



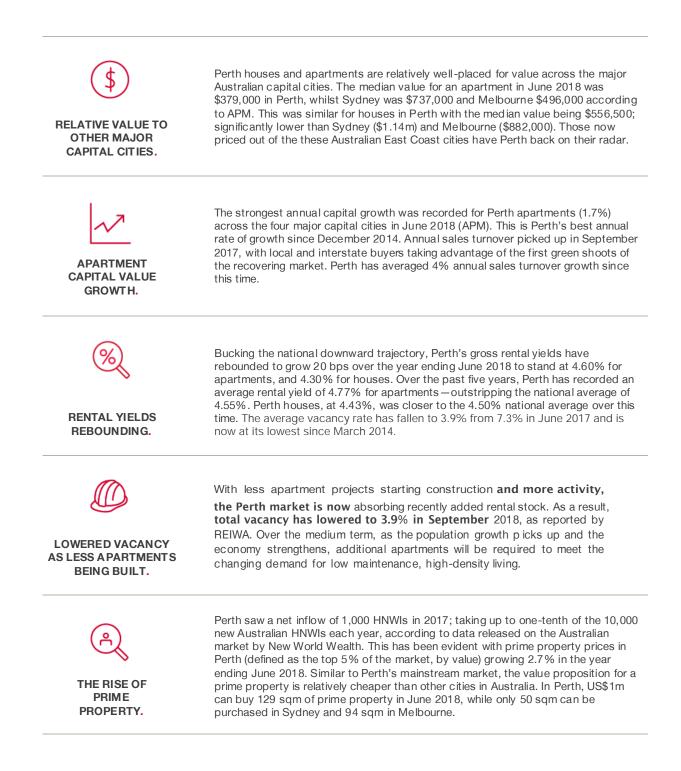
10 REASONS TO INVEST IN PERTH, WESTERN AUSTRALIA

FEATURE: 10 REASONS TO INVEST IN PERTH

HIGH RANKING LIVEABILITY.	Perth is placed well for liveability when measured against other cities around the world. In 2018, the Economist's Intelligence Unit ranked Perth in 12th position from 140 global cities based on stability, infrastructure, education, health care and environment. Mercer placed Perth in equal 21st position, with Montreal, from 233 cities in their Quality of Life index. At the last Census, the ABS ranked Perth's Cottesloe and Peppermint Grove in the top five Australian advantaged local government areas according to the relative socio-economic conditions of people and households.
GOVERNMENT INVESTMENT.	The total value added to the WA domestic economy (GSP) is projected to grow to 2.5% in 2017-18 and 3.3% in 2018-19 according to the WA State Budget, following the first annual contraction on record (-2.7%) in 2016-17. The major short term drivers being the export of LNG, iron ore, gold and lithium; while the medium term drivers are household consumption on the back of improving consumer confidence, population growth and a strengthened labour market. The Government is spending an additional \$1.1b towards Metronet rail projects, \$184m on the Social and Affordable Housing and Jobs Package delivering 1,390 new homes and eight high - density Metronet orientated developments. The Government is also proposing to restructure the GST distribution system so WA would be \$4.7 billion better off.
BUSINESS CONFIDENCE GROWS.	Business confidence has rallied in WA, reaching its highest level in more than seven years in the March quarter 2018, to sustain +8pts in August 2018, according to the NAB Monthly Business Survey. In the property sector, WA was considered the most stable in Australia and the only state to record an increase in the ANZ/PCA Sentiment Survey in September 2018 quarter. This improved confidence has flowed through to the labour market with internet job advertisements reaching a three year high in 2018. In August 2018, WA saw highest increase in full-time workers across Australia securing 24,000 jobs with 2.6% growth between March 2018 and August 2018 — the highest since 2015.
ON THE ITINERARY FOR INTERNATIONAL VISITORS.	Perth is the closