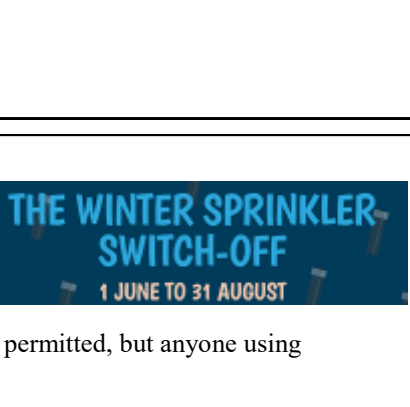


EOFY
June 2017

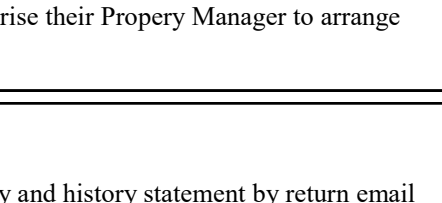
WE WELCOME JILL BARRETT TO OUR PROPERTY MANAGEMENT TEAM

Jill joins us after spending nearly 15 years as a Property Manager at another local Agency. We are so happy to have Jill and the wide array of experience and knowledge that she brings. Jill has already spoken to the Owners and Tenants of the properties she is looking after. If you would like to speak to Jill about the current rental market or about the Management of your property please call her at the office on 959 22 222 or email pm2@noblerealestate.com.au



WINTER SPRINKLER BAN

A permanent winter sprinkler ban applies to all scheme and bore water users in Perth, Mandurah and some parts of the South West, from 1 June to 31 August each year. Hand held watering and maintenance testing of bores is still permitted, but anyone using their sprinklers between June and August risks a \$100 fine.



WINTER READY

We remind all our Owners and Tenants alike to ensure that they have up to date and adequate insurance in place as we approach the bad weather season. We also remind Owners of investment properties to authorise their Property Manager to arrange gutter cleaning at their properties.

EOFY STATEMENTS

Owners request your FREE end of financial year summary and history statement by return email today. We are one of the only Agencies in town who offer these statements at no charge. We also remind Owners to authorise their Property Manager to arrange for guttering cleaning at their properties.

Current market snapshot—Sales

Average selling days or days on market is now 75

There are currently 14,641 properties listed for rent across the Perth Metro area. There were 14,989 4 weeks ago and 14,742 same week last year

52.6% of Sellers offered a discount on their asking price and the average discount offered was 6.6%



Current market snapshot—Rentals

The current Perth vacancy rate as at the 3 months to May 2017 is 7.1%

There are currently 10,854 properties listed for rent across the Perth Metro area. There were 10,747 4 weeks ago and 10,900 same week last year

The median rent across the Perth area has dropped to \$350 per week

MEDIA RELEASE

Leasing activity levels remain elevated in Perth

Leasing activity in Perth lifted 32 per cent in May, with reiwa.com data revealing 4,915 properties were tenanted over the month. REIWA President Hayden Groves said although Perth's private rental sector continued to present its challenges for landlords, tenant activity was very healthy in the metro area.

"Leasing activity was slightly subdued in April as a result of the Easter and ANZAC Day breaks, but rebounded strongly in May to record levels which now sit 17 per cent higher than they did in May 2016," Mr Groves said.

reiwa.com data shows all five sub-regions experienced notable increases in activity over the month, with the North East sub-region the standout for May, increasing 35.5 per cent.

"The South West and Central sub-regions also had particularly strong months, recording increases in leasing activity of 33.7 per cent and 33 per cent respectively.

"At a suburb level, East Perth, Perth and Scarborough in the Central sub-region had the highest volume of properties leased in May," Mr Groves said.

Although rental stock levels remain high in Perth, data for May shows listings were stable over the month with no change recorded.

"Additionally, when compared to May 2017, the volume of properties for rent had only increased marginally by one per cent, which hints to signs that listing levels have finally begun to stabilise," Mr Groves said.

MEDIA RELEASE

WA housing sector remains soft, but positive signs emerge moving forward

Western Australia's housing sector is expected to improve in 2017-18 despite continued weakness experienced in 2016-17, according to the Housing Industry Forecasting Group's (HIFG) latest report.

Dwelling commencements

HIFG confirmed its forecast for 19,000 dwelling commencements for 2016-17. This figure represents a 25 per cent fall on 2015-16, which HIFG say is not unusual giving the cyclical nature of the housing sector.

