



HARBOUR RISE

HILLARYS

Harbour Rise Home Owners Association

Web: www.harbourrise.org.auEmail: info@harbourrise.org.au

Newsletter



The Harbour Rise Home Owners Association (HRHOA) was formed for the interest of home owners of Harbour Rise Hillarys, to monitor and facilitate the maintenance and use of common areas in the Harbour Rise estate. The HRHOA consists of voluntary committee members. Home owners wishing to participate on the committee are encouraged to contact the HRHOA via email to: info@harbourrise.org.au leading up to the annual general meeting in October, where the committee is voted in.

Letter from the Chairperson

Hi and welcome to the Spring 2019 edition of the Harbour Rise Home Owners Association newsletter.

Since the HRHOA was formed the Committee has been successful in representing the Estate owners with respect to a number of initiatives:

- The landscaping contract for the Estate reviewed and renewed every three years;
- Replacement of assets within the Estate including lake fountains, bollards, street lights and garden beds;
- Provision of exercise equipment in Harbour View Park;
- Improved response times to security issues;
- Lobbying for improved safety in and around the Estate;
- Accountability of the City of Joondalup (the City) operations and budget with respect to the Estate; and
- Progression of the exercise stairs and look-out in Whitfords' Nodes.

I am now able to advise that there has been further progress in the past 12 months, specifically as follows:

- Finally all of the funding for the Whitfords' Nodes exercise development has been committed and work has commenced;
- Unfortunately MRWA did not support the request from the City to extend the 50km/hr speed zone north of Hepburn Avenue on Whitfords Avenue but the Committee has now commenced a campaign seeking the Minister for Transport's support which you may be requested to assist with; and
- Negotiations continue with the Federal, State and Local Governments to provide CCTV in and around the Hillarys Boat Harbour carparks.

The Committee's major role is to work with the City to plan and monitor all developments executed in the Estate's parks and gardens in agreement with the Special Area Rates (SAR) Agreement. The Committee has worked with City representative James Hamp who meets with the committee every second month to discuss issues related to the Agreement as well as plan for continued improvement. James cannot do it all by himself and we thank Jacinta Baker and more recently Steve O'Brien for their contribution throughout the year. The City are currently progressing with the revamping of gardens throughout the Estate in stages as agreed with the committee.



If you are missing a tree on your verge, or the street tree is looking a bit “sad” we recommend that you contact the City via their website to see if you can have a new tree planted or the existing tree attended to (see leafy suburb initiative later in newsletter).

The Estate’s street trees add appeal and visual impact which ultimately increases the value of our homes. This is particularly evident with the iconic Norfolk Island Pine trees in the Estate which have come under threat of removal this year. The Committee has been in extensive consultation with the City to save the trees and the whole story is presented later in the newsletter.

The committee continued to support Clean Up Australia Day and our own Christmas Picnic In The Park. The collection on Clean Up Australia Day only takes a little more than an hour (because the Estate is generally clean) and we had our biggest turn-out for a decade. This year’s Christmas Party in the Park will be held on Sunday 8th December 2019, so come along to Harbour View Park, it’s a great afternoon and a chance to meet your neighbours.

Finally, a huge thank you to our wonderful Harbour Rise Committee members – Sam, Paul, Stefan, Mary, Julia, John, Peter, Neil, Chris, Brad, Craig, Tony and David for their ongoing commitment and support.

We would love to see you all at this year’s AGM on the 30th October 2019 at 7pm at the Hillary’s Yacht Club as this will be my final meeting as Chair of the Committee. The HRHOA has been sponsored by Jeff Coghill of Peard Real Estate for the past three years so take the opportunity to thank Jeff for the supper that the committee will be providing at the AGM.

We live in one of the best suburbs, close to the ocean and the marina in one of the most liveable cities in the world. Take some time and enjoy it with your family. Look forward to seeing you around the Estate.

Martyn Glover

Chairperson, Harbour Rise Home Owners Association (HRHOA) Inc.

Letter from Albert Jacob - Mayor, City of Joondalup

It is my great pleasure, on behalf of the City of Joondalup, to deliver this message to the residents of Harbour Rise via your Home Owners Association Newsletter. There is great excitement on the horizon with construction on the Whitfords Nodes Health and Wellbeing Hub set to commence in the 2019/20 financial year. The City greatly appreciates the support of the Federal Government and Lotterywest, whose vital grant funding has helped to bring the much-anticipated project to fruition.

