

# Cardow & Partners

## PROPERTY

### Does your pool or spa comply?

All properties with a swimming pool or spa in New South Wales cannot be leased or sold without a valid certificate of compliance or occupation certificate from 29th April 2016.

If you are the owner of a property that is rented or being sold then this applies to you. If your property is maintained by a Strata Scheme, it is up to the body corporate to ensure that the pool or spa has all valid compliance and registration certificates.

#### When leasing a property with a spa or pool:

Landlords and Real Estate Agents must ensure that any Residential Management Agreement on or before 29th April 2016 is registered and has a valid certificate of compliance. A copy of the certificate of compliance is also to be provided to the tenant. If you are unsure if the spa or pool at your unit complex has a certificate of compliance contact the strata managing the complex.

#### When selling with a spa or pool:

If you are selling a property on or before 29th April 2016 you must ensure that the contract for sale includes a valid certificate of compliance & certificate of registration.

If you have not registered your pool or spa or are unsure that it is, this can be done online at NSW Government Swimming Pool Register:

[www.swimmingpoolregister.nsw.gov.au](http://www.swimmingpoolregister.nsw.gov.au)

To obtain a Certificate of Compliance you will need to contact your local council and arrange an inspection of your pool. If your pool is compliant your council will issue a Certificate of Compliance. However, if your pool or spa does not comply your council will advise what needs to be completed for them to issue a Certificate of Compliance.

[Click here for more information from Fair Trading](#)



### Upcoming Events

#### Coffs Growers Markets

Every Thursday  
Coffs City Centre

#### Bollywood Market

Sat 6th February  
Woolgoolga Beach Reserve

#### Macksville Producers Market

Sat 13th February  
River Street, Macksville

#### Cinema Under the Stars

Sat 13th February  
Coffs Showground

#### Bellingen Community Market

Sat 20th February  
Bellingen Market Place

#### Bellingen Plant Fair

Sat 12th March  
Bellingen Market Place

### Recently Sold

#### 17 Lake Court

\$450,000

#### 7 Moore Place

\$375,000

#### 50 Greenaway Road

\$630,000

#### 46 High Street

\$337,000

#### 29 Lake Court

\$595,000

#### 23 South Arm Road

\$460,000

#### 142 Newry Island Drive

\$697,500

## Feature Property



### 22 Odalberree Drive, Urunga \$349,900




This prime small acreage block provides a rare opportunity to secure an exclusive inexpensive home site in a lovely bush setting only 1.2km from Urunga's local surf beach, Hungry Head. This incredible location offers idyllic surrounds for a beautiful home. Surrounded by an abundance of natural wildlife & quality homes, this 1.5 acre coastal block is privately set at the end of a quiet cul de sac. This sought after beachside location is only a 5 minutes drive from local shops, schools & restaurants or a 10 minutes walk to the beach where you can go for a swim or surf. Services available include, sealed road access, underground power & town water...

[MORE INFORMATION HERE](#)



### 13 Vernon Crescent, Urunga

#### 'WELL MAINTAINED HOME'

-  2 An ideal choice for retirees or investors, this well maintained home is set
-  1 high affording lovely sweeping views of the Kalang River is and situated in
-  2 an area that is surrounded by quality homes...




**\$425,000**

[MORE INFORMATION HERE](#)



### 40 Newry Island Drive, Urunga

#### 'OUTSTANDING OPPORTUNITY'

-  4 Outstanding opportunity to secure an impressive absolute waterfront family
-  3 home situated on a large 1644 sqm block with direct access to the beautiful
-  3 Kalang River. This property will appeal to all buyers looking for a home that




**\$595,000**

[MORE INFORMATION HERE](#)



### 3/16 South Street, Urunga

#### 'RECENTLY RENOVATED'

-  2 An ideal choice for retirees or investors, this immaculate ground floor unit is
-  1 quietly nestled in a small complex of only four units. Recently renovated,
-  1 the unit comprises of 2 bedrooms with built in robes...




**\$225,000**

[MORE INFORMATION HERE](#)



### 45 Pacific Highway, Urunga

#### 'GREAT LIFESTYLE LOCATION'

-  3 Exceptional opportunity for downsizers or a young family, this charming well
-  1 presented home is conveniently positioned within 950m to shops, cafes,
-  4 school & Urunga Boardwalk. Immaculately presented...




**\$380,000**

[MORE INFORMATION HERE](#)



### 19 Tuckers Rock Road, Repton

#### 'PEACEFUL, PRIVATE & FULL OF POTENTIAL'

-  3 Peaceful, private and full of potential, this well presented family home
-  2 represents outstanding value in a highly sought after location. Providing a
-  1 sanctuary for families with its prized rear to north aspect & tranquil...

