach is perfect for children and young families.



MAIN BEACH

This beach is popular with families due to the beach kiosk, surf club and great rock pool for those looking for a peaceful swim without waves. Well patrolled on weekends and during school holidays between September and Easter this beach is a safe area for families.



TURNERS BEACH

Turner’s Beach is a popular swimming and surfing beach patrolled during the holiday seasons. It is ideally located between the South Break Wall (a popular fishing spot) and the lighthouse headland.



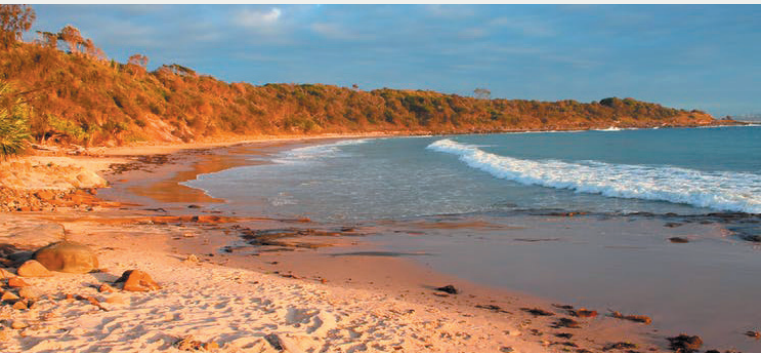
PIPPI BEACH

Pippi Beach is an idyllic location to soak up the sun and enjoy the crashing waves of the Pacific Ocean. It is a popular surfing beach and is patrolled by the local surf club in season. Fishing off the rock shelf on the northern end at Lover’s Point and the southern end at Flat Rock is popular for locals and visitors alike.



SPOOKY BEACH (Angourie)

Spooky Beach is only a short drive from Yamba. This beach is beautiful, fun and accessible. Around 400m long, it can be found south of Green Point, in the small town of Angourie.



Schools

Primary Schools

YAMBA PUBLIC SCHOOL

Respect: Learn It, Earn It, Show It
Yamba Public School caters for the needs of students from a wide range of socio-economic backgrounds. The community has high expectations for their children and school. The school’s guiding statement...“The school will ensure each child’s learning is maximised by providing a secure, caring and co-operative environment. Students will strive to reach their full potential by learning how to learn and being responsible to others and to themselves.”

yamba-p.schools.nsw.gov.au

ST JAMES CATHOLIC PRIMARY SCHOOL

Growing as one
At St James Primary you will not hear the phrase, “The children are learning”. What you will hear is, “We are all learning to be the best we can be”. From the smallest Kindergarten child to the most experienced staff member, all are seeking to “grow in learning relationships”.

yamplism.catholic.edu.au

PALMERS ISLAND PUBLIC SCHOOL

Citizenship, Scholarship and Sportsmanship
Palmers Island Public School caters for a diverse, small community in a rural setting. The school is committed to providing a caring environment of stimulation, opportunity, participation and achievement for the individual student, teachers, support staff, parents and community.

palmersisl-p.schools.nsw.gov.au

Primary-Secondary School

PACIFIC VALLEY CHRISTIAN SCHOOL TOWNSEND

Pacific Valley offers Christ-centred education in an atmosphere of love, respect, peace and discipline which will encourage students to achieve their full potential in life.

Pacific Valley Christian School are very proud to be part of the Lower Clarence and Maclean community. We enjoy being able to create opportunities for our students to participate in giving back to the people in the community that we live in and also abroad.

