

THE

YAMBA TIMES

DECEMBER 2022

by First National Real Estate Yamba

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PREDICTABLY UNPREDICTABLE

BY JO BOXSELL & RICHARD HUNT

A lot has happened in the past two years, a decades worth of news seems to have been crammed in. It is incredible to look around at our busy town now and remember those Covid-19 restrictions, QR codes, shut up shops and mask wearing, something that was really only reigned in months ago yet seems a world away...

Back in March 2020 as Covid-19 first took hold, the consensus view was that there would be mass unemployment and a subsequent wholesale crash in the property market. Fortunately, a combination of government stimulus (from \$100 billion dollars worth of money printing) and the RBA setting interest rates at near zero put paid to that outcome and, on the contrary, saw asset prices explode, with property prices across the whole country at the epicentre of this. Throughout 2020 and 2021 house prices here in Yamba increased by over 45%! And in the town's case, not just fuelled by speculative money into holiday property but **real** demand from a new phenomenon... 'working from home' relocations.

During initial 2020 lockdowns, due to travel restrictions Yamba saw the quietest Easter holidays ever (AND just as amazing, good weather)! Unfortunately for locals we weren't able to leave the house other than to exercise, grocery shop or grab takeaway - resulting in generally higher fitness levels! During this time our holiday properties were down to 10% occupancy - which was no doubt a few holiday makers who thought better of going 'home'!

A re opened Easter 2021 saw bumper holiday crowds with around 95% occupancy and with international borders still closed, it was a record breaking season.

A fully open 2022 started with massive delays at the passport office with pent up demand for international travel, the subsequent lower domestic holiday booking meant a noticeable decrease in trade here but, sure enough as the year has unfolded, numbers have steadily improved... and this is despite nearly 2.5 metres of rain with the big wet seemingly never ending. As we approach the end of the year, the upcoming holiday season bookings are certainly bullish, and it seems now every weekend the town is alive with visitors not just school holidays.

Economy wise, 2022 has gone from one extreme to the other - not a surprise though considering all that money printing by the RBA did need to get reversed at some point. Yet the speed of the about face has been remarkable. At the end of last year the RBA were insisting that rates would remain anchored near zero till 2024. Fast forward only a few months and with Russia's action in Ukraine causing the mother of all energy price spikes, fanning already bubbling inflation and rates started to move... slowly at first, but quickly picked up and at the time of writing forecast to be 4% next year! Which unfortunately translates to 6% variables.

For now though, a lot of home loans are on fixed rates - taken out at the lows which still have

time to run. It will certainly be a shock to the system if base rates remain this high on renewal as a whole generation of home owners and investors has never seen an interest rate rise or experienced mortgage stress.

Sales in the Yamba area have certainly slowed, listings have increased and the market is back to more traditional conditions. Professional sales campaigns absolutely **will** pay dividends, making the choice of a competent and reputable agency imperative.

So what will 2023 bring? All you can say for sure is that there will be massive uncertainty. It is currently very hard to see a case where prices rise with the RBA on their inflation warpath.

Yamba wise, the Covid-19 induced lifestyle changes have meant rental availability is extremely tight - the simple fundamentals are that more people want to move here than leave. And this will put a stop under any marked reduction in prices for the town that we might very well witness in the wider country. With our towns booming holiday scene, property on the hill and by the beach will always have strong demand.

Predictably unpredictable then... but something we can look at from our piece of paradise, somewhat incubated and very fortunate indeed. The beaches absolutely are better, the growing number of standout eateries in town are ever

popular, the coffee is **always** good, the redevelopment at the Pacific Hotel is sure to be a hit - there's a lot happening and one thing is absolutely for certain... they won't make any more of Yamba!

The only predictions that have actually held over the past couple of years have unfortunately been the weather... and, at the time of writing it is **still** pouring out there. Hopefully, true to form of everything else, the forecast for a 3rd wet summer in a row will prove to be incorrect!



Unlocking a property's full potential...

BY DAVID LOVELL

...is something we take very seriously as we recognise that an owner only has one opportunity to maximise the apparent and potentially hidden value they have in their property.

Case in example is the recent sale we conducted for bundle of properties on River Street, just adjacent to Coldstream St but crucially still blessed with commercial zoning.

