

NOBLE Update

OCTOBER 2017

WATERING DAYS

The Winter Sprinkler Ban is now over and as we all go to turn our reticulation systems back on we remind you to please only water on your allocated watering days. We have already seen a number of infringement notices pass through our office from the Water Corporation for sprinklers being on outside the allocated days and we don't want to see any more.

Please remember to only water either before 9am or after 6pm on your allocated days.

Last digit of street or lot number	Scheme users 2 day roster	Bore owners additional day
Perth and Mandurah watering days		
1	Wednesday & Saturday	Monday
2	Sunday & Thursday	Tuesday
3	Monday & Friday	Wednesday
4	Tuesday & Saturday	Thursday
5	Sunday & Wednesday	Friday
6	Monday & Thursday	Saturday
7	Tuesday & Friday	Sunday
8	Wednesday & Saturday	Monday
9	Sunday & Thursday	Tuesday
0	Monday & Friday	Wednesday

When was the last time your Air Con was serviced ?

We recommend to all Owners to have their air conditioners serviced before the hotter days are upon us.

If you would like us to arrange for your service please contact reply to this email.

Current market snapshot

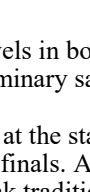
Average selling days or days on market is 75.

There are currently 13,762 properties listed for sale across the Perth Metro area.

The median rent is \$350 per week and it is taking an average of 52 days to secure a tenant.

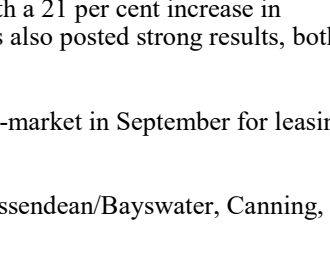
The current Perth vacancy rate as at the 3 months to Aug 2017 is 6.9%.

There are currently 9,513 properties listed for rent across the Perth Metro area.



MEDIA RELEASE

STABLE MARKET CONDITIONS PREVAIL FOR PERTH IN SEPTEMBER



Perth's median house price has remained steady for a third straight month, adjusting back marginally by one per cent to \$510,000 for the three months to September.

REIWA President Hayden Groves said market conditions had levelled out across the board in the lead up to the traditional 'spring selling season', which historically peaks in November.

"With the exception of sales and leasing activity, conditions across both the sales and rental market were fairly stable. Both the median house and rent price held up at \$510,000 and \$350 per week respectively, while stock levels in both sectors had reduced over the month," Mr Groves said.

Listings for sale and for rent

reiwa.com data shows listings for sale in Perth reduced by one per cent in September and were down eight per cent when compared to September 2016. In Perth's rental market, listing levels reduced by three per cent over the month and had declined nine per cent over the year.

"It's very encouraging to see stock levels across the market continue to reduce, especially when we compare levels for both sectors on an annual basis. If this trend continues, we should see a better balance between supply and demand of stock start to emerge," Mr Groves said.

Sales and leasing activity

Despite mostly stable conditions, activity levels in both the sales and rental markets did experience a reduction over the month, with 1,481 preliminary sales recorded and 4,266 properties leased.

"Historically, sales transactions tend to slow at the start of spring due to a mixture of school holidays, public holidays and the AFL footy finals. Activity generally starts to ramp up as the warmer weather hits in October, with the peak traditionally occurring in November. Based on this, we are expecting to see transactional activity increase in the coming weeks," Mr Groves said.

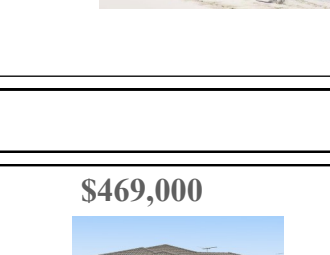
reiwa.com data shows there were a number of sub-markets across the metro area that recorded improvements in sales volumes in September.

"Joondalup South was the top performing sub-market in September for sales activity, recording a 24 per cent lift over the month, followed closely by Kwinana with a 21 per cent increase in transactions. The Belmont and the Western Suburbs sub-markets also posted strong results, both experiencing an eight per cent lift in sales," Mr Groves said.

In Perth's rental market, Kalamunda was the top performing sub-market in September for leasing activity, recording a 7.9 per cent increase.

"Other top performers for leasing activity in September were Bassendean/Bayswater, Canning, Stirling West and Vincent/Stirling SE," Mr Groves said.