The Group is predicting 2016-17 will be the bottom of the cycle. Dwelling commencements are expected to recover to 21,000 in 2017-18, based on early indications of a moderate recovery in population growth, employment conditions and the general economic outlook. Stronger recovery within a range of 22,000 to 24,000 in 2018-19 and 2019-20 is predicted.

Economic overview

After more than a year of decline, WA's State Final Demand (SFD) grew by 0.4 per cent in the December quarter 2016. However, over the year, SFD fell by 7.8 per cent, with business investment remaining the largest detractor to growth over the year.

WA's labour market appears to have stabilised, with the unemployment rate sitting at 6.4 per cent over the past few months, and there has been an increase in full-time employment levels over recent periods.

According to the CCI Survey of Consumer Confidence, there are signs economic confidence is returning with people expecting the local economy to improve or remain unchanged in the short term.

Population growth

Population levels in the state continues to slow, with a growth rate of one per cent recorded for the year to September 2016. WA's residential population is estimated to now sit at 2,623,164.

Net interstate migration remains firmly in the negative, and net overseas migration grew by only 13,315 in the year to September 2016. However, the Group believe record low growth in population has now stabilised and expect a subdued pick-up over the forecast horizon.

Established purchase and rental market

House prices in Greater Perth rose by one per cent in the December quarter 2016, but were down three per cent when compared to the December quarter 2015. Overall, house prices in regional WA improved, but there were large variations between markets.

The rental market remains soft, with the vacancy rate sitting at 6.4 per cent in the December quarter 2016. Listings for both houses and units in the sector remain at record highs, and rents have fallen by 10 per cent over the year to \$355 per week in the March quarter 2017.

First home owners

Although the overall volume of first home owners in the market has declined (in line with general market trends), they continue to make up a significant proportion of the WA housing market. This is in-line with the state's decade average and notably above the national level of 13 per cent.

Industry issues and challenges

HIFG have concerns that any changes to the policy or regulatory environment at all levels of government are likely to impact heavily on the WA market and the Group's forecast. The Group notes that regulatory measures, which are designed to cool price growth in the Sydney and Melbourne markets, would have an equal effect on WA's already softer market. This presents a key risk to the outlook.

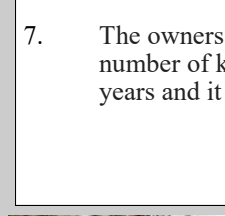
Despite softer market conditions across both the residential sales and private rental sector, the Group recognise that housing affordability continues to be a significant issue for Western Australian households on low incomes.