Obviously very prominent and valuable, even to the untrained eye, but just how valuable is it? What exactly can and cannot be built and what exactly is best suited (and therefor economic) for the needs of the growing town? It's the extra 25% on the contract price that makes all the difference and, in the case, here, that difference amounted to a 7-figure sum!

This can only happen with extensive knowledge, experience, and contacts within the local planning process, complex at the best of times, years have been spent amassing this ability and being able to offer this above and beyond service is something we pride ourselves on and sets us apart from our competitors.

Starting with the end in sight to maximise the

potential, we were able to offer real concepts and costings, showing a complete roadmap making the opportunity tangible, and buyers confident to proceed. Setting that agenda (and the correct one!) is key to overachieving. We very much look forward to seeing this project to fruition. Yamba hill (and the wider town centre) is full of potential redevelopment opportunities, and redevelopments that actually add value to the needs of the community.

We don't just sell houses, we sell potential. That is the difference.

The Yamba Beach Motel & the Twin Pines Motel were not your average instructions either... A real privilege to receive, we are all delighted to have been able to repay our vendors trust with delivery of two exceptional results. Traditionally the job of a business broker we have been able to add that extra value, considering and marketing the all-important real estate factor, in addition to the business economics. Don't use an out-of-town provider just because the offering is out of the ordinary. First National Yamba have the knowledge, experience, capacity (and track record) to ensure the best results are found right here.



First National Yamba's Holiday Homes



View more properties and book online



Managing the Holiday Market

BY SHAYNE RICHARDS

Back in 2003 when I started in Holiday Property Management the demand for Holiday accommodation was in its infancy. Yes, there were motels and rooms at the local pub, but the industry was certainly not the varied and highly regulated model that it is today.

Over the years, Yamba has become an attractive option for both investors and holiday makers alike. This has led to a boom in the area of various accommodation and property management options.

The industry regulators and local government bodies have scrambled to play catch up with this ever-changing landscape to ensure that both holiday makers, property owners and locals living in a highly sought-after destination are protected.

The result... the Code of Conduct for Short Term Rental Accommodation introduced in December of 2020 and the update in May 2021.

This Code introduced a raft of changes for holiday property owners, guests, booking platforms and letting agents.

With an industry which is now very competitive and highly regulated it is more important than ever to make sure your Property Manager is experienced, well informed, and well versed in all current legislation and legislative changes. Don't leave one of your biggest investments to chance – put it in the hands of a property manager with a proven track record.

Part of your community since 1993

BY JO BOXSELL

When First National Yamba first opened its doors in its present main street location at 19 Coldstream Street back in 1993, Mike and Michelle Macqueen were at the helm and Yamba was a very different town. Caught Snacking was one of few cafes in town; Panache was one of few hairdressers; Val had a thriving business with Casa Pepe; Gormans was the hottest seafood restaurant in town and building work on The Breakers and The Sands Resort hadn't even started!

Like Yamba township, First National Yamba too has evolved and during the process has provided employment to many locals over the 30 years plus that it has been operating.

With the support of the First National cooperative network, the office has always been ahead of the curve