SHOULD YOU BUY OR RENT A HOUSE IN PERTH ?



Deciding whether to buy or rent is a big decision. There is a plethora of conflicting information available and almost anyone you ask is likely to have a strong opinion on the subject.

With so many competing viewpoints, it can be understandably confusing for property seekers to determine whether it's more beneficial for them to buy a home or rent instead.

Market conditions can impact decisions

The Perth property market has been in a unique position for the last couple of years, with softer market conditions experienced in both the residential sales and rental markets simultaneously.

Historically, when one sector of Perth's property market was experiencing a downturn, the other was on the up.

This isn't the case now, with both markets the most affordable they have been for a long time, thus benefiting both buyers and tenants. Improved affordability in both sectors certainly adds to the confusion.

REIWA Curtin Buy-Rent Index

To help Perth property seekers make informed decisions, REIWA and Curtin University have collaborated on a 'Buy-Rent Index'. The Index is a useful tool that helps West Australians determine the best time to buy or rent in the Perth metro region, based on past and current trends in the economic climate.

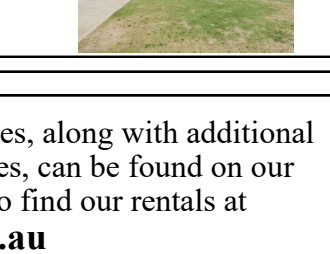
The quarterly Index is an ongoing collaboration between REIWA and Curtin that uses formulated economic assumptions to help identify the annual house price growth rate required for home ownership to be considered more financially advantageous than renting.

The results of the June quarter 2017 Buy-Rent Index indicate the median house price in Perth would need to appreciate by 4.3 per cent annually over the next 10 years for the purchase of a house to be considered more financially beneficial than renting. To put that into perspective, Perth's annual median house price growth rate since 2002 has been 6.9 per cent.

While REIWA is not in the business of predicting the future, long term trends are helpful in establishing patterns in the market. The REIWA Curtin Buy-Rent Index shows the Perth housing market has presented good opportunity for asset growth over the last 15 years. This, combined with current market conditions, suggests there is good value in choosing to purchase an established dwelling in Perth at the moment.

Ultimately the decision to buy or rent is an individual one, dependant on a multitude of personal and financial circumstances. If you're tossing up whether to buy or rent, I highly suggest speaking with a local REIWA agent to discuss the pros and cons of buying and renting before making a decision.

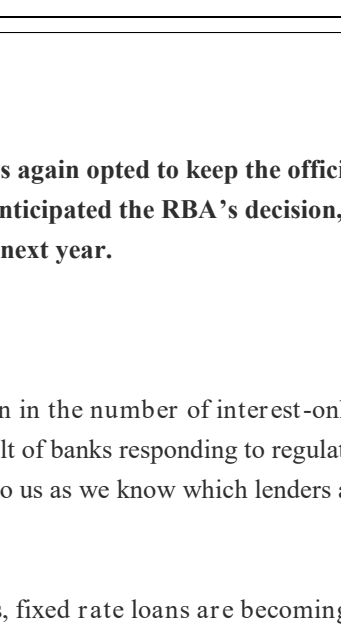
HAYDEN GROVES REAPPOINTED REIWA PRESIDENT



The REIWA governing Council has re-elected Hayden Groves as the Institute's President after his term officially ended in September.

REIWA CEO Neville Pozzi offered his congratulations to Mr Groves on his re-election.

Having served on the Council since 2010, Mr Groves took the REIWA Presidency from Past President David Airey in tober 2015.



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WHAT'S HAPPENING AROUND TOWN ?

SECRET HARBOUR TWILIGHT MARKETS

FRIDAY 3rd NOV 2017—5PM—8PM
Secret Harbour Community Centre - New location

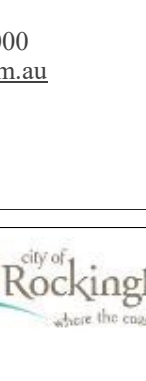
Come down for a night out in Secret Harbour! With indoor & outdoor stalls, sample the delicious food whilst listening to acoustic vibes, browse the market stalls while the kids are entertained by the activities!



OUTDOOR MOVIE

FRIDAY 3rd NOV 2017—7PM—10.30PM
Churchill Park, Rockingham

Harry Potter and the Prisoner of Azkaban



BALDIVIS COUNTRY FAIR

SATURDAY 4th NOV 2017—10AM—5PM
Baldivis Primary School, 214 Fifty Rd, Baldivis

Rides, food, drinks, entertainment, buskers, show bags, stalls, home made crafts, pony rides, free kids activities and more.