Over the past year we have seen infill planting and mulching undertaken at Leeward Park and the back of kerbing along Hepburn Avenue, Oahu Park; and Harbour View Park. The Marbella Park sump also received a landscaping upgrade, which resulted in the removal of selected self-seeded trees, vegetation and the installation of replacement trees with irrigation.

If there are any issues or general queries that you wish to raise, please don’t hesitate to contact myself or your local ward councillor (Mike Norman or Christine Hamilton-Prime). Your views are very important to us.



Upcoming Events

2019 Annual General Meeting

All residents and landowners of Harbour Rise are invited to attend the AGM of the Harbour Rise Home Owners Association.

When: Wednesday 30th October 2019, 7.00pm sharp

Where: Hillarys Yacht Club

Afterwards, join us for supper (provided by sponsorship) and a drink (own expense), stay a while to mingle with your committee members and your neighbours.

2019 Harbour Rise 'Picnic in the Park'

Always the second Sunday in December, residents, families & friends are invited to a picnic in the park in front of the tennis courts. This is a great opportunity to mingle with people in our neighbourhood!

When: Sunday 8th December 2019, 4pm – 6pm

B.Y.O drinks, food/nibbles, chairs, etc. See you there!



2020 Harbour Rise clean up day

As part of the *Clean Up Australia Day* event, HRHOA organises a clean up day for the estate parks, gardens and verges. The clean up days are generally held in March/April. It involves one good hour of clean-up usually between 9:00 and 10:00 am on a Sunday. Come and join us and support your community in 2020 at the Tennis Court – we'll let you know the date for 2020 as it gets closer.

Harbour Rise Landscaping Report

By James Hamp and Jacinta Baker, City of Joondalup

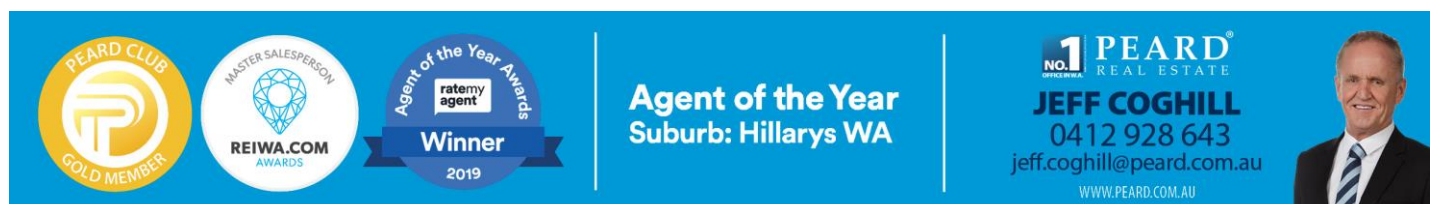
In 2018/19, Harbour Rise landscaping activities focused on (i) Specified Area Rates (SAR) landscaping and (ii) upgrade landscape work in the sump area at Marbella Park.




Specified Area Rates (SAR) Landscape Activities

The City continues to work towards achieving a high standard and sustainable planting by replacing old and dead shrubs to achieve a uniform high standard of presentation throughout the Estate. Ongoing turf management practices have ensured minimal broadleaf weeds are evident and the turf areas are presenting well.

Infill planting has been undertaken to continue the approach supported by the Association to introduce species that add colour to the landscaped garden beds. As part of the ongoing monitoring undertaken by the City the majority of species have achieved the desired outcome such as *Osteospermum* species (Cape Daisy), and *Chamelucium* (Geraldton Wax) (See photographs). The introduction of *Arctotis* (African Daisy) and other species have also added some colour.

Ongoing monitoring will be undertaken by the City to ensure selected species achieve the desired expectations and longevity. Some species such as *Hardenbergia meema* (Native Wisteria) have provided challenges getting them established with plant losses in some areas. Given the coastal location, sandy soils and harsh summer conditions achieving the desired retention rate is challenging, however mixing trial species with proven coastal natives is presenting the estate well.



Agent of the Year
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Infill planting to introduce species that add colour to the landscaped garden beds

Extensive tree pruning and removal of damaged trees undertaken in Leeward Park. Replacement and new trees were planted throughout the estate (See Photograph Oahu Park) to complement the existing tree species.