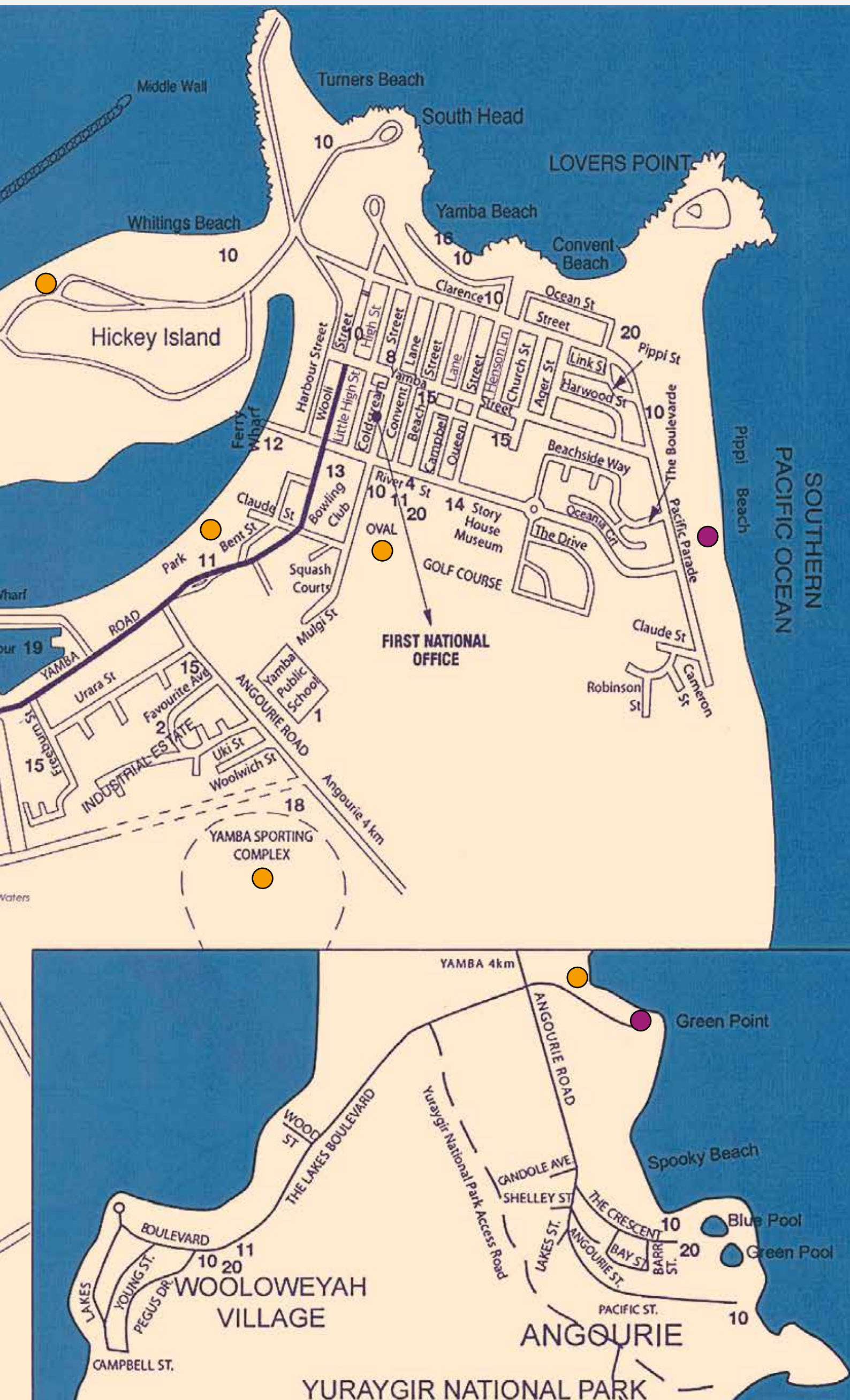
when it comes to latest technologies and systems. In those early days, house photos were taken on the Canon Powershot, dropped into the chemist for printing and then pasted onto the agency windowcard for display! This was also a time when sales agents were forced to keep their cars immaculate at all times as it was common practice to chauffeur buyers to listings.

After commencing work with Mike and Michelle in 1998, in 2009 David (with his wife Justine) took over ownership of the First National Yamba office. Over various times the office encompassed 2 shop fronts with staff spilling between the two. The agency was relocated to one shop and major renovations being undertaken last year to present the modern, stylish office that you now see.

In July 2022, David and Justine sold the business to Richard Hunt with David retaining a portion of the ownership along with his position as National Chairman for the First National Real Estate Group.

As we move forward with new technologies and systems, First National Yamba is still working towards changing the public's perception of agents. There's a general misconception about real estate agents and we're keen to prove that here at First National Yamba we're trustworthy, honest and authentic. We're part of the community just like you and we're genuinely here to help.





In case of emergency – 000

MACLEAN DISTRICT HOSPITAL
21 Union St, Maclean
6640 0111

AMBULANCE
Treelands Dr, Yamba
131 233

POLICE
Wooli St, Yamba
6603 0199

FIRE
River St, Yamba
6646 2058

SES
Neptune Pl, Yamba
13 25 00

DOG FRIENDLY AREAS
For more info visit:
tinyurl.com/m7f838pu

- 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 St, Yamba
 - *Ager Park* Cnr Clarence St & Pacific Pde, 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 St, 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.



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.



