

Newsletter in Summary

- The purchase of land in Bermagui by Woolworths
- The introduction of the YesBookit system to Julie Rutherford Real Estate
- Major road closures on the South Coast
- Better than the bank. Good property returns as prices drop and rental income improves.

Congratulations

Congratulations to Claire and Mattie on the birth of Silver Lily. Silver is very cute and has a personality all of her own. The Farnham household will never be the same again! Claire is on maternity leave until June 18 when we will enthusiastically welcome her back.



Other new babies:

Congrats to Adam and Myra Lindrea on the birth of their first son, a brother for their two beautiful girls and to Rebecca Wilson and Steve Grant on the birth of their daughter.

Newsletter April 2012

Woolworths - Is this what our community needs?

Woolworths Supermarkets have purchased land in Young St behind the Bermagui Beach Hotel and lodged a DA proposal for a new 1600 m2 supermarket, café and liquor outlet.

We believe that this is the single biggest issue to ever face our BUSINESS community in Bermagui.

Before you decide if you are **for** or **against** the development, we would like to pose a few questions:

Does a town the size of Bermagui – approx 2300 people – need this facility?

Narooma and Bega have their own Woolworths – is this one going to increase business in the town?

Going, going, gone....



What impact would a Woolworths supermarket have on our local businesses?

Can local businesses compete against Woolworths offering their diverse range of products at discounted prices?

Will local people continue to support local businesses in spite of Woolworths' cheaper prices? If not, then they will close and the families running them may be forced to leave our community.

If that happens, what will the communities demographic fabric look like? And, will it provide us all with the diversity we love in our towns and villages?

Who will remain to financially support our local community groups, events and clubs?

Any profits made by our small business are spent in our town. Where will the profits from Woolworths go?

Additionally, serious questions about **this site for a 'big box'** development need to be asked.

The planned site in Young St offers a stunning northerly as-

pect, bay and mountain views and adjoins residential homes. Is this the place for a supermarket, retail shops and large car-park? (See Bega Valley Shire Councils Commercial Towns Strategy 2006 for more information on the zoning issues with this site).

What about the noise and constant activity of an 8am until 12pm opening hours business? The delivery trucks, 24 hour air-conditioners, fridges, security lighting, signage.

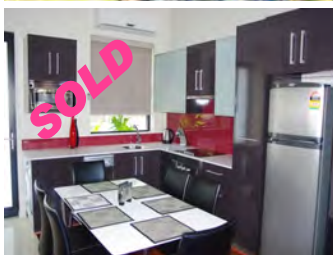
Will our roads and single lane bridges cope with the Woolworths trucks?

If you wish to oppose this development application, please submit your objections to BVSC by the closing date of Wednesday 16th May 2012. To assist you, guidelines for objections are provided on the BACCAT website at www.bermaguichamber.org.au/news.php.

Note: you can view the Development Application proposal on Bega Valley Shire Council website at www.begavalley.nsw.gov.au.

State of the Market

Challenging conditions for sellers with wonderful opportunities for buyers. Sales steady but activity has been subdued particularly in the last 3 months. However it is looking up from here – interest rate falls are expected, the rain appears to be abating and winter in our area is always very special.



Investor Smart Buys - Good returns



6/19 Narira St Bermagui – Asking price \$165,000.

Rental Income - \$180 per week



24 Bermagui St Quaama – Asking price \$195,000

Rental return - \$200 per week.



Unit 14/120 Lamont St – Asking price \$165,00

Rental Return - \$200 per week.

YesBookit System Coming Soon

We are very excited to announce that we will be implementing an online booking system for our Holiday Rental properties.

YesBookit is an online reservation and booking management system specifically developed for holiday letting real estate agents.

The Internet user expects to be able to make a decision on the spot and book

the accommodation straight away. This new system will allow your guests to do this.

As property owners you will have your own password to check on bookings and make your own reservations.

YesBookit is now used by leading holiday letting real estate agents around Australia.

We plan to implement this new online booking system in May/June this year.

More info will be sent or landlords as the new system is implemented.

Christmas Owner Bookings

We are getting enquiries and have already taken some bookings for the Dec/January period.

If you haven't sent the holiday team your owner bookings for Dec/January, please do so as soon as possible.

Road closures isolate South Coast

Statistically one of our busiest seasons, February, March and April accommodation bookings have been affected by the unprecedented rain.

This was further exacerbated by the closure of Brown Mountain in March for 4 weeks, and by the Kings Highway on Clyde mountain for a week in April; the 2 main coastal routes between Canberra and the coast.

Local sentiment has been high on these issues as it once again highlights the lack of resources of local councils to maintain these roads without financial help from our state and federal governments.

Both roads are now open so spread the word and let people know that our beautiful far south coast is always "open for business" to welcome inland visitors.

Reflections on "Appreciation"

"We tend to forget that happiness doesn't come as a result of getting something we don't have, but rather of recognizing and appreciating what we do have."

"The best way to appreciate your job is to imagine yourself without one."

"There is more hunger for love and appreciation in this world than for bread."
Mother Theresa

For Landlords - Water and TV

Water efficiency requirements are now in full force. As of 1 January 2012 we are no longer able to charge tenants for water usage unless the property meets water efficiency flow rates in terms of kitchen/bathroom taps and showerheads, and no leaking taps on the premises. Tenants can only be billed for water use for the preceding 3 months, if a water bill is for

usage beyond 3 months this amount cannot be passed on. For more information please contact our office.

Analogue TV transmission ceases on 5 June 2012 when digital only commences. More information is being forwarded to landlords. Otherwise contact us if you require further info.

In other Bermagui news....

The sun shone for Easter showcasing our area at its bestand what a show it was!

The biannual Four Winds festival—a world-class event—was a huge success. With a free concert at Dickinson Oval opening the festival on Good Friday. A spectacular event with thousands of people attending and providing a wonderful exhibition of our local talented musicians, artists, dancers and singers.

Central Tilba was the venue for the Tilba Festival – another entertaining day out for locals and visitors alike. **Congratulations to the hard working committees who organised these events.**