



WE ARE CHANGING THE WAY WE DO THINGS!

As always here at Northside Residential, we strive to provide you with the highest level of customer service at all times, and as such, we are pleased to announce that we have implemented an *Electronic Document Filing System* to ensure that your records are protected for many years to come.

Although similar, the new software is somewhat different to what we have been using for the past 12 years, so your statements may appear different, and possibly even a little confusing to you at first, but we ask you to be patient, and to call us if there is anything that you don't understand. Along with you, we will be learning as quickly as we possibly can, and will do everything we can to help you transition through this change along with us.

The new filing system will allow us to provide you with new and exciting features which will include:

Speed – You will now be receiving your Owners Statement together with your Invoices, via an email on the very same day we process them in our office. As these documents are now in electronic format, it is even easier for you to save them and email them off to your accountant if you need to.

Our aim is to have this new benefit operational in the first month of utilising the new software, however in order to get everything correct for you, and not rush the process, if you still receive a paper invoice in month one, you will most definitely receive an electronic copy in our second month of using the program.

Efficiency – Did you know the average Property Manager will spend 20% of their working week just photocopying documents, filing documents, searching

for, retrieving and refileing documents? You would agree that this is an poor allocation of valuable time, so our new system will free up our staff from just shuffling paper around, which will now provide more time for them to look after yours and your properties needs.

Security – Our new filing system will be backed up every day! In the case of a disastrous event, ALL documentation pertaining to your investment will be protected giving you even greater peace of mind.

Going Paperless – We are committed to being kinder to our planet and reducing the amount of paper, envelopes, printer ink, etc. that comes with running a busy Real Estate business. Kermit the Frog sang, "It's not easy being green" but we think it is!

We anticipate you will be pleasantly surprised at the efficiency this change will make, and we invite you to please lend your support.

We will need you to confirm your chosen email address for us, as even though we may already have it on file, **we kindly ask that you please advise us of the correct email address where you would like all of your Property Management related documents to be sent to**, by emailing your personal Property Manager directly as soon as you possibly can.

If you have any queries please do not hesitate to contact our office on 9300 2283.

Emily Abbott
Erika Patron
Kristy Holmes
Storm McMullen

emilya@northsidere.com.au
erika@northsidere.com.au
kristy@northsidere.com.au
storm@northsidere.com.au





SIGNS OF IMPROVEMENT IN AREAS OF PERTH'S TOUGH RENTAL MARKET

Perth's rental market continued to feel the impact of slowing migration trends in the 2015 December quarter, but reiwa.com data shows that a number of sub-regions across the metropolitan area bucked the trend to record stable or positive rent price growth. REIWA President Hayden Groves said the latest analysis revealed that a good spread of sub-regions were displaying signs of strength in a tougher market.



"While the overall rental market experienced some softening in the December quarter, when we drill down further we see there were a number of pockets where stable or positive rental yields were felt," Mr Groves said.

Wanneroo South saw its overall median rent price increase \$15 to \$430 per week in the three months to December. "This is \$30 more than Perth's overall median rent, and represents a 3.6 per cent lift on the September quarter median," Mr Groves said.

The Fremantle sub-region also experienced positive growth to its median weekly rent price in the three months to December 2015. "The median rent in the Fremantle sub-region lifted by \$15 over the quarter, up to \$485 per week from \$470 in the September quarter – which is an increase of 3.2 per cent," Mr Groves said.

The median rent was stable in the following sub-regions:

- Melville - \$450 Per Week
- Belmont - \$400 Per Week
- Stirling East - \$370 Per Week
- Stirling West - \$475 Per Week
- Joondalup North - \$420 Per Week

Mr Groves said Perth's overall median rent came in at \$400 per week for the December quarter, which is steady on the September quarter figure. "When we break this down into house and unit rent prices, our latest data shows house rents dipped \$5 to \$405 per week in the three months to 31 December, while units came in at \$380 per week, down from \$395 in the September quarter," he said.

Disclaimer

This newsletter has been prepared by Northside Residential. Every effort has been made to ensure the contents are accurate at the time of publication. Northside Residential takes no responsibility for any subsequent action that may arise from the use of this newsletter.

Northside Residential
Joondalup
Unit 4, 80 Grand Boulevard
Joondalup WA 6027
P: 08 9300 2283
F: 08 9300 1854

Northside Home Loans
Northern Suburbs
Steve Langoulant
(Mobile Consultant)
M: 0402 158 676
E: lang@iinet.net.au

Northside Home Loans

0402 158 676

Steve Langoulant

Licensed Mortgage Broker

Aust Credit Lic 384993

Auth Credit Rep 390983



CS LEGAL

9301 4422

Teresa Wise

Licensed Settlement Agent

CS

LEGAL



'Like' Northside
Residential on
Facebook