WHITE LAKES BREWING 2017 ROCKINGHAM BEACH CUP

10TH—12TH NOV 2017

Join the festivities over a 3 day period at what is a truly unique event.

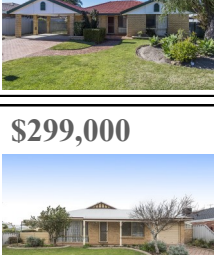
Great buying

97 Smirk Road, BALDIVIS

MODERN DAY LIVING AT ITS BEST

Ultra modern 4x2 with open plan living, separate theatre room and activity area. Lovely alfresco overlooking large below ground pool. Short stroll to Tuart Rise Primary.

\$469,000

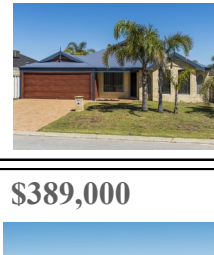


22 Glenway Loop, COOLOONGUP

LIGHT AND BRIGHT

4x2 in the Woodbridge Estate with good size lounge to front and family/meals area off large kitchen. New carpets throughout and fresh paint. Gorgeous patio area and gardens.

\$349 - \$369,000



28 Link Way, COOLOONGUP

NEAT, TIDY AND AVAILABLE NOW!

3x1 nestled away in the Woodbridge Estate opposite the Rockingham Golf Club reserve. Genuine corner lot with existing workshop with street front vehicle access.

\$299,000



64 Pamplona Boulevard, PORT KENNEDY

NEAT & TIDY

4x2 with everything already done for you. Large alfresco area for summer entertaining. This is the lifestyle you have been looking for at an affordable price.

\$329,000

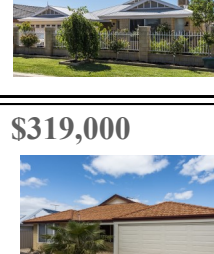


18 Tangier Parkway, PORT KENNEDY

FAMILY HOME OVERLOOKING PARKLAND

Lovely and modern 4x2 home on a 647sqm block with stylish kitchen overlooking family/dining and games room. Large backyard and alfresco under main roof.

\$389,000

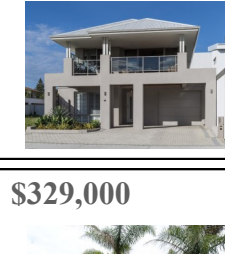


2/7 Merope Close, ROCKINGHAM

SECURITY & SPACE

A one of a kind unit set on a large lot with drive through ability to store 2-3 cars as well as a caravan, boat or trailer. Freshly painted throughout and all new carpets.

FROM \$259,000

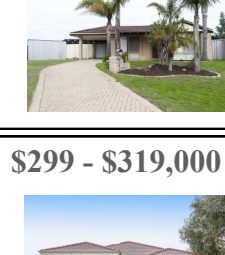


2 Turana Place, ROCKINGHAM

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 \$249,000

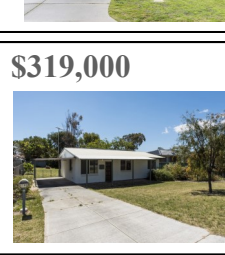


42 Bonaparte Drive, SECRET HARBOUR

TICKS ALL THE BOXES

Beautifully finished 5x2 family home on a 1000sqm block with workshop, heated pool, huge gabled patio, a separate plumbed and powered annexure and much more.

\$639,000

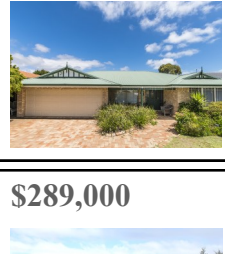


41 Surf Drive, SECRET HARBOUR

THE PERFECT STARTER

4x2 with large open plan living area off the kitchen. Access through double carport to the back and add hardstand for boat/trailer. Lovely patio area and enough lawn for a pet.

\$319,000

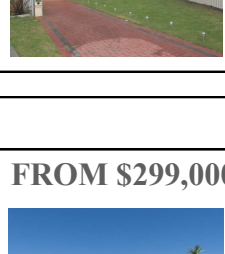


42 Watts Road, SHOALWATER

OCEAN VIEWS FOREVER

Executive style 3x2 townhouse featuring priceless views and a modern floorplan with large master bedroom and ensuite. The garage can store 2 cars and has access to rear courtyard.