Mulching of existing trees in Oahu Park

Replacement and new trees in Oahu Park

Marbella Park Landscaping Upgrade

Landscape upgrade works were undertaken on the sump area at Marbella Park, Harbour Rise. These works included removal of selected self-seeded trees, vegetation and general build up of leaf litter and debris in the sump. Within the top irrigated tier of the limestone wall, white and red bottle brush trees were planted and new melaleuca trees within the sump basin. These works will reduce the potential impact of self-seeded trees on the sump infrastructure and improve the visual amenity of the sump.



Before: View into sump



After: View into sump



Before: Existing vegetation within tiers



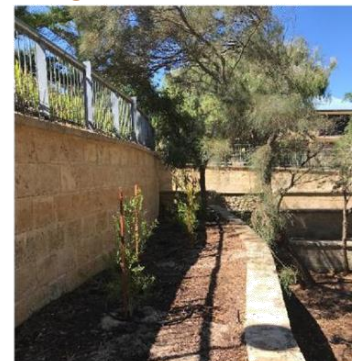
After: New tree planting on tiers



Before: Existing vegetation within tiers



After: New tree planting on tiers



Harbour Rise Streetscape Change

In May this year the Committee became aware of a plan by the City to remove 34 of the Norfolk Island Pine trees in Amalfi Drive because of the risk they would become invasive and replace them with small decorative Manchurian Pear trees (same trees as in Azzuro Crescent). Following enquiries, this plan was confirmed by the City in a letter to the Committee seeking our comment.



Our current Amalfi Drive streetscape



Likely streetscape with initial proposal of smaller Manchurian Pear trees

Understandably the Committee was horrified and immediately launched into action; firstly advising the City that the proposal was not supported and secondly seeking the support of the mayor and our local members. In response members of the Committee met with Mayor Jacob and Councillors Hamilton-Prime and Norman on site on Saturday 13 July which resulted in a level of support for a better solution.

On Friday 19 July, Committee members met at the City Administration Centre with Nico Claassen, Director Infrastructure, Michael Hamling, Manager Operations Services and Councillor Christine Hamilton-Prime. The final outcome of the discussion, was as follows:

- City to develop process for retaining street trees unless damage to private property becomes excessive;
- There would be a gradual transition from Norfolk Island Pines to Cook Island Pines (could take decades);
- The Norfolk Island Pines in Harbour View Park and the Amalfi Drive entrance to be retained (no matter what damage they caused);
- The City won't remove trees due to public infrastructure damage;
- All empty property verges in Amalfi Drive to be planted with Cook Island Pines next Winter; and
- An agreed consultation process for removal/replacement to be established.

On Wednesday 31 July, the Committee considered a detailed version of above from the City and agreed that this was the best solution for Harbour Rise.

On behalf of the Committee, I would like to thank the Mayor, Councillors Hamilton-Prime and Norman, Nico Claassen and Michael Hamling for their willingness to come to a solution which would be beneficial for all.

Rangers Report

By Malcolm Jenkinson, Manager Rangers Parking and Community Safety, City of Joondalup

Dog Owners Basic Responsibilities

- Dogs must wear a collar displaying council registration tag.
- Dogs must be microchipped.
- Dog owner's property must have adequate fencing to confine dog.
- Dog must be on a leash in public areas and play equipment.
- Dog owner must pick up all dog waste when out.
- Keep dog under control at all times.

Dogs must be under effective control by their owner when in public places. Dogs are considered not under control if they:

- Chase or disturb wildlife, other dogs or people.
- Act in a threatening or aggressive manner.
- Attack or injure another animal or person.
- Is a considerable distance away from their owners preventing response command's

The City of Joondalup is a dog friendly community with lots of parks and reserves to exercise dogs. The dog beach at Hillarys is a designated beach reserve dedicated all year round for the exercising of "dogs off-lead", but must remain under effective control and supervision. There is plenty of space for dogs to run and enjoy the surf.

Dogs may also be exercised within the Horse beach area under the following restrictions:

- AM, Monday to Saturday - dogs must be on a lead at all times
- PM, Monday to Saturday - dogs can be exercised off lead
- Sunday - dogs can be exercised off lead all day

Dogs may not enter the beach via the Whitford Nodes South Car Park beach access path or the northern Hillarys Marina Groyne. However, they may be walked on-leash along the dual-use pathway and Dog Beach access path to the designated dog beach area.