pacificvalley.nsw.edu.au

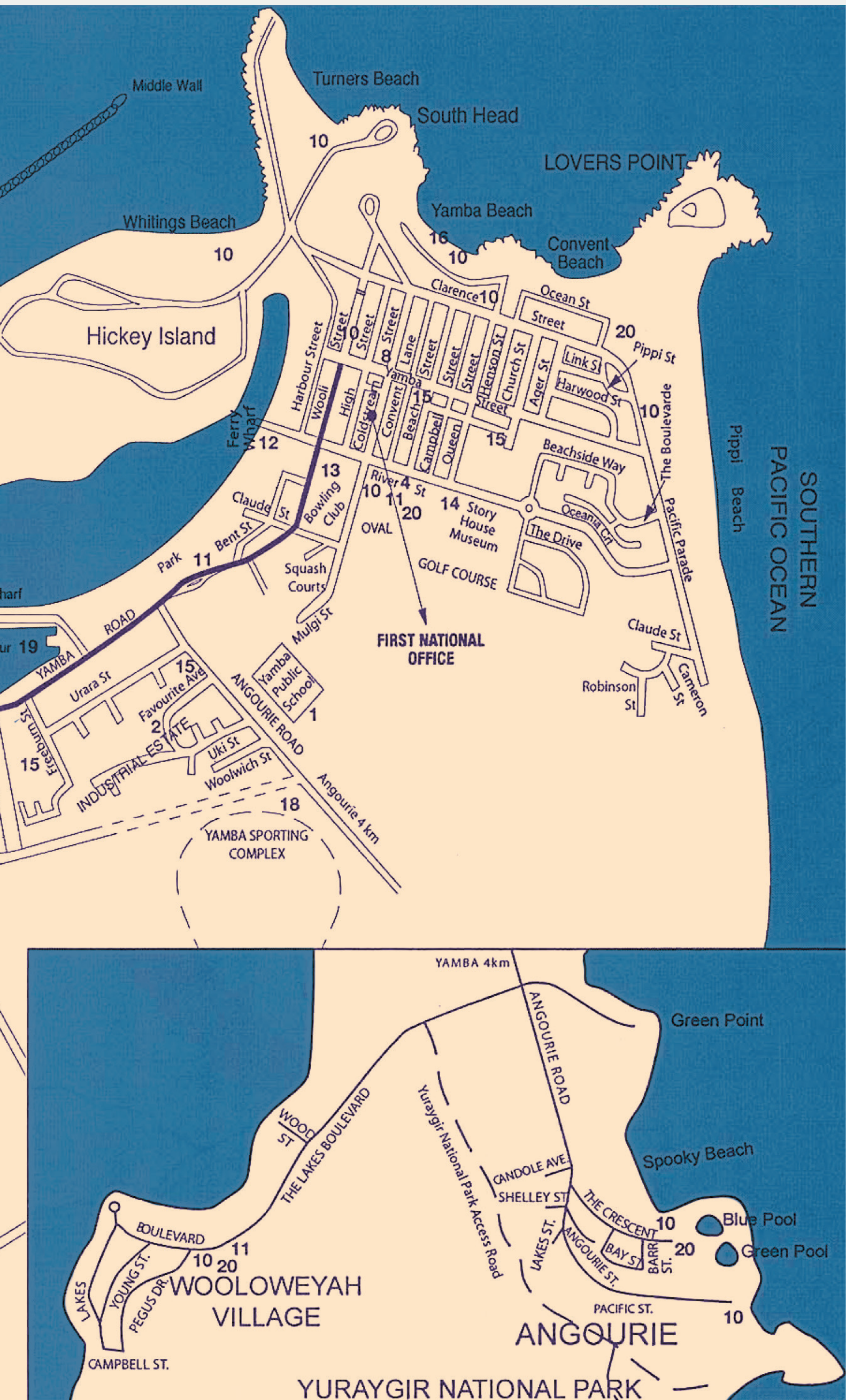
Secondary School

MACLEAN HIGH SCHOOL

Creating opportunities, achieving success
Maclean High School is a district comprehensive secondary school servicing the educational needs of the entire Lower Clarence geographical area. The drawing area includes the towns and villages of Maclean, Yamba, Iluka, Brooms Head, Lawrence, Angourie, Harwood, Chatsworth Island, Palmers Island, Ashby and Tyndale. Approximately 65% of the school population is bused daily from outlying areas.

