

Funds needed for The Hut

By MURRAY NICHOLLS

A NEW community centre for people with mental health issues could be up and running in Bathurst by February – if only the organisers could find the cash.

The Hut is the latest Bathurst project being pushed by men's health and social disadvantage advocate David Buckby.

The proposal is to open a community drop-in centre for local people with mental health issues to socialise.

Call for mental health plan support

Mr Buckby stresses that The Hut would not be a medical centre or assessment centre, but simply somewhere that gives people the chance to get out of their house.

"What we find with a lot of people with mental health issues is that they might meet their psychologist or counsellor once a week but then they spend the rest of their time at home alone watch-

ing TV, which doesn't do them any good at all," Mr Buckby said.

"The idea of The Hut is to provide for these people a safe, non-judgmental environment where they can meet on a social level.

"It will be staffed by volunteers under the direction of a manager, and the eventually the plan would be for it to be run by the participants themselves."

Mr Buckby chaired a public meeting in June to gauge the level of community for The Hut and has been happy with the response so far. But while agencies are quick to offer in-principle support, Mr Buckby is finding it much tougher to fund the proposal.

"We're getting support from the medical centres around town, and also from the jail, Probation and

Parole, [Bathurst MP] Gerard Martin of course and Lifeline are behind us as well," he said.

"Gerard has been talking to as many ministers as he can down in Sydney but the federal government has been a bit of a problem because we don't have a local MP in the government.

"What we really need, though, is sponsors, but as soon as we start talking about mental health it's always the old ostrich syndrome. But \$50,000 is basically all we need to run a place like that."



FOR SALE: Sandra Tucker at the Bathurst Convention and Function Centre which is for sale at \$1.2 million.

110910psandra

Iconic building is on the market

ONE of Bathurst's best-known buildings is on the market.

The Bathurst Convention Centre, formally known as the Bathurst Gentlemen's Club, is being offered for sale.

With an asking price of \$1.2 million, selling agent Vic Schembri says this iconic building will be sold as one lot or as two separate packages.

"The potential of this stunning site is endless and is a rare opportunity not often seen in the Bathurst district," he said.

According to Mrs Eva Matiszik, the property is owned by the family company known as Karlev who purchased it in 1993.

She said yesterday the family has its hands full running the very successful Charlotte Apartments and it was time to ease back. "We're just so busy and with retirement on our minds, thought it was time to sell the property," Mrs Matiszik said. "The asking price includes a separate vacant block, but the actual business sale of the convention centre is a negotiable extra."

According to Mr Schembri the property has been extensively renovated and approved for a Catering Licence for a Public Hall of Entertainment for 300 people while still retaining the authentic cedar bar and joinery.

"The centre has provided the backdrop for an abundance of high profile functions over the last 17 years," he said. "The property is complemented by two beautifully appointed apartments set in magnificent iceberg rose gardens. "The large paved brick car park is bordered by attractive hedges.

Centrelink tip for students

BATHURST students who have recently finished studying are being reminded to let Centrelink know their circumstances have changed.

Centrelink area manager Peter Gillies said it was easy for students to get caught up in the excitement of finishing the school year, but they should remember their responsibilities.

"If you're receiving a payment from Centrelink, such as Youth Allowance, Austudy or Abstudy, you need to let Centrelink know about changes to your study or workload," Mr Gillies said.

"This includes finishing your study, starting a new job, or changing the number of hours you're working over the holiday period.

"If you don't let Centrelink know about these kinds of changes, you may be overpaid and have to repay the money to Centrelink."

Mr Gillies said students can use Centrelink's online services to easily update their details.

Impotence a side-effect

A MAJOR Australian study of survivors of prostate cancer has shown how impotency was a serious but often overlooked side-effect of their treatment.

The study, led by Cancer Council NSW epidemiologist David Smith, found sexual performance problems were almost guaranteed to follow most front-line treatments for the cancer.

Contrary to the views of many doctors, the problem could be long-term and it was seen to get worse over time.

"Impotence is a common side-effect of prostate cancer treatment, along with incontinence," Dr Smith said in a statement yesterday.

"... Our study shows that for conventional prostate cancer treatments – with the exception of low-dose brachytherapy – patients experience high levels of impotence which is still evident after five years."

HOT PROPERTY

with Matt Clifton



CHANGES TO LAWS RELATING TO SALE OF LAND

The Australian Government is amending provisions of the Trade Practices Act (TPA), which will change national laws relating to consumer contracts for the sale of land to consumers under standard form contracts. The amendments will tighten rules that allow one party to a contract to unilaterally terminate, impose penalties or otherwise vary terms, called an "unfair term".

The amending act defines "consumer contracts" as including a contract for the sale of land to a consumer "wholly or predominately for personal, domestic or household use". This will include land, home units, houses and even a unit or town house bought "off the plan".

This will affect property developers who frequently include clauses giving themselves rights to vary terms, impose penalties or terminate contracts in limited circumstances. Developers often need to finance their projects, and rely on exchanged contracts as evidence to financiers of a revenue stream. The right of the ACCC or ASIC to declare a contract unfair, and to vary or terminate it would impact on these finance arrangements.

The new laws will come into effect from 1st July 2010.

However all is not negative. Where the contract is clear and concise, where the subject matter (property and price) are clearly identified, and where the consumer has full and independent legal advice, the rights to challenge a contract are limited.

If we can assist you on any matter of concern regarding real estate, do not hesitate to contact me, on 6331 6555 or call into our offices at 197 Howick Street for a talk.

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