Barking Dogs

Barking not only causes serious noise issues for residents, but it can also cause friction between neighbours. City Rangers can provide useful information for both dog owners and residents to help with barking dogs.

Dog Registrations

Local Governments are required to keep an accurate and up to date register of dogs within their jurisdiction.

All dog registrations expire on 31 October each year. The Dog Act 1976 requires all dogs over the age of three months to be registered and microchipped

All expiring dog and cat registrations for that year are sent Renewal Notices to residents to renew their dog/cat registration with options to pay for one year, three years or lifetime registration. As these animals are already registered with the City the dog owners are able to pay online by Credit Card or by BPay using reference numbers provided on the renewal form.

Reporting damage in Harbour Rise

If you notice any damage within Harbour Rise (graffiti, street lights out, landscape issues etc.), please report the issue to the City of Joondalup ASAP for quick resolution.

Committee members often use and recommend the free phone App Snap Send Solve. The App allows you to simply Snap a photo of the issue, identify the problem, its geolocation and the



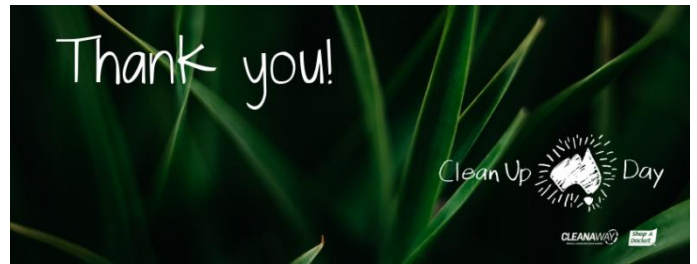
appropriate authority that needs contacting (e.g. City of Joondalup). Then add any additional information you like and the App generates a report that is sent directly to the City of Joondalup for action. Great for when you are out walking, you can send a report on the spot.

Alternatively, you can report the issue to the City of Joondalup by:

- 1) email at info at info@joondalup.wa.gov.au , or
- 2) completing the on-line form at <https://www.joondalup.wa.gov.au/kb/resident/reporting-damage-in-the-city>, or
- 3) telephone on 9400 4000.

2019 Clean Up Australia Day

As part of the Clean Up Australia Day event, HRHOA organises a clean up day for the Estate parks, gardens and verges. Our last clean up was in March 2019. A big thank you to all our 2019 Clean Up Australia Day Harbour Rise volunteers for making this event a huge success. It was great to see so many residents taking positive action to care for our environment.



One of our Harbour Rise organizers (Mary Obrecht) commented that the estate was generally in good condition, with the amount of rubbish collected down on previous years. Well done to all our Harbour Rise residence, keep up the good work. Remember, reuse, recycle and reduce is the best prevention to keep our environment healthy. Every Day is Clean Up Day!



Our eager volunteers ready to start.

And after with the catch and a few stories to tell.



Harbour Rise - Leafy Suburb Initiative

For some time now as a Committee we have been talking about the original intent of EDC as developer of the Estate to have different street trees in different zones with the vision to date not being fully realised.

As we all know the developer has long gone and the value both in financial and "liveability" of our Estate is immensely enhanced by our beautiful landscaping and valuable trees. The complete vision of street trees has not been fully realised across the Estate as trees were removed as part of construction and in some instances were never planted. You will find that some of the zones in our Estate are benefiting from street trees whilst others are not.



The committee and City encourage our residents to take up the street tree planting program offered by the City of Joondalup to further enhance our Estate Treescape. It is important that we assist the natural environment we live in to enhance our quality of living.

To find out more about enhancing our environment and to apply for a street tree go to the City of Joondalup website and search "street tree" which will lead you to all relevant information including the documents below:

- [Tree-Management-Guidelines-2019](#)
- [Preferred-Tree-Species-List](#)
- [Tree-Management-Guidelines-2019](#)

The City will supply and plant verge trees, one tree for standard (non-corner) properties; or up to three trees for corner properties (one on the short side of the property, two on the long side). Residents can plant their own tree(s) on the verge with approval from the City and the species must be selected from the Preferred Street Tree Species list. If you would like to plant your own street tree, an application form must be submitted.

Street trees that are to be planted by the City are planted each year during the winter and all application forms need to be received by 31 March of each year to ensure stock availability. Tree selection must be from the Preferred Street Tree Species list. Applications received after 31 March will be planted in the following year's planting program.