Great buying

52 Chadwick Parade, BROOKDALE REPAIR AND PROSPER This 4 bedroom home situated on a large 706m2 corner lot already comes with all of the extras.	\$239,000
4 Duneraig Court, COOLOONGUP A GREAT PACKAGE A classy, neat as a pin 3x1 in the Woodbridge Estate with drive through access to an unbelievably large double doored powered workshop	FROM \$299,000
28 Carlindie Parkway, GOLDEN BAY OPPOSITE PARKLAND Fabulous, low maintenance 3x2 on a cottage block in the new estate over looking fantastic parkland.	FROM \$325,000
4 Cubbine Close, HILLMAN INVESTOR ALERT Neat and tidy 4 bedroom home, walking distance to a primary school, Rockingham train station and Rockingham City shopping centre.	FROM \$299,000
25 Yindana Boulevard, LAKELANDS THE PERFECT HOME AWAITS Gorgeous 4x2 in a well established section of this ever popular estate, located across the road from parklands.	FROM \$349,000
1 Warup Street, MANDURAH SPACE, LOCATION & POTENTIAL 2x1 house on an amazing 852sqm corner block with access to the side of the block down one side of the property and through the single plus lock-up garage.	FROM \$249,000
80 Council Avenue, ROCKINGHAM UPDATED 3X1 Updated 3x1 with a large kitchen, separate meals area and a good size lounge room. Drive through access from the carport and huge side access potential.	\$279,000
11 Hercules Street, ROCKINGHAM A CUT ABOVE THE REST An out of the ordinary 3x1 with two WC's, real wood flooring, brand new carpets and a renovated bathroom.	\$279,000
2/7 Merope Close, ROCKINGHAM SECURITY & SPACE A one of kind unit set on a large lot with drive through ability and room to store 2-3 cars as well as a caravan, boat or trailer.	FROM \$259,000
24 Seawind Drive, ROCKINGHAM BEST VALUE FOR MONEY Renovated 4x2 neat as a pin with fresh paint, new skirtings, modern flooring and window treatments throughout as well as fantastic new features to the kitchen.	FROM \$399,000
4/7 Sepia Court, ROCKINGHAM BE IMPRESSED! On offer is a fabulous 2 bedroom, 1 bathroom villa with two courtyards. The home has been tastefully decorated with lovely floor coverings and furnishings.	\$259,000
2 Turana Place, ROCKINGHAM RENOVATED 3X1 ON LARGE BLOCK Recently renovated with brand new flooring and the modern look kitchen, bathroom and toilet. Located on a 658sqm block in a lovely cul de sac location.	FROM \$265,000
42 Bonaparte Drive, SECRET HARBOUR TICKS ALL THE BOXES Situated on a generous 1000m2 lot with a workshop, heated pool, HUGE gabled patio, separate annexure with its own power and plumbing, gated enclosure for boat/caravan.	FROM \$649,000
11 Pingrup Court, WAIKIKI PICTURE PERFECT INSIDE AND OUT Nestled away in a nice and quiet cul-de-sac with genuine side access and plenty of back yard is this genuine 5 bedroom 2 bathroom home.	\$379,000
15 Portsmouth Place, WAIKIKI UPDATED 3X1 OR 4X1 Larger than normal 3x1 with an o/plan kitch/meals/family area and a sep lounge / theatre room that can be a 4th bedroom if needed. On a big 765sqm block on the beach side	FROM \$339,000
194 Currie Street, WARNBRO A FANTASTIC STARTER Located on a 612sqm block this 4x2 is a great starter. With a current tenant that can stay for an investor or move out for a first home buyer.	FROM \$329,000
3 Ledger Street, WARNBRO RENOVATED BEACHSIDE GEM Fully renovated 3x1 within a short walk to the water's edge. With a brand new kitchen and ultra modern bathroom, freshly painted throughout with all new floor coverings.	MID \$300,000's
13 Murphy Way, WARNBRO THE SIZE WILL SURPRISE A true 5 bedroom home plus study with a lounge room to the front, separate theatre room and an open plan meals and family area off the kitchen.	MID \$500,000's

A full list of our available sales and rental properties, along with additional photos, information and viewing/home open times, can be found on our website: noblerealestate.com.au

Find our rentals at rentalsrockingham.com.au



COUNCIL MEETING WRAP UP BY COUNCILLOR MATT WHIPFIELD



A full Council Meeting was held on Tuesday 23rd May 2016 and here are some of the more meatier topics from the 147 page agenda for your information.

- Council adopted a 3% rate rise tonight for public consultation, this means you will have a month to make a submission in writing and those submissions will come back to Council next month to make a final decision.
- The Council decided to put a stall on the \$40m foreshore redevelopment plans. The reason for this is that the developer behind the Wanliss Street Marina project has submitted development plans and the first stages of the Foreshore plans are in close proximity to that proposed marina project. If the city were to go and spend millions on the area those works could need to be ripped up if the marina project goes ahead. This is a sensible decision I feel as we do not want to waste funds. I raised the issue tonight that local businesses are struggling, that some large accommodation operators are trying to sell and we need to do everything that we can to assist and, to me, that means we simply start work on a different stage of the project.
- The Council tonight supported the location for a future Career Fire Station to be based on Stakehill road near Karnup and to approve the necessary land arrangements to allow that to happen.
- The Council authorised the City to approach the State Government to seek the removal of the 'Kwinana Loop Freight Railway' due to the fact that it would impact on local houses in northern Rockingham. I agree that freight is important for business in the Kwinana area but there are other options that need to be more carefully considered.
- Council approved a Childcare centre in Baldvis which will employ around 20 people and accommodate up to 99 kids.
- Council approved a Concrete Batching plan in the industrial park on Alumina Road and not only is this site ideally designed for such a business it will employ 25 permanent employees.
- The owners of a Dog/Cat facility had their application approved that will extend the number of kennels to a total of 117. These owners have been in business for over 30 years and it was good to support this Baldvis based business