maclean-h.schools.nsw.gov.au





In Case of Emergency - 000

MACLEAN DISTRICT HOSPITAL

21 Union St, Maclean
6640 0111

AMBULANCE

Treelands Drive, Yamba
131 233

POLICE

Wooli St, Yamba
6603 0199

FIRE

River St, Yamba
6646 2058

SES

Neptune Place, Yamba
13 25 00

BEACHES

- *Main Beach, Yamba*
(patrolled, wheelchair access)
- *Turners Beach, Yamba*
(patrolled, wheelchair access)
- *Pippi Beach, Yamba*
(northern end patrolled, southern end dog friendly)
- *Whiting Beach, Yamba*
(western end dog friendly)
- *Spookys Beach, Angourie*
- *Back Beach, Angourie*
(National Park—pass required)

PLAYGROUNDS

- *Lions Park*
River Street, Yamba
- *Ager Park*
Cnr Clarence St & Pacific Parade, Yamba
- *Admiralty Court*
Yamba
- *Honeyman Park*
Wooloweyah
- *Angourie Park*
Cnr Barri St & The Crescent, Angourie
- *The Crescent*
Angourie

SKATE PARKS

- *Cnr Coldstream & River St*
Yamba
- *Lakes Blvd*
Wooloweyah

MUSEUMS & ART GALLERIES

- *Yamba Museum*
River St, Yamba
6646 1399
- *Yamba Art Space Gallery*
44a Wooli St, Yamba
0488 070 069
- *Grafton Regional Gallery*
158 Fitzroy St, Grafton
6642 3177
- *Ferry Park Gallery*
Cnr Cameron & Pacific Hwy, Maclean
6645 3700
- *Witzig Gallery*
80 River Street, Maclean
66452804

KEEPING YOU IN THE LOOP

New Residential Tenancy Laws

WE ARE STILL to receive the full list of changes to the tenancy regulations from NSW Fair Trading. We have attended forums, seminars and studied press releases, however the information being provided to us is spasmodic. Forms to be used have still not been printed and distributed and there remains a lot of questions with very little answers. Only yesterday we were informed of a further change which, has never been raised previously.

We have been working closely with Fair Trading to not only obtain the full list of changes for implementation but to understand these changes and how these changes will impact you. On the following pages is what we know so far. Our team will keep pushing until we are fully informed of all changes and have these implemented on your behalf.

JUSTINE AND PAIGE



Taking Photos and Videos

AGENTS CAN CONTINUE to take photographs at routine inspections and to highlight any maintenance and repair issues. These photos can only be shared between the agent and the landlord.

There are new rules to clarify what landlord and agents can do when taking photos or videos to advertise a property for sale or for rent.

Photos or videos can only be taken in the last 28 days before marketing for sale or if the tenant is vacating. ‘Reasonable’ (an undefined time-frame) notice is to be given to the tenant to move

their belongings out of the frame of the photo or the video. In saying this however any photo or video taken which shows any of the tenants belongings must have the tenant’s written consent to publish such photos. Tenants must not withhold consent to publish photos or videos ‘unreasonably’. It is however reasonable for the tenant to withhold consent where they are in circumstances of domestic violence. Photos from previous tenancies or previous sale photos if furnished will also not be able to be used.



Agents recommendation/interpretation: We will require good quality photos to be taken whilst the property is vacant. It is recommended to obtain professional photographs at a reasonable cost which can then be used for all future advertising and also for sale purposes.

Changes to Breaking a Fixed-Term Lease Agreement Early

THIS CHANGE HAS now been confirmed and starting from 23rd March all new fixed term agreements of 3 years or less, when a tenant ends the agreement early, set fees are payable depending on how much of the agreement is left.

The break fees are:

- 4 weeks rent if less than 25% of the agreement has expired
- 3 weeks rent if 25% or more, but less than 50% of the agreement has expired
- 2 weeks rent if 50% or more, but less than 75% of the agreement has expired
- 1 weeks rent if 75% or more of the agreement has expired.