So to be sure not to miss out for next year get your applications in now for the 2020 planting. Become a champion by getting your tree planted and encourage your neighbours to do the same.



Street & park lighting

Since the publication of the last Harbour Rise Newsletter considerable progress has been achieved regarding the “wooden” light pole bases and new LED fittings. Working with the Electrical Projects Engineer for the City of Joondalup your committee have arranged the replacement of sixteen light pole bases with new composite bases as well as replacing light fittings with the new energy efficient LEDs. In addition forty five wooden bases have been sanded and varnished.

The Electrical Projects Engineer has stated that unfortunately the current composite base panels are no longer available. A new realistic wood grained board has been approved for placement on Harbour Rise. The Electrical Projects Engineer states that the City of Joondalup intends to order sufficient panels for the whole of Harbour Rise and that they will be fitted to the light pole bases as and when required. It will take several years before total replacement is completed.

Should any home owner wish to report a faulty light near to their home they can inform the City of Joondalup of the broken light via e-mail : info@joondalup.wa.gov.au or via the telephone on 9400 4000.

One of the upgraded street lights with a composite base and energy efficient LED fitting.



NBN and disconnection of old copper landline phone and internet service: What you need to know

In October 2018, the NBN was made available for Harbour Rise. Since this time many residents have migrated their phone and internet services to the NBN. However, migration to the NBN is not automatic, and residents need to contact their preferred internet service provider (ISP) to connect to the NBN.

As part of the NBN roll out, old copper landline phone and internet service are to be switched off. The switch off process in Harbour Rise is scheduled to begin on November 2019. If you don't make the change, you run the risk of losing your home broadband and phone services. It is recommended you move your services well before the switch off date to ensure you beat the last-minute rush and stay connected.



Services that will be switched off include:

- Telstra Home/landline phone services (except some Telstra Velocity lines).
- Home and landline phone services from all other phone companies, where the service is provided over Telstra's copper phone lines.
- All ADSL, ADSL2 and ADSL2+ internet services from all providers.

Whitfords Nodes Ladder

Concept

It is finally happening! City of Joondalup are starting to develop Whitfords Nodes Exercise precinct in preparation for breaking ground later this year on the actual Jacob's Ladder style exercise staircase. Already they are gearing up with new play equipment and adult exercise equipment as well as asphalt on the pathways. It is anticipated there will also be extra drink and bottle refill fountains and picnic shelters to completely transform the park to a major North of the River fitness precinct.

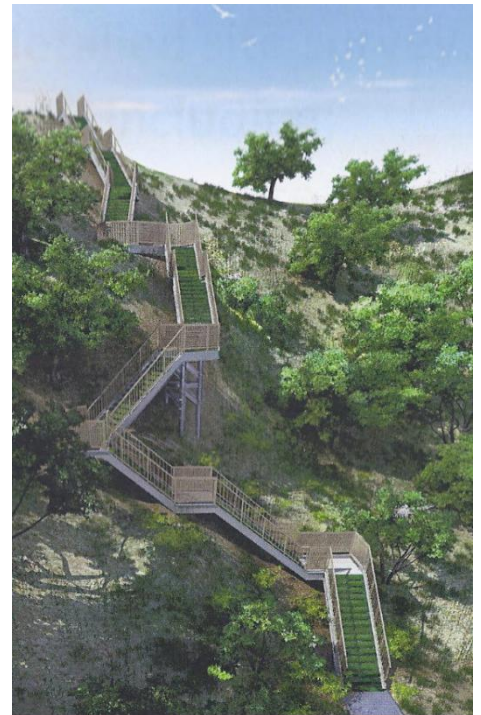
The Harbour Rise Committee has been working on this project for a number of years and it is nice to see it finally come to fruition. Interest has been massive and any publicity on social media has been surrounded by lots of public support.

Not everyone is a member of organised sporting clubs who receive the majority of funding for projects. Most people prefer to exercise by themselves whether it be walking, running, cycling or swimming etc. This would cater for them.

The staircase will be a permanent structure purpose built out of durable composites and would serve to activate Hillarys Beach Park and Whitfords Nodes. The original design had the new staircase over 50% wider than the Kings Park staircase with several landings for people to rest or pass others. Like boardwalks over other high conservation sites such as Rottnest's West End the staircase would mean the general public would utilise this location without disturbing it.

