

Investor Report



REIWA
Rentals

2360



REIWA
Vacancy Rate

0.9%



Average
Rent

\$425

Trends at Bourkes



The end of 2021 is nigh. What should we expect for 2022?

As we close off 2021, we can report that enquiries are still strong. On average, our home opens are welcoming 3 attendees, with some up to 12 or more - indicating a strong competition and interest levels remaining high.

While we're still seeing an overwhelming number of enquiries across the board, we would be remiss to not acknowledge that these numbers are not as strong as six months ago.

However, with WA borders hopefully opening up in 2022, we do expect an increase in rental demand with an onslaught of new and returning WA residents. Given the low stock levels and low vacancy levels, rent is expected to continue to rise - consistently, but not dramatically.

Seasonal hints



Tis' the season for lawn and garden maintenance!

With WA finally welcoming the warmer weather we've been waiting for, it's important to ensure your property is receiving the garden attention it deserves.

Order some lawn fertiliser, get the bindi grass herbicide out and get in touch with your property manager to organise a garden visit.

Especially important to keep in mind is that many tenants may be vacant over the festive period and school holidays - have you made plans to look after the lawn and gardens while they're away?

Office News

In November, we leased 21 properties!

Our property management team has been setting their sights on breaking records as we wrap up the year. Leasing 21 properties in a calendar month is not our best record, but it is certainly not far off.

Additionally, our team signed 17 new property management contracts in November. The dedication that the team shows in continuing to grow our property management portfolio is just a glimmer at what they can achieve. Not only do our team show their true colours to new clients as they walk through the door, they also show

Video of the Quarter



New corporate video coming soon!

Good News Story

The last two years have been tough for most Australians. Each year, Christmas is a reminder not only of our only fortune and gratitude, but also of those who are doing it tough. That's why, in November, Bourkes rallied the team to collect donations for Fostering Hope - an organisation dedicated to improving the lives of foster children, particularly over the festive period.

We also welcomed a partnership with REIWA and the Salvation Army for the annual CommunityREInvest Christmas Appeal. Not only did we extend our office as a donation point for canned food, toys, books, clothing and more, but our staff also dedicated their time to deliver and wrap presents for families in need.

Changes to Super

From 1 July 2022, eligible individuals aged 60 years or older can also choose to make a downsizer contribution into their superannuation of up to \$300,000 per person (\$600,000 per couple) from the proceeds of selling their home.

All other eligibility criteria is staying the same:

- The home must have been owned for 10 or more years prior to the sale (ownership period is calculated from date of settlement of purchase to date of settlement of sale)
- Home is in Australia
- Proceeds are either fully or partially exempt from Capital Gains Tax under the main residence exemption
- Contribution is made within 90 days of settlement
- No previous downsizer contributions have been made

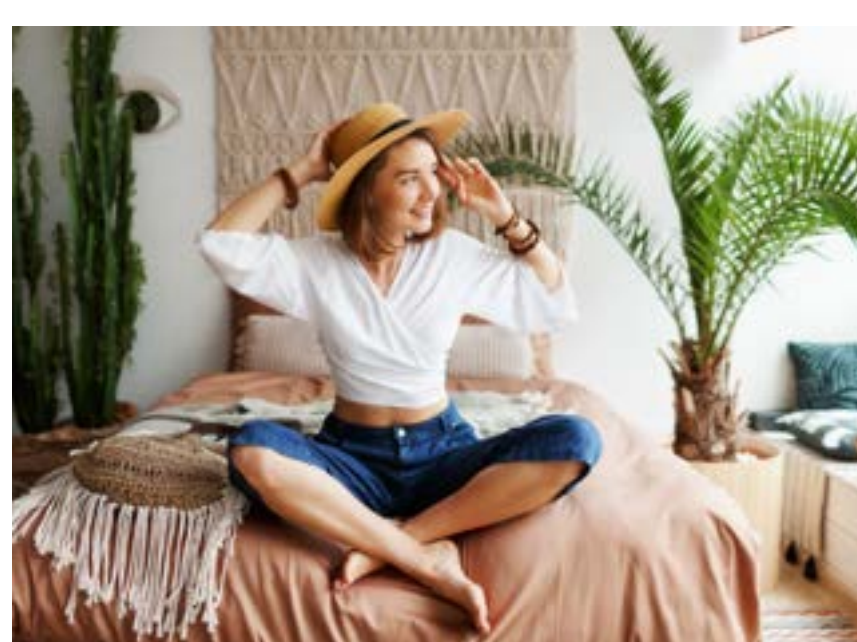
If you're interested in taking advantage of this new superannuation initiative, we recommend discussing your options and eligibility with your accountant or financial planner.

Tenant of the Month

Our tenants of the month in December are Richard and Jill Webb from Romano Crescent in Iluka. This family is honest, reliable and an absolute joy to work with in the world of property management here at Bourkes.

They can always be trusted to pay rent on time, present an immaculate home each inspection and even go

Last month, they paid for some work on the property which we reimbursed them for. Richard and Jill realised they had been overpaid and phoned us right away to let us know! The overpayment was safely returned and the honesty and integrity they showed was overwhelming. It doesn't get much better than that!



Contractor of the Quarter

This quarter, we would like to acknowledge the incredible work and dedication from Integrity Electrical and Communication.

This business is run by a highly reliable and honest worker, Jono. No job is ever too hard and no question is ever too silly - Jono is always happy to take time out of his day to assist our property management team, and always does so with a smile.

Throughout COVID lockdowns, we have always relied on Jono to get the job done when our tenants and clients need it most. Better yet, he is thankful for the work the team at Bourkes brings to him throughout these periods, which always brings a smile to our faces. Thank you, Jono.



Christmas at Bourkes



From our Bourkes family to yours, we wish you a safe, happy and festive holiday season.

After another strong year of growth and success at Bourkes, the team is taking some well earned time off between Christmas and New Year. It is traditionally a quieter period and we want our team to take time out with their friends and family, to ensure we come back refreshed and ready for a brilliant start to 2022.

Our office will be closed from 1 pm 24th December to Monday 3rd January, with the team returning on Tuesday 4th January.

Emergency contacts will still be available, and a full list of emergency contractors have been issued to all of our tenants.

Good investments



24/39 Angelo Street, South Perth

Offers above \$285k

An enviable lifestyle awaits the fortunate buyer of this light and bright second-floor unit, right on the doorstep to the Angelo Street entertainment precinct, where neither a coffee nor this price, is out of reach.

Property particulars:
2x1 Unit, 53m2



4/180 Surrey Road, Rivervale

Offers above \$359k

This modern two-bedroom two bathroom apartment is located on the first floor of a small complex of eight. The apartment features an open plan living and dining area complete with a well-designed chef's kitchen which is well appointed with 600mm stainless steel appliances, gas hot water and large stylish bench-tops.

Property particulars:
2x2 Apartment, 70m2



3/24 Baldwin Street, Como

Ideal for first home buyers or investors looking for an affordable, low maintenance property, in a fabulous suburb.

Peacefully positioned in a quiet complex and on a leafy street, surrounded by quality homes and good neighbours. The delightful McDougall Park is a stroll down the road.

Property Particulars:
2x1

Simply, A Bourkes Partnership Means More For You