\$879,000

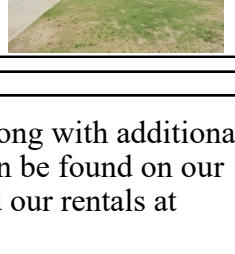


25 Pingrup Court, WAIKIKI

INVESTOR ALERT

4x2 in a quiet cul de sac location within walking distance to schools, transport and shops. Single carport with side access to large workshop.

\$329,000

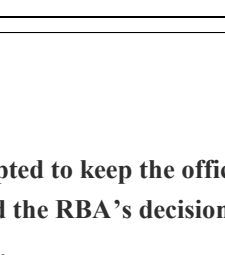


10 Barracuda Rise, WARNBRO

AMAZING VALUE FOR MONEY

Updated 4x2 on a great 548sqm block with new carpets & window treatments as well as an updated kitchen with stainless steel appliances. Full length patio for entertaining.

\$299 - \$319,000

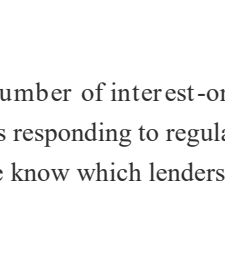


192 Bates Way, WARNBRO

LOCATION, LOCATION, LOCATION

3x1 perfectly located on a 728sqm block with potential side/rear access, solar panels and an open layout. Patio area overlooking large backyard. The perfect investment!

\$319,000

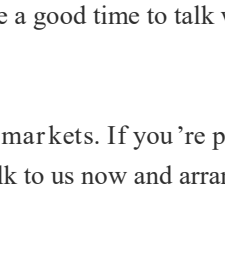


13 Murphy Way, WARNBRO

THE SIZE WILL SURPRISE

A true 5 bedroom plus study home built in 2000 on a 728sqm block with large wrap around patio, a good size shed and lawns and gardens reticulated from a bore.

FROM \$489,000



8 Orania Mews, WARNBRO

THE VERSATILE HOME

4x1 with separate lounge to the front and open plan living off the kitchen or 3x1 with separate lounge, open plan living and a separate theatre room. The choice is yours.

\$289,000



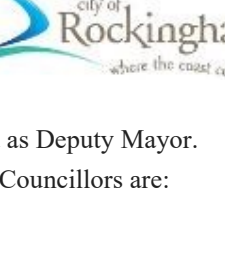
COMING SOON...

194 Currie Street, WARNBRO

FROM \$299,000

THE BEST VALUE AROUND

Fantastic 4x2 on the beachside of the great suburb. On a large block with side access.



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. You can also find our rentals at rentalsrockingham.com.au

Follow us on Facebook for a weekly list of our home opens.

From our Broker....

At its October meeting, the Reserve Bank of Australia has again opted to keep the official cash rate unchanged at 1.5 per cent. Economists widely anticipated the RBA's decision, with many predicting no further RBA rate changes until next year.

What else is happening in the loan market?

Interest only loans: There has been a significant reduction in the number of interest-only loans taken out by borrowers in recent months. This is a result of banks responding to regulatory tightening by APRA. If you need an interest-only loan, talk to us as we know which lenders are still offering these loans.

Fixed interest loans: With interest rates at historical lows, fixed rate loans are becoming increasingly popular. If you're interested in fixing your rate, it could be a good time to talk with us about how this option could work for you.

Loan pre-approvals: Spring is a busy time of year in our property markets. If you're planning to buy a home or investment property, it may be a good idea to talk to us now and arrange pre-approval on your loan. Please get in touch!



CARL MAIORANA

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FROM THE CITY...

On Monday 23rd Oct 2017 there was a special Council Meeting to elect Mayor and Deputy Mayor.

Barry Sammels was re-elected as Mayor. Deb Hamblin was re-elected as Deputy Mayor.

Following the 2017 Local Government Elections, City of Rockingham Councillors are:

Baldivis Ward: Matthew Whitfield and Lee Downham

Comet Bay Ward: Mark Jones and Chris Elliott

Rockingham Ward: Barry Sammels, Andrew Burns and Joy Stewart

Safety Bay Ward: Deborah Hamblin, Leigh Liley and Katherine Summers