Jacob's Ladder by comparison was built in the 1960s purely as a staircase to get from the esplanade to the top of Kings Park. It has since become an iconic Perth exercise location. It was never built to handle as many people. The site itself is problematic in that there is limited parking and noise to neighbouring residents. Jacob's Ladder is often used as a training ground for sport and fitness goals. Many use Jacob's Ladder to prepare for treks such as Bibbulmun track, Kokoda, Cape to Cape Walk etc. This site reaches capacity very easily - when one sporting team uses the facility it is crowded with no room for anyone else.

The Whitfords Nodes location has none of these drawbacks and will be purpose built. It is far enough away from neighbours and has an abundance of parking and space. The park is already used for a number of exercise related activities such as several major triathlons and the MS Ocean Ride. I understand a number of personal trainers are getting a head start and already being licensed for this area. This is an iconic location overlooking Hillarys Boat Harbour which is one of the 3 biggest tourist destinations in Perth.



The staircase is proposed to be constructed between the lawned area of Hillarys Beach Park and the existing lookout on the highest dune (northern dune at Whitfords Nodes).

This is an ideal location as there is ample parking, lots of space, picnic and toilet facilities and a great view from the top. Hillarys Beach Park is in the City of Joondalup and is a short walk or drive from Hillarys Boat Harbour.

In July 2017 the City of Joondalup announced that it would spend \$420,000 towards its construction in its 2017/2018 budget. This has been supplemented by a reported \$700k from Lotterywest and \$500k from the Federal Government which has been championed by local member Ian Goodenough who supports the project.

Whilst Whitfords Nodes Staircase is the working title, Harbour Rise Association president Martyn Glover takes great delight in calling it Albert Jacobs Ladder. Whatever it is called I am sure it will be very well used. With this great facility on our doorstep there is no excuse for everyone in Harbour Rise not to be super fit.

The View

We hope that this proposal has inspired you to be at the forefront of a worthwhile community project. To establish a structure that encourages healthy living lifestyles through exercise



and at the same time, enables people to access our wonderful natural environment. This project will highly benefit the wider community. At the very least Harbour Rise residents will lose those few extra kilograms and have calves of steel!

 Improve Safety and Security in Harbour Rise - Register Your CCTV Camera Location Today

Arising from security discussions at the 2018 Harbour Rise AGM, a register of CCTV camera locations in Harbour Rise was suggested to assist police. Fortunately, the WA Government have already established the “State CCTV Strategy” and “CCTV registry” to provide a more effective use of CCTV in WA to enhance community safety and security. For more information, see the video at <https://www.police.wa.gov.au/Our-Community/Western-Australian-State-CCTV-Strategy/State-CCTV-Register>



All Harbour Rise CCTV owners with street facing cameras are encouraged to voluntarily join this state register. Registered camera locations will then help police identify who may have video evidence to assist police investigations and you may then be contacted by the relevant authorities.

To register, go to <http://wa.gov.au/cctvregister> and complete the registration process. The registration process requires you to provide contact details, CCTV camera locations, and a description of what the cameras capture along with an example picture. Committee members with CCTV cameras have already registered, and the process takes about 15 minutes. If you do have street facing cameras, please consider registering.

Police Report

By Senior Sergeant Mark Stoneman , Officer in Charge Hillarys Police Station

Firstly, I would like to thank Senior Sergeant Peter Feast for all his efforts in policing the Hillarys District for the past 3 years. He has done an amazing job and I hope I can continue on with that work and build on it going forward. I live locally, my daughter goes to school locally and I am invested in the area. I have just transferred from Kiara Police Station which had its challenges and I'm keen to find out what the challenges are for policing in this area.



What are we doing?

Peter mentioned in a previous newsletter of the intended changes to our policing model. In July 2018, the Commissioner of Police changed the way we conduct our business to a more traditional method where all Police Stations within the state became a one stop shop for their policing district. Essentially, we now respond to calls for help, investigate all offences and attend to community concerns for all policing issues within the Hillarys District. The transition has been very successful in that the officers working the district are invested in what they do and care more for the community in which they are working and more often than not living as well.