Takeaways/cafés

ALOHA SUSHI
2/8 Treelands Dr, Yamba
6646 2934

BEAN SCENE
8 Yamba St, Yamba
6646 2619

BEACHWOOD CAFE
22 High St, Yamba
6646 9781

BITE RITE
Uki St, Yamba
6646 1600

BAK’D HOTBREAD
7 Yamba St, Yamba
6646 8120

BRGR SPOT
2/15 Clarence St, Yamba
6646 1481

BOWEN’S DELICATESSEN / BOWEN’S BURGERS
Yamba Shopping Fair
6646 9090

CAFE MARINA
3 Yamba Rd, Yamba
6646 3311

CAPERBERRY CAFE
25 Yamba St, Yamba
6646 2322

CLARENCE RIVER FISHERMAN’S CO-OP
15 Yamba Rd, Yamba
6646 2099

DOLPHIN SHACK
2/21-35 Yamba Rd, Yamba
6646 2416

DUNES CAFE
Yamba Shopping Fair,
Treelands Dr, Yamba
6646 9777

EL OCASO
6/18 Coldstream St, Yamba
6646 3745

FLINDER’S ROSE
16 Yamba St, Yamba
6646 3909

GATHER
3/14-15 Clarence St, Yamba
0458 767 615

GOOD DAYS
19 Yamba St, Yamba
0410 582 793

LANEWAY LUNCHBOX ESPRESSO
3/18 Coldstream St, Yamba
6646 1634

NOODLE PARADISE
Yamba Fair
6646 8858

NORFOLK BISTRO (Bowling Club)
44 Wooli St, Yamba
6646 2305

ONE FINE CUP
Shop 5/84 Yamba Rd, Yamba
6646 8882

PALMERS STORE
1078 Yamba Rd, Palmers Island
PINEWOOD CORNER
1 Yamba St, Yamba
6646 8665