**\$485,000**

[MORE INFORMATION HERE](#)

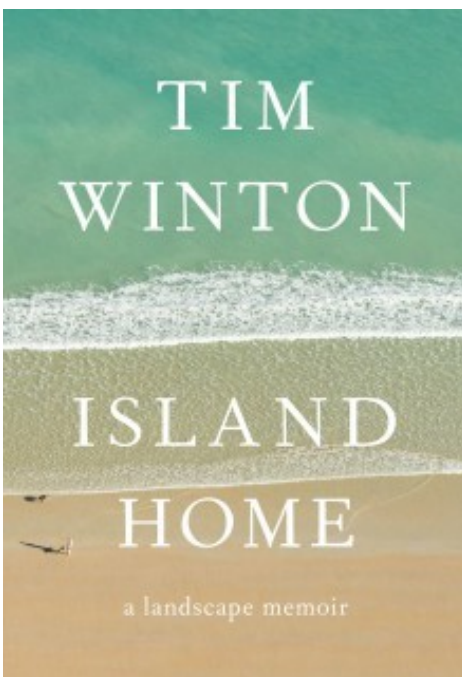
## Recipe of the month: [Lamb Backstraps with Moroccan Salad](#)



1/2 cup chopped flat-leaf parsley  
1 tablespoon chopped coriander  
4 garlic cloves, finely chopped  
2 teaspoons harissa (see notes)  
1 teaspoon dried thyme  
1/2 cup (125ml) olive oil  
1/4 cup (60ml) lemon juice  
2 teaspoons ground cumin  
2 x 350g lamb backstraps, trimmed  
1/2 cup couscous

[Click here to see the full recipe](#)

## Book of the month: [Island Home](#)



'I grew up on the world's largest island.'

This apparently simple fact is the starting point for Tim Winton's beautiful, evocative and sometimes provocative memoir of how this unique landscape has shaped him and his writing.

For over thirty years, Winton has written novels in which the natural world is as much a living presence as any character. What is true of his work is also true of his life: from boyhood, his relationship with the world around him – rockpools, seacaves, scrub and swamp – was as vital as any other connection. Camping in hidden inlets of the south-east, walking in the high rocky desert fringe, diving at Ningaloo Reef, bobbing in the sea between sets, Winton has felt the place seep into him, with its rhythms, its dangers, its strange sustenance, and learned to see landscape as a living process.

'*Island Home* is thus part political manifesto that presents a profound challenge to traditional rural conservatism as well as to the right in general. Conservatives say they love their country. Winton lays bare how very destructive of it some of their actions have been.' Tim Flannery, *The Monthly*

[Click here for more information on this book](#)

## Movie of the month: [Joy](#)



JOY is the wild story of a family across four generations centered on the girl who becomes the woman who founds a business dynasty and becomes a matriarch in her own right. Betrayal, treachery, the loss of innocence and the scars of love, pave the road in this intense emotional and human comedy about becoming a true boss of family and enterprise facing a world of unforgiving commerce. Allies become adversaries and adversaries become allies, both inside and outside the family, as Joy's inner life and fierce imagination carry her through the storm she faces. Jennifer Lawrence stars, with Robert De Niro, Bradley Cooper, Edgar Ramirez, Isabella Rossellini, Diane Ladd, Virginia Madsen, Elisabeth Röhm and Dascha Polanco. Like David O. Russell's previous films, Joy defies genre to tell a story of family, loyalty, and love.

[Click here for the official movie website](#)

## Fair Trading Tenancy Complaints Service:

### This is a free service to help resolve complaints before the matter reaches NCAT:

The free tenancy complaint services that was launched by Fair Trading can assist in resolving a tenancy matter between two parties. This service will either bring both parties together for an on site meeting or by teleconference in order to resolve the issue. If the issue cannot be resolved by the tenancy complaint service both parties will be recommended to seek other advise or lodge a claim with the Tribunal for the matter to be resolved. It is always recommended to try and resolve a matter before it reaches the Tribunal. Once the complaint has been put to the Complaint Service, Fair Trading will aim to finalise the matter within 30 days of receiving the complaint.

### The tenancy complaint service can assist with the following issues:

- repairs and maintenance
- non-urgent health and safety issues
- alterations to premises
- access to premises or inspections
- non-compliance with tenancy agreement
- water saving devices and smoke alarms
- provision of correct notices
- ending a tenancy or breaking a lease
- condition reports
- rental increases
- rental arrears of less than 14 days

### This services cannot assist with the following:

- orders that require action or payment from either party
- a Fair Trading officer inspecting property to determine fault or attribute blame, which falls outside their role.

[For more information from Fair Trading on this service click here](#)

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## Rental Property of the Month: **4 Dolphin Court, Urunga \$585 Weekly**



Rare Opportunity to live in a piece of paradise nestled among a tropical garden overlooking the beautiful Kalang River.

This exquisite 2 bedroom 2 story home has it all. Situated in private cul-de-sac you drive into your own court yard which leads you through the sandstone archway where you are automatically carried away to a tropical retreat. As you step into the home you will appreciate the care and thought that has gone into the design of the open plan lounge, dining and kitchen; all this allowing you to take in the majestic views of the Kalang River from all areas of the home. Upstairs has a few special tricks of its own; the master bedroom and en suite have to be seen to be believed. This home is one that is a must to see, you will not be disappointed and will want to move in straight away, just to top it all off you have use of a private jetty, large carport, gourmet kitchen, 4 decks to choose where to unwind and did I mention it is on the banks of the Kalang River



[Click here for more information on this property](#)

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