Hooning

I have met with Mr Peter Katsambanis – Member for Hillarys and we discussed a number of matters, particularly those relating to the Boat Harbour carpark and the current speed limit along Whitfords Avenue, Hillarys. I will be providing Mr Katsambanis with a letter of support to have the speed zone reduced along Whitfords Avenue for the stretch between Hepburn Avenue and Angove Drive. The intention is to have the current limit of 60 km/h reduced to 50 km/h in keeping with the speed limit along West Coast Drive. This area has high foot traffic and it makes sense to have a consistent speed limit the entire length of that coastal strip.

In addition, Mr Katsambanis and I will be working together to have cameras and signage erected within the Hillarys Boat Harbour carpark. The signage certainly deters hoon driving and with good quality cameras we will be able to prosecute those responsible. Come September, where history shows action starts hotting up in the carpark, Hillarys Police along with State Traffic will step up their patrols of the precinct.

Crime Statistics

The Hillarys suburb has seen a significant decrease in Stealing from Motor Vehicle offences in the past 12 months with rates down almost 20%. However, this is still the preferred method of offending when offenders are targeting property. Please keep the message circulating that you need to remove all valuables from your vehicle as unfortunately they are easy targets.

Burglary rates have not increased at all over the past 12 months and we had good results when investigating these offences with many offenders charged and successfully prosecuted. Overall the suburb of Hillarys and the Hillarys District as a whole don't have the large rates of crime as other areas. Although this is great news we still need to be vigilant and ensure we lockup our homes when out and keep windows and doors locked at night.

What Can You Do?

Please continue to report any suspicious activity or hoon driving in the area. This can be via the 131444 call centre or to Crime Stoppers. Crime Stoppers can be contacted on 1800 333 000 or via their web page.

HOT locations for anti-social behaviour by vehicles (Hoon Drivers) need to be reported to Police so we are able to either attend in a timely manner or if we are otherwise engaged on another task be able gather the data to identify a time, day and location of these events.

As the Officer in Charge of the Hillarys Police Station, I intend to actively support the Harbour Rise Home Owners Association, and encourage all members to be actively involved in their community. All information shared will assist your Local Police Station in combating crime issues in your area.

Property Report

By Jeff Coghill – Peard Real Estate and Sponsor of the HRHOA

Dear Harbourise Residents,

Very cliché, I know – but how time flies. Thank you for once again allowing me the opportunity to support your association.

National Property Outlook

To get things started, let's talk the outlook post-federal election. Early in the campaign, Labor leader Bill Shorten astonishingly claimed that the property industry's negative gearing campaign was purely about real estate agents trying to earn higher commissions. Negative gearing is a taxation principle that has existed in Australia since the 1930's and is available for a range of investment holders. He incorrectly characterised negative gearing as a tool used by 'greedy property investors buying their fifth or sixth property.' His comments came across as an apparent 'class warfare,' voter dissention campaign tactic. 75% of Australian investors (2.2 million people) currently using negative gearing own just one investment property and earn less than \$80,000 per annum.

In reality, less than 1% of the population is negative gearing their 5th or 6th property, which means that if his policy was meant to hit the top end of town, it was guaranteed to miss its target terribly (Real Institute of Australia, 2019). Economic modelling overwhelmingly showed that if Mr Shorten had won the election and introduced its negative gearing policy during a housing downturn, the fall in housing prices would have been hugely exacerbated – leading to a potential further 15% plummet in home value. The 'wealth effect' of falling prices and negative equity would then certainly wash through the economy with impacts on employment.

Without doubt, millions of Australians were unaware of the proposal to restrict negative gearing before the election was called, or what the impacts of such a change could have meant for the economy. The communication of the industry's concerns was effectively executed with the participation of home owners and real estate agents on a national scale.

With the elections out of the way and the threat of the proposed negative gearing policy removed, interest rates are set to decline – with predictions of an additional one or two further cuts this year. Banks are loosening up on their lending criteria, and there is positive news finally coming out of the mining and gas sector. After years of unpredictable downturn, the outlook for the property market is well and truly on the steady road to recovery.

Local Property Outlook

Transactional activity over recent years had declined significantly in WA, with the number of annual property sales falling from over 71,000 in 2013 to less than 40,000 in 2018 – an appalling statistic considering 2018 saw the lowest level of transactions since 1990. Most recently, things are steadily on the up. Sales activity has since increased 25% in Perth the week ending 16th June 2019, with agents reporting 587 transactions. This increase is attributed to a 27% rise in house sales, a 16% rise in unit sales and a 34% rise in vacant land sales.