PIZZA HUT
Yamba Shopping Fair
6646 9133

SEAFIRE (Golf Club)
River St, Yamba
6646 9560

SUBWAY
Yamba Shopping Fair
6646 3393

SUMMI’S
15 Clarence St, Yamba
0408 171 821

THE BAKE HOUSE
24 Coldstream St, Yamba
6646 2091

THE KIOSK
Yamba Surf Club, Yamba
0404 646 565

THE PIE SHOP
31 Coldstream St, Yamba
0431 530 733

THE SANDBAR
30 Clarence St, Yamba
6646 1425

VERANDAH CAFE (Angourie Rainforest Resort)
166 Angourie Rd, Yamba
6646 8600

WISHBONE YAMBA
2/4 Yamba St, Yamba
5629 8011

YAMBA BREAD SHOP
Yamba Shopping Fair
Treelands Dr, Yamba
0474 910 306

YAMBA LIFE
14 Coldstream St ,Yamba

YAMBA’S FISHO
23 Yamba St, Yamba
6646 2545

YAMBA SHORES TAVERN BISTRO
64 The Mainbrace, Yamba
6646 1888

YUM YUM ANGOURIE STORE
29 Coldstream St, Yamba
6646 2467

Restaurants

BRGR SPOT
2/15 Clarence St, Yamba
6646 1481

CLARENCE KITCHEN (Yamba Shores Tavern)
64 The Mainbrace, Yamba
6646 1888

CUNJEVOI (Angourie Rainforest Resort)
166 Angourie Rd, Yamba
6646 8600

DRIFT PIZZA BY NIGHT
1/29 Yamba St, Yamba
0419 972 166

FUSION ON THE HILL
6 Clarence St, Yamba
6646 8941

ITALIAN ON THE HILL
16 Clarence St, Yamba
6645 8286

KARRIKIN YAMBA
27 Coldstream St, Yamba
0401 471 202

PARADISO RESTAURANT
10 Clarence St, Yamba
0435 194 834

SANDBAR
30 Clarence St, Yamba
6646 1425

SASSAFRAS PASTA & PIZZA
16 Coldstream St, Yamba
6646 1011

SEAFIRE RESTAURANT (Golf Club)
River St, Yamba
6646 2104

SWEET N SPICY
28B Yamba St, Yamba
0409 027 301

THE MEXICAN
25 Coldstream St, Yamba
6646 8259

THAI PAYU
20 High St, Yamba
6646 9156

TOM’S SEAFOOD CHINESE RESTAURANT
3/4 15 Clarence St, Yamba
6646 2918

WOOBLY CHOOK
26 Coldstream St, Yamba
6646 3997

YAMBA CHINESE RESTAURANT
84 Yamba Rd, Yamba
6646 1461

Watering holes

CLARENCE DISTILLERY AND BAR
3/5 Neptune Pl, Yamba
0435 266 066

HARWOOD ISLAND HOTEL
56 Morpeth St, Harwood
6646 4223

LAST RITES
1/1 Yamba St, Yamba

PACIFIC HOTEL
18 Pilot St, Yamba
6646 2466

SANCTUS BREWING CO
5 Re Rd, Townsend
6645 1530

WOOBLY CHOOK
26 Coldstream St, Yamba
6645 8775

YAMBA BOWLING & RECREATION CLUB
44 Wooli St, Yamba
6646 2305

YAMBA GOLF & COUNTRY CLUB
River St, Yamba
6646 2104

YAMBA SHORES TAVERN
The Mainbrace, Yamba
6646 1888

First Home Buying: Where to Start

BY JAKE ALMOND

Since turning 30, my conversations with friends have changed subject drastically. In the past decade, some of us have married, some have kids, some have purchased our first home, and a majority of us are in stable careers and looking to secure our future. The main topic of conversation these days... property! Questions such as have you seen the house that was just listed in Yamba? Brick and tile or weatherboard? Who did you get your loan with? And the most common question: Where do I even start?

Since my partner and I started looking into the market ourselves, all while raising our first child, we realised there was plenty to know and learn. From window shopping, it became pretty obvious the first thing we needed exposure to was our financial situation. Here beckons the first decision: bank or broker? After discussions with family and friends, we decided to engage with a broker and our experience was quite easy. From discussing our

income, supplying pay slips, and highlighting any debts such as university or credit cards, we had a figure of what we were able to borrow. We were pleasantly surprised to find that in the space of a week, we went from just browsing at inspections, to putting in offers on properties we loved and were in our price range.

Once we had an offer accepted, we moved forward with a pest and building inspection. From our experience, I could not recommend this enough. The building report identified some major structural issues, which we could not afford to fix, and the house we thought was perfect for us was no longer an option. This was not the only property where the building and pest reports identified issues with a property that we never would have noticed ourselves.

Between the excitement and prospect of purchasing your first home, and the stress of attending open homes, negotiating offers, arranging finances, building inspections, reviewing contracts... it's not

surprising that a lot of first home buyers find navigating the property market overwhelming.

On top of this, rising house prices, and more recently, increased interest rates, intensify the pressure to buy. The looming sensation that you might miss the perfect opportunity to buy or won't be able to afford to buy if you wait. As someone who is still looking for their first home, and has also just started a career in real estate, here are my key recommendations:

GO WITH SOMEONE YOU KNOW AND TRUST

There are a lot of people involved in the process of purchasing a property. You'll need help and advice, and it's best to get it from someone you trust. Whether it's finances, pest and building reports, solicitors or conveyancers, make sure you ask around and are comfortable with the company you choose. This applies to real estate agents too. I am lucky to be in the industry and work with some of the best. It has been a great learning tool to watch Richard, Jo and David navigate

the market to ensure our clients feel confident that we have their best interests at heart. Having an agency you trust can make a world of difference in ensuring you find the right property.

KNOW YOUR TERMS

As first home buyers, there's a lot to learn. Familiarise yourself with situations like applying for loans, making an offer, reviewing a contract, and find out what information you need for these processes. Depending on your budget and circumstances, it may also be worth looking into the First Home Owner Grant and the First Home Buyer Assistance Scheme to see if you are

eligible for assistance from the government. Researching these things before you start looking for property can help simplify the process once you find a home you want to make a move on.

YOU WILL FIND MORE THAN ONE "DREAM HOME"

Offers will be declined or outbid and you may miss out on the property you had your hopes set on. While this can be disappointing, it's important to remember that there will be another home that ticks all the boxes for you. Let your agent know what you are looking for so they can contact you with upcoming homes.

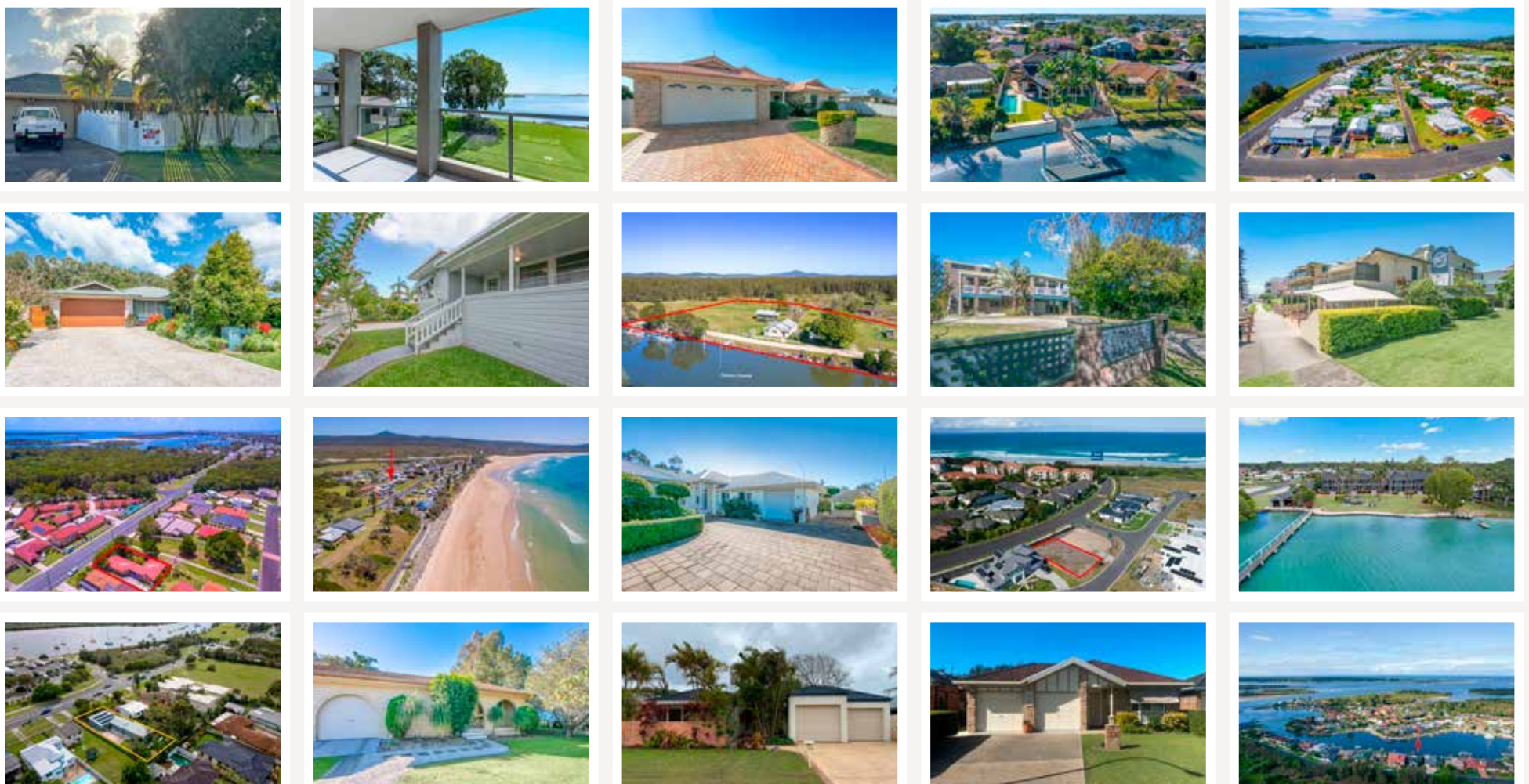


Local events....

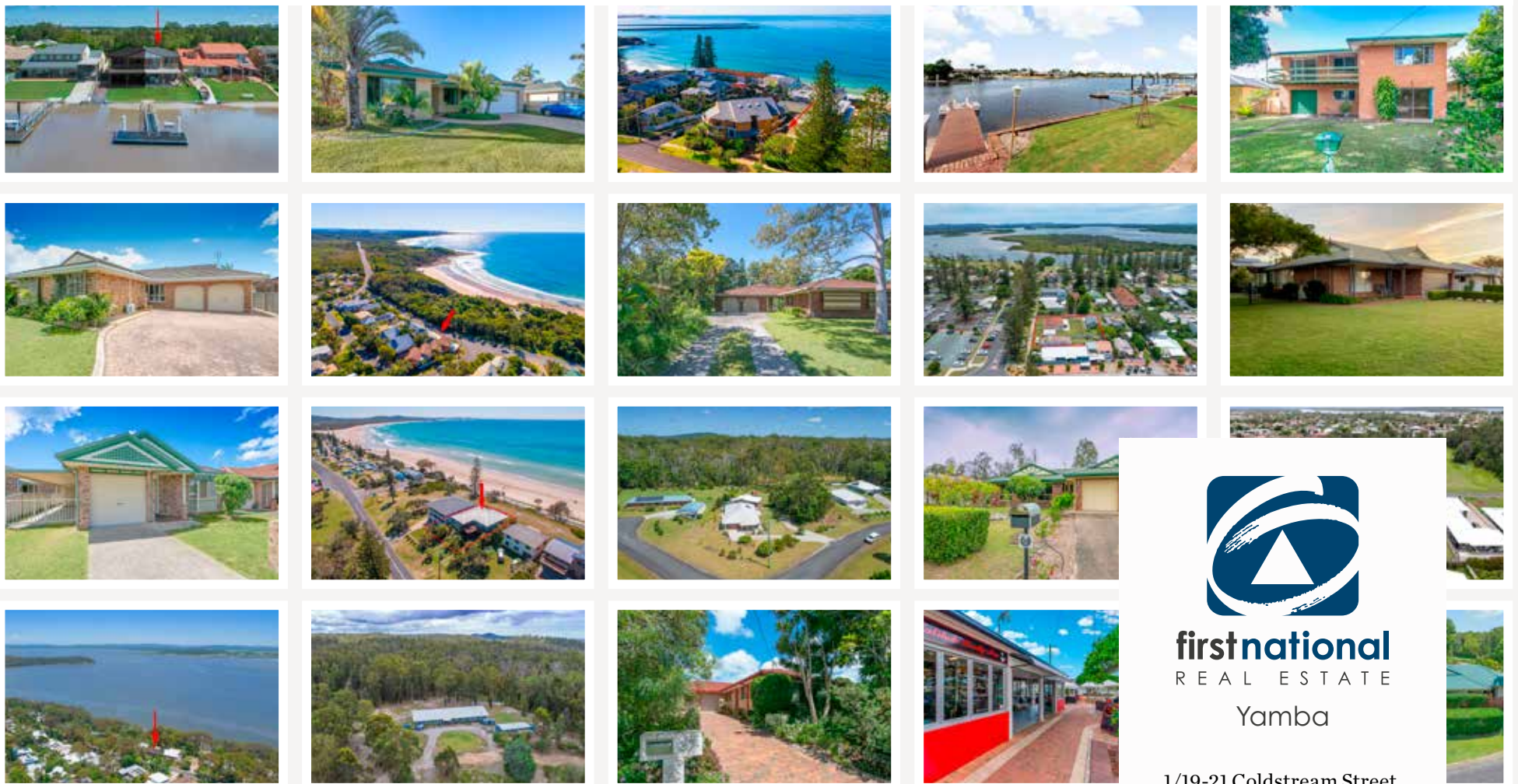
Sat 31 Dec 22	3pm-12.30am	NYE FOOD TRUCK FESTIVAL Club Iluka Spencer St, Iluka Free Entry ilukabowls.com.au
Sun 1 Jan 23	All day	BROOMS HEAD FAMILY FUN DAY Brooms Head Beach, Ocean Rd, Brooms Head Entry – Gold Coin Donation
Sun 1 Jan 23	4pm-8pm	ROTARY CLUB YAMBA TWILIGHT STREET MARKETS Ford Park, River St, Yamba Entry – Gold Coin Donation
Mon 2 Jan 23	9am-12pm	YAMBA OCEAN SWIM Yamba Surf Life Saving Club Marine Parade, Yamba
Sun 8 Jan 23	9am-12pm	ROTARY CLUB OF YAMBA'S ANNUAL FAMILY FUN DAY Main Beach, Yamba Entry – \$5 per family
Wednesdays	7am-11am	YAMBA FARMERS AND PRODUCERS MARKET Whiting Beach Carpark, Yamba Held weekly – FREE ENTRY yambafarmersandproducersmarket.com
Sun 11 Dec 22 Sun 22 Jan 23 Sun 26 Feb 23	9am-2pm	YAMBA RIVER MARKETS Ford Park, River St, Yamba Held the 4 th Sunday of each month – FREE ENTRY yambarivermarkets.com.au

Check websites for event changes or cancellations





Just some of First National Yamba's 2022 Sold Gallery



*If you would like to see
your property here in 2023*

**CONTACT US
TODAY**



firstnational
REAL ESTATE
Yamba

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

02 6646 2299
info@fnyamba.com.au
realestateyamba.com.au