For example:

- If 7 months of a 12 month tenancy agreement (or 58%) has expired, a tenant would need to pay a fee equal to 2 weeks rent to the landlord to end the agreement early
- If 2 months of a 6 month tenancy agreement (or 33%) has expired, the tenant would need to pay a fee equal to 3 weeks rent to the landlord to end their agreement early.

Agents recommendation/interpretation: This raises the question as to the purpose to lock a tenant into a fixed term agreement of more than 6 months. We are aware certain insurance companies insist that a tenant is secured on a fixed term agreement so as not to void the insurance. We would recommend those with independent landlord insurance check this.

Strata By-Laws Update

We are nearly there with copies of all new by-laws that need to be affixed to the new tenancies agreements. There are a few strata agents seeing this as a grab for cash and wishing to charge for a PDF document to be emailed. We will be speaking directly with those landlords effected by this greed to obtain a copy on our behalf.

Agents update: Just come to light this week. Not only do we have to supply a copy of the by-laws, we also need to inform the tenant if a strata renewal committee is currently established for the scheme. We are looking into this further.

Landlord to Supply Their Contact Details to Tenant

Landlords are required to give their name and a way for their tenant to contact them directly, even if they use an agent. This is to be in writing and will appear on the front page of the tenancy agreement. The landlords contact details can be a telephone number or ‘other’ contact details such as email address. A landlord cannot nominate their agents contact details instead of their own. If a landlord does not use an agent, they also need to provide their residential or business address to receive mail.

Agents recommendation/interpretation: Yes you read it correctly. Came to light yesterday. I am sure all will appreciate a 2am phone call if the tap is running...If you prefer not to supply your telephone number to your tenant we would suggest landlords create an email address for themselves which can be provided to our office. If this email is not going to be checked regularly it is recommended to have this noted

Cont'd. on PAGE 7

as a auto reply and perhaps also set the email to include us in all correspondence so the information is captured. Contact your property manager for more clarification.

New Material Facts

In addition to the current material facts form you have previously signed eg: flooding, shared driveway etc. a landlord will also need to disclose if the property:

- Has been used for the manufacture or cultivation of a prohibited drug or prohibited plant in the last 2 years
- Is part of a building to which a:
 - Notice has or is going to be issued regarding a fire safety order
 - Notice has or is going to be issued for a building product rectification for external combustible cladding

- Development application or complying certificate application has been lodged for rectification of the building for external combustible cladding
- Is in a strata scheme where scheduled rectification work or major repairs will be carried out to common property during the fixed term of the agreement.

Tenants will be able to end their agreement and claim compensation if the landlord fails to comply with any of the information disclosure obligations.

Agents recommendation/interpretation: It is imperative that landlords read their strata minutes provided by the strata agent and notify us immediately of any works that may include the above.

Changes to Existing Smoke Alarm Laws

THOSE LANDLORDS ALREADY under the \$77.00 per year service agreement with Clarence Valley Smoke Alarms will continue to have the full protection of compliance. We will obtain on your behalf all the relevant documentation required to be displayed on the new tenancy agreement.

Under the changes Landlords attending to the services themselves:

- Landlords must check smoke alarms every year to ensure they are working
- Landlords must ensure
 - Smoke alarm units are replaced within 10 years of manufacture, or earlier if specified by the manufacturer
 - Batteries are installed or replaced every year (or for lithium batteries, in the period specified by the manufacturer)
- Landlords must supply to the agent details of each type of alarm, locations and

what size battery and if it is 240v or battery. These details must be displayed on the new tenancy agreement.

- Hard wired alarms must be replaced by a licensed electrician
- Where a smoke alarm is reported to not be working it must be repaired within 2 business days. Should this not occur the tenant can arrange their own technician to attend the repair and claim the cost from the landlord.

Landlords within specific strata schemes may benefit from these changes so long as the particular strata plan conducts annual fire safety inspections service of alarms as service on lease renewals will not be required.

Agents recommendation/interpretation: We will be seeking written clarification from strata schemes and will notify landlords once we have our findings.

Other Changes Still to be Clarified

Water Efficiency Measures

Compliance certificates for water efficiency are still required. There are also additional water efficiency measures being introduced for a landlord to be able to pass on water usage charges to the tenant. All taps and toilets must be checked at the start of a tenancy and any leaks are to be rectified immediately or water usage cannot be claimed. During the course of the tenancy any repairs to leaking taps etc. must also include a report that all other water efficiency items were checked at the time of the repair.

From 23rd March 2025 all toilets in rented properties must be dual flush with a minimum 3 star rating. It is recommended if a toilet needs to be replaced prior to this it is replaced with the compliant type in readiness.

Sub-meters a determination has not been confirmed if water usage can continue to be charged if the property is not separately metered:

Agents recommendation: We will be holding talks with our tradespeople ensuring that they include such inspections and report same in writing when submitting their invoices Owners arranging their own tradespeople will need to supply us in writing that all items have been checked. Once we know more on the sub-meter outcome we will advise the relevant landlords.

Minimum Standards for Habitation

A form is being designed by NSW Fair Trading which a landlord will need to complete, sign and return to the agent at the commencement of each tenancy. We are yet to see the form in its entirety however will include a landlord (not agent) ensuring:

Premises are structurally sound ie: the floors, ceilings, walls, supporting structures (including foundations), doors, windows, roof, stairs, balconies, balustrades and railings;

- Are in reasonable state of repair, and
- With respect to the floors, ceilings, walls and supporting structures are not subject to significant dampness and
- With respect to the roof, ceilings and windows do not allow water penetration into the premises, and
- Are not liable to collapse because they are rotted or otherwise defective.

Agents interpretation: There was talk within the industry several years back that building inspection reports would become mandatory prior to leasing a property also detailing its energy efficiency. This would appear to be the way things are heading.

Changes of a Minor Nature by Tenant

Tenants are currently allowed to install fixtures and make alterations with the landlord's written consent. The new regulation lists the kinds of fixtures and alterations for which it deems unreasonable for a landlord to refuse. It is noted that the tenant must return the alteration to its original state upon vacation.

- Securing furniture to a non-tiled wall for safety reasons
- Fitting a childproof latch to an outdoor gate
- Inserting fly screens on windows
- Installing or replacing window coverings
- Installing child safety gates inside the property
- Installing hand held shower heads to assist elderly or

disabled occupants—this one would require a qualified trades-person

- Installing or replacing hooks, nails or screws for hanging paintings etc.
- Planting vegetables, herbs or shrubs (that grow less than two metres)
- Installing wireless removable security cameras
- Apply shatter resistant film to windows or glass doors.

Agents interpretation: Ingoing photos which we currently undertake will reflect the condition of the items at the commencement and will continue to remain as proof as to the condition upon vacation.



We Are Here to Help and Guide You Through the Changes

Whilst the majority of changes (that we know so far) are straight forward there are a few which border on ridiculous. We will however work with the legislation and make this as painless as possible for you.

We will continue to monitor the changes and once in place will have a clearer understanding of which direction the industry is going.

There have been several changes to the legislation but with your support we will be on top of it in no time. Please feel free to contact us if you have any concerns.



5 LEASED IN 5 DAYS!

If you need your property occupied...

Let us get it filled for you!

COVID-19 vs YAMBA PROPERTY MARKET

Looking for certainty in an uncertain time?

DAVE GRAMS,
Sales Manager

COVID-19 HAS NOT only taken many lives but it has completely changed the plans of many people around the world and the potential economic cost is starting to be seen as the economic data starts to roll in. Locally, here in Yamba, we have managed to find our way through the crisis better than most places. If you have to be in lockdown then Yamba is the perfect place although, I had planned on being on a walking food tour in Rome today, not at home banging on a keyboard. Plans change!