The Hillarys market has seen 3.6% growth in the past year. The median sales price for houses based on settled sales 1 April 2018 – 31 March 2019 is \$823,600 – with the upper quartile at \$1,030,000 and the lower quartile at \$675,000. The previous median price was \$797,500. The primary price range segments in Hillarys range for \$300K to \$2M, with 115 of 121 sales occurring between \$500k and \$1.5m. The 2016 Census QuickStats shows a total population of 10,808 people living in Hillarys. Realestate.com.au statistics show Hillarys as a high demand market with 423 online visits per property compared to the Western Australian Average of 216 visits per property.



Agent of the Year Awards
Winner
2019

Agent of the Year
Suburb: Hillarys WA

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From Me

In August of this year, I will be celebrating 30 years in the industry. For 27 of those years, I have been working out of the Hillarys Boat Harbour. I have recently employed two very talented young people to assist me in all facets of real estate, particularly in the ever-changing world of digital media; Kristy Polkinghorne and Jordan Morris. We can all now look forward to entering a much more motivated, stronger and fluid market place in the coming years.

If you have any opinions, you'd like to share on the property outlook, or want to talk anything Real Estate, I am here to help so give me a call. To see what your neighbours have to say, click this link: <https://www.ratemyagent.com.au/real-estate-agent/jeff-coghill-av337/sales/reviews>

Updates from our Local Officials

Peter Katsambanis MLA - State Member for Hillarys

Recently I met with the new Senior Sergeant of Hillarys Police Station, Mark Stoneman, to discuss law and order in our community, and hooning in the car park of the boat harbour in particular. He shares the community's frustration with the antisocial behaviour at the boat harbour and along nearby Whitfords Avenue, particularly at night. Later in the year as the weather warms up, I anticipate an increase in Police activity in this precinct.

In support of the application by HRHOA, I have also written to the Minister for Transport regarding lowering the speed limit on Whitfords Avenue, between Hepburn Avenue and Angove Drive. As a major tourist attraction, people visit Hillarys Boat Harbour from far and wide. A reduction in the speed limit from 60km to 50km will improve community and road safety.

Ian Goodenough MP - Federal Member for Moore

It is a privilege to represent our community in Federal Parliament, and I am actively working to secure the necessary funding to improve the facilities and services available to our community.

After working with the HRHOA Committee over 5 years, we have secured a \$3 million fitness and well-being hub at Whitford Nodes Park, including a Jacob's Ladder style staircase and coastal lookout for our community to enjoy. Federal funding of \$500,000 was contributed towards this project, which also includes Lotterywest grants and City of Joondalup funding. Construction is due to commence shortly and it will really activate the community use of the park.

I have organised meetings with the owners of the Hillarys Boat Harbour and the Department of Transport to raise community and local small business concerns about antisocial behaviour and the amenity of the marina. Topics raised include the provision of bicycle racks, CCTV security cameras, a children's playground, outdoor fitness equipment, carpark management, free entertainment, and other improvements.

Hepburn Avenue has been widened to accommodate a bicycle lane on each carriageway to improve safety for cyclists.

The Federal Budget includes \$36 million towards the widening of the Mitchell Freeway between Hepburn Avenue and Hodges Drive, however the cooperation of the McGowan State Government to match this funding is required to complete the works.

In terms of local healthcare, the Federal Government has provided \$158 million towards the \$360+ million expansion of the 722-bed Joondalup Health Campus, however we still need the cooperation of the WA Labor State Government to match the federal contribution, as promised at the 2017 State election, with Ramsay Health raising the balance. We have launched a local campaign called "Holding Back our Hospital" to hold State Labor to account in delivering the funding they promised for Joondalup Health Campus. I would like to encourage all local residents to log onto www.HoldingBackOurHospital.com and show your support by signing the petition.

I look forward to continuing to work with the Harbour Rise Home Owners' Association to achieve better outcomes for our community.

 **Useful Contacts**

 <p>T: 9400 4000 E: info@joondalup.wa.gov.au W: www.joondalup.wa.gov.au</p>	Police	131 444	(24hrs)
	COJ City Rangers	1300 655 860	(24hrs)
	COJ Graffiti Control	9400 4528	
	Western Power	13 13 51	

HRHOA Committee:

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