

THE

YAMBA TIMES

OCTOBER 2020

by First National Real Estate Yamba

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THE PARADISE THAT IS YAMBA

DAVID LOVELL, PRINCIPAL  
First National Yamba

**SMALL TOWNS** often get a bad rap from their big city cousins who are prone to assuming that just because they are petite in nature they must also be devoid of culture and a decent latte. But what the city folk are starting to recognise are the infinite drawcards and advantages that town living presents: the sense of community, the slower pace of life, affordable housing and more relaxed lifestyle.

Towns, the 'official' definition of which seems to hinge on population (a small town has fewer than 10,000 residents) according to the ABS, are also a delightful proposition when it comes to exploration. Spending time in a small town allows residents and visitors alike to tap into a more laid-back way of life, at the same time as they discover new delights such as uncrowded beaches to local-run cafes and restaurants, to breathtaking scenic experiences that most don't even know about. For all of these reasons (and a lot more), I moved to the Lower Clarence

and Yamba over 40 years ago (think I may be a local now). Over this time, like many of you, I have watched Yamba mature into one of the north coast's favourite small towns.

For those experiencing lockdown during this COVID Season, where restrictions prevent you from going to work in an office building environment, you may have had the realisation that your new 'working from home' regime could continue to be done somewhere other than suburbia. This could well be the opportunity you have been waiting for to change your view and step into a sea or tree change. I could think of no better place to work, rest and play, than Yamba.

So whether you're fortunate enough to call this area your full time home or just from time to time while on holidays, enjoy and appreciate the paradise that is Yamba.

And of course, if you are looking to make a sea/tree change, buy, sell, lease or rent a property, our team is here to help you.





# ‘We put you first’ history      Yamba’s a hotspot—but the good kind!

**THE NETWORK’S BYLINE** catches the essence of what we deliver to the Australian, New Zealand and South Pacific consumer.

We put you first is the essence of our cooperative, as each of our member’s agencies put their customers first in every decision made. As a result, for the entire membership, we put you first is not just a byline, it is a method of operation to enable each and every agency to thrive and prosper within First National.

For the consumer, or more importantly our vendors, investors and customers, it is the beginning and end of our product delivery. We put you first clearly places each and every one of our customers at the forefront of our product offering and clearly allows them to evaluate, understand and acknowledge that THEY are the YOU in we put you first.

Each and every buying decision in any commercial transaction is based upon “what is in it for me”. When dealing with the First National agency, this point is illustrated by the emphasis of the word YOU in we put you

first. It is not about us, it is not about our products and services, it is about what we can do for them. This is the philosophy that each and every member of First National can be proud to take to the market place.

The historical information is interesting—we put you first, began some 10 years ago with a series of focus groups comprising of the average consumer and their demands, requirements and expectations from a Real Estate agent, and most importantly, a Real Estate network.

During these focus groups, a young mother of 3 without the necessary sophistication of an experienced Real Estate agent or business person uttered these words, “I am not looking to have a strong relationship now and forever with my real estate agent, I just want one that tells me the facts, returns my phone calls and does the job I want them to do. I just want someone that puts me first”.

The excitement by us after hearing these strong words was clearly palpable on the night as our phrase ‘We put you first’ was born.

BY DAVE GRAMS

**WHILE 2020** has been written off by many due to the pandemic, here in the ‘lucky country’ we’re faring pretty well compared to some others. We’re now at a stage where we can see that beating the virus is possible, probable and will become an actual.

From early day jitters in the property market that were exacerbated by a deluge of holiday cancellations (not a good look

for a tourist town), we are now seeing a double boom. Holiday-makers unable to cross borders or oceans are flocking to Yamba for their time in the sun. Homes are selling quick and for record prices to buyers looking to escape the cities (especially as employers and employees now realise the efficiencies of working from home). This has opened new horizons for where people call ‘home’ in a socially

distanced world meaning that making a sea change is no longer something you need to postpone until retirement!

The current rush of buyers looking to purchase in Yamba would have anyone thinking that this isn’t just a great place to holiday but it’s also a great place to live—and they’d be right!



## We put you first



## Setting New Benchmarks

Thanks to numerous owners in the Beachside area entrusting us with the sale of their most valuable asset, we have become very well versed in the fundamentals at hand.

If you are looking to move, or just interested in the market, it pays dividends to find out how...we put YOU first.



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# KEEPING YOU IN THE LOOP

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## Finishing 2020 on a high

**AS WE MOVE** towards the latter part of 2020, we start dreaming of long summer days, Christmas and hopefully an end to what has been a crazy, unprecedented year. Visitor numbers have expected to be high again this Christmas with occupancy rates for holiday rentals close to 100% over that period. It will be nice to see the town buzzing again after some quiet periods for small business during the COVID 19 pandemic. Support from locals has seen most small businesses survive, hopefully a flourishing Christmas trade will see them thrive.

After many years of debate, the Treelands Drive roundabout is on track for completion in December, making access easier on the approach to Yamba. Land developments continue to move ahead in all areas of Yamba

and the demand for property has never been higher.

Some areas of the state have seen a downturn in sales due to COVID 19, but we have seen consistent sales across the year. The first release of 16 blocks in the Dunes Estate sold within a week, ensuring that our sales team were running trying to handle the level of enquiry. Good news on the horizon for those who missed out, with a second release of a further 6 blocks coming up later in the year. Keep an eye on our website, or follow us on Facebook to keep updated.

With the Woodburn bypass now complete, access from the north has never been easier. Our sales team are seeing increased enquiry from areas like Lennox Head, Evans Head and Bangalow. Demand is high for

properties from a 2 bedroom duplex to waterfront mansions.

The surrounding areas are benefitting too, with enquiries coming in looking for a sea change in Iluka, Woombah, Maclean and Brooms Head and Gulmarrad. For anyone looking to maximise the selling price for their property, now is the time to act. With an extended period of lockdown looking like it's coming to an end for most states and the border restrictions relaxing, people are on the move and our area is highly desirable.

I guess the next question you would ask is why choose us to maximise the sale price of your biggest asset? Honest and friendly with a team approach. We approach every listing with integrity and will always do what is best for you.



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## Meet Renae

**AFTER ALMOST TWENTY** years in the media industry covering everything from radio, TV, digital and print media, this year was time for a change.

When an opportunity came up to join the team at First National Yamba I jumped at the chance.

Having grown up in the Clarence valley I have always kept one eye on the local real estate market, buying my own piece of paradise in Gulmarrad.

Joining the team, here at First National has been seamless. Everyone has been so

welcoming and accommodating and I already feel like one of the team.

I look forward to utilizing my years of marketing experience to help vendors and owners promote their properties in the area through various channels. Need an 'out of the box' idea to make your property stand out from the rest? I would love to help.

Feel free to drop in at any time and say hello.

**Renae Smidt**

## Minimum standards to clarify 'fit for habitation'

**LANDLORDS ARE REQUIRED** to provide the rented property in a reasonable state of cleanliness and 'fit for habitation'. The changes introduce seven minimum standards which clarify what 'fit for habitation' means.

The minimum standards set clearer expectations for landlords and tenants and will apply to all rented properties. To be fit to live in, the property must (as a minimum):

1. be structurally sound
2. have adequate natural or artificial lighting in each room, except storage rooms or garages

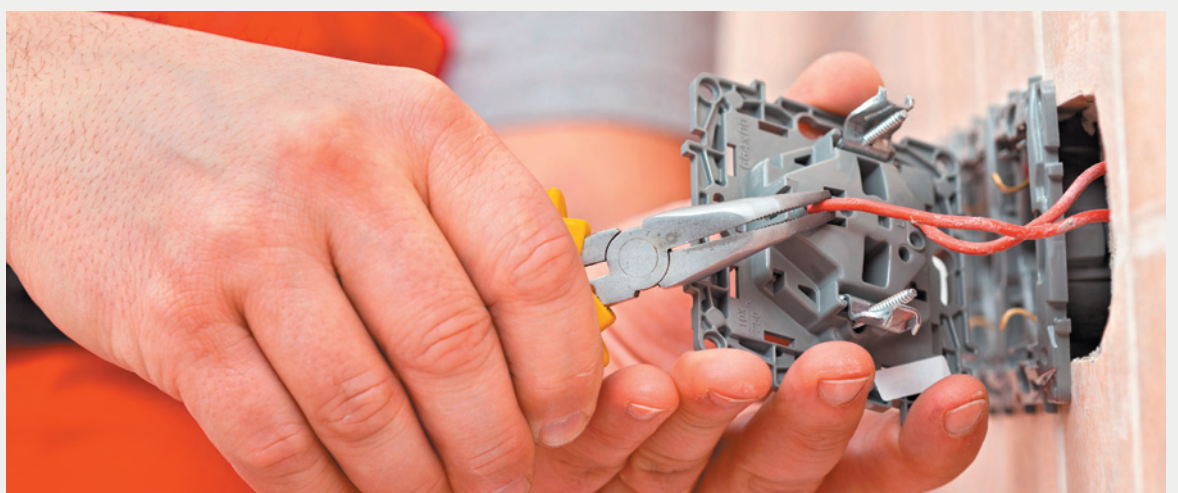
3. have adequate ventilation
4. be supplied with electricity or gas, and have enough electricity or gas sockets for lighting, heating and other appliances
5. have adequate plumbing and drainage
6. have a water connection that can supply hot and cold water for drinking, washing and cleaning
7. have bathroom facilities, including toilet and washing facilities that allow users' privacy.

Landlords need to ensure their rented properties meet the

minimum standards to be fit for habitation. Rented properties are already required to be fit for habitation and should already meet these basic standards.

The property could have other issues that may make it unfit for a tenant to live in, even if it meets the above seven minimum standards. Before the property is rented out, the landlord or agent should take steps (such as make repairs) to make sure the property is fit to live in.

These standards must be maintained throughout the tenancy (by making repairs).











## 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



# 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.



## PIPPY 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](http://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](http://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](http://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](http://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](http://maclean-h.schools.nsw.gov.au)





# The ultimate holiday experience

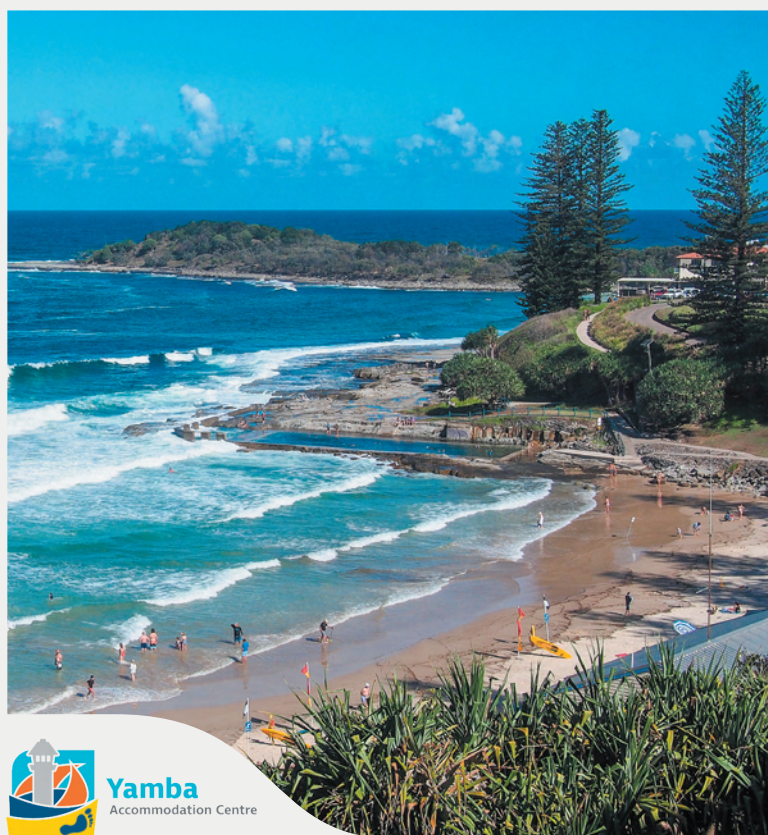
**WHETHER YOU ARE** looking for a quiet romantic weekend away or want to bring the friends and family for a coastal holiday, we have a property to suit. Houses, luxury, pet friendly, waterfront, apartments, budget, duplex—all your holiday accommodation options in one place. Tourists visit us in their thousands every year to enjoy Yamba, Angourie, Wooloweyah and Brooms Head. Enjoying glorious weather, azure waters, brilliant beaches, awe-inspiring national parks, fascinating flora and fauna, beach fishing, rock fishing, fine food and wines, and activities almost too numerous to mention. This area has the most temperate climate in Australia,

swimming is great for much of the year. Winter skies light up with beautiful sunrises and sunsets to start and end your perfect day.

Yamba completes itself with an 18 hole golf course, which professionals and novices can enjoy!

If you are seeking a break away, Yamba Accommodation Centre, the holiday letting arm of First National Yamba, has an extensive list of holiday properties to suit your every need. Call our Holiday Team today on 02 6646 2299 or take a look at what's available for your perfect stay on our website.

**yambaaccommodationcentre.com.au**



## Your First National Yamba property management team



Paige Higgins, Justine Lovell, Shayne Richards

**FIRST NATIONAL REAL ESTATE YAMBA** was established with a very clear vision in mind—provide the ultimate real estate experience for all their clients.

With an absolute commitment to excellence, First National Yamba has created an environment founded on the philosophy that client satisfaction is the only true measure of success. Our dynamic team has

a passion for innovation, focusing on efficiency to deliver you an outstanding experience of service and results.

On a daily basis, we validate to our existing landlords that we offer the ideal combination of proficiency, knowledge and commitment.

We are straightforward and honest in our dealings with you and have many satisfied and loyal clients. We care about you

and your property and take the time to consider your personal needs and wishes as we want you to be a client for life.

While we're industry competitive, we don't compromise on our staff's training, structures and best practice standards that allow us to assure selection of quality tenants, timely rental payments and maximum occupancy of your investment, in short—We put you first.

## Testimonials

"Shayne Richards has always been approachable, responsive, diligent, efficient, prompt and reliable. We have developed an excellent professional relationship over the many years she has been our Property Manager. We would recommend Shayne as she has a great depth of experience in this field which cannot be too highly valued. We are extremely happy with Shayne as our Property Manager."

– Mark & Mignon, Angourie

"First National representatives were punctual and professional. Information regarding property value and possible rental return with comparisons to other properties provided swiftly.

Due to living interstate and different time zones most communication has been via email. All communications have been professional, clear and concise."

– Paul & Elizabeth Green

"Extremely happy with Shayne Richards managing our property. She is always knowledgeable and professional in any dealings we have with her."

– Sandra Dorman

"Fantastic service, we rented through First National for years and then bought our own property, thanks so much for making both so easy!"

– Ricky

## You need to love what you do

**SHAYNE HAS BEEN** in holiday management, at First National Yamba for 17 years. Think about that, Shayne started in 2003. In a year when Guy Sebastian won the very first series of Australian Idol and Steve Waugh was captain of the Australian cricket team Shayne was cutting her teeth in the busy Yamba holiday management market. Shayne is the longest serving holiday manager in Yamba and you have the opportunity to benefit from 17+ years of experience. Shayne understands the urgency of what it like to be called at 11pm on a Friday night when a guest locks themselves out of their room. She is empathetic to the

guests when a microwave stops working or the wifi goes down.

Picture this, you have worked hard and managed to secure an investment property in the area. You go with a holiday manager that doesn't have a proven track record or is new to the industry and things start to go wrong. If your asset isn't managed correctly, two things will happen. Through wear and tear your property will deteriorate, gradually more and more things will go unnoticed. The amount of people requesting to book your holiday investment will dry up as will the income you receive.

Being a holiday manager is challenging. Long hours man-

aging a large holiday rental portfolio, phone constantly ringing, after hours and weekend work all to ensure that guests have the most amazing experience when visiting the area. The upside for you, as the property owner means that you get return business. A long line of guests wanting to call your place home on their next holiday. That's what comes from professional holiday management.

If you want to benefit from Shayne's 17+ years of experience in holiday management, contact Shayne Richards on 02 66462299 or email her at shayne@fnyamba.com.au





RECENT SALES

**SOLD** 12 Whipbird Drive, Ashby Heights



VACANT LAND \$215,000

**SOLD** 59 Sullivans Road, Yamba



4 BED 3 BATH 5 CAR \$780,000

**SOLD** 1/38 The Halyard, Yamba



3 BED 1 BATH 2 CAR \$416,000

**SOLD** 246 Yamba Road, Yamba



4 BED 2 BATH 3 CAR \$580,000

**SOLD** 1/66 Charles Street, Iluka



3 BED 1 BATH 2 CAR \$405,000

**SOLD** 3/4 Toona Place, Yamba



2 BED 1 BATH 1 CAR \$329,000

Cherishing Choice

BY DAVID LOVELL

I WAS LOOKING for inspiration to guide my thoughts on our lives amidst this pandemic and come across these brilliant words penned by a long-time friend and business mentor of mine Chris Hanley. Articulated far better than I could have, please enjoy and reflect on his insightful thoughts...

“If the hardships of 2020 have taught us anything, it is to cherish all of the things we took for granted—back before anyone knew what Coronavirus was. Apologies to anyone who will have the Madonna song stuck in their head for the remainder of the day.

Of course, there are all of the things that we cherish because we miss them. Someone told me the other day that they had a longing for the smell of beer-bathed pub carpet. Each to their own. But I suppose it is the aromatic artefact of a night out with friends, a few drinks and a game.

There isn’t one conversation that I have had about 2020 where, in spite of the enormous challenges that continue to rage, there has been a return to simple things—conversations with friends, books, DIY and crafting. Those phone conversations that I have with friends and family go for longer and are about more meaningful things. Maybe the quality of the connection isn’t about the connecting—it is about the longing and cherishing of it.

There are also the things we have come to cherish because Covid-19 stripped away the distraction of nights out at the pub. Things like family, home-baking, sleep and the sanctuary of the homes where all of that occurs.

We’ve grown to cherish the things we didn’t have time for and long for the things that took our time in the first place.

I’m curious though, now, if everything was as it was again—what would we do differently? If there was no Coronavirus tomorrow—is it the smell of beer-bathed carpet or fresh home-baked bread that you’ll cherish?

In some ways the answer is subjective, different people will find what they cherish. Yet in an important way, the question has an objective answer—we cherish choices. Coronavirus has robbed us of choices, and it continues to narrow the choices of our brothers and sisters in Victoria, especially.

Yet as time wears on and we understand that we can’t change the pandemic, probably the best advice I have had is to cherish what you can.

One thing the Covid generation will uniquely cherish are those choices, and I hope we do, for a long time after they return; and the choices will return.

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

What are the chances?

IN OUR VERY first edition of The Yamba Times we published a commercial stock photo for use on the front cover. Just so happens that the photo was of a Yamba local—much to our surprise and his! We’d like to

publicly thank him for his communication and understanding that it was never our intention to make him and his son the centre of attention without consent.



firstnational  
REAL ESTATE

Yamba

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