If someone asked you in 2015 what your 5 year plan looked like I'll bet it didn't include the pandemic world in which we now find ourselves living! So often in life we make our plans and set our course only to find the outcome so different to what we expected. Real estate is often the same with many people buying very different homes to what they had planned.

As consultants in the real estate industry the one question we always get asked is, "How's the market?" As a general rule, because we work at the coalface of the business, we do have a pretty good grasp on how the market is going and also where it's heading...unless of course there's some unforeseen event or catastrophe that changes things.

So what happens now?

The Yamba real estate market was performing strongly prior to Coronavirus appearing and is still holding up well with full price sales and a shortage of available stock. We've seen no rush of sellers to the market and no severe discounting of prices here or around the country... the sorts of things you might expect to see in a sudden global crisis. Lots of pundits have been predicting price corrections of between 10% and 40% across the country. Maybe it won't happen or maybe it's too soon to see the effects.

Real estate markets are driven by supply and demand and swing from buyers markets to sellers markets as the cycle rolls on through good times and bad. Right now there are some serious clouds on the market horizon but the sun is still shining brightly here in Yamba.

What happens now depends on several factors that either support or detract from the supply and demand ratios.

These are 7 big things to consider if you're thinking of selling or buying...

- ✓ The long awaited highway upgrade is nearing completion and bringing the huge SE QLD population base closer to Yamba. That's a big tick on the demand side of the equation.
- ✓ The huge number of people who have just discovered they can work from home and don't need to be in a big city anymore. Tick to demand.
- ✓ Our property market is affordable but limited in size with homes from \$400k to \$3m—there's something to suit everyone.
- ✓ Cheap money—the cost of borrowing money is cheaper than it has ever been.
- ✗ The Australian property market is seen as overpriced compared to many other countries and long overdue for a correction according to some experts.
- ✗ COVID-19—predictions of massive unemployment around the world and a correction of between 10-40% in Australian house prices.
- ✗ Fear! Nothing causes people to hunker down and hibernate from decision making more than fear. "Let's just wait till this blows over!" is the catchcry. I think you'll agree there is a lot of fear around at the moment as we move into a new way of living that none of us have experienced before.

Which way the market will respond in the near future to all of these factors requires a bigger crystal ball than I currently have. We have never experienced a world like we have now and how it will all unfold is still mostly unknown.

What we do know is properties are selling now so if that's part of your plan call today!

RECENT SALES

SOLD 61 The Drive, Yamba



4 BED 2 BATH 2 CAR \$760,000

SOLD 2/27 Heron Court, Yamba



3 BED 2 BATH 1 CAR \$390,000

SOLD 22 Citrus Close, James Creek



4 BED 2 BATH 4 CAR \$820,000

SOLD 35 Wooli Street, Yamba



3 BED 2 BATH 3 CAR \$1,200,000

SOLD 36C Park Avenue, Yamba



3 BED 2 BATH 2 CAR \$495,000

SOLD 52 Acacia Circuit, Yamba



4 BED 2 BATH 3 CAR \$765,000

Like to know what your property is worth?

[CONTACT US TODAY](#)

Your First National Yamba Sales Team



Richard Hunt, Rochelle Scott, David Lovell, Jo Boxsell, Dave Grams

FIRST NATIONAL REAL ESTATE YAMBA

1/19-21 Coldstream Street,
Yamba NSW 2464 Australia

02 6646 2299

info@fnyamba.com.au • realestateyamba.com.au

"I was very happy with the work Jo did in selling my house. She was always helpful and professional and nothing was too much trouble. She always kept us up to date with what was happening and I would recommend her to anyone."

– Craig Griffiths

"Richard is a very professional and hard-working agent. He works for you as the vendor, and looks after your personal interests, which is very important. For us dealing with Richard was a pleasure and he got for us exactly the result we asked for. He is very accessible, answers calls and texts promptly and delivers on the results. We would highly recommend Richard if you are looking to sell your house."

– Julie-Anne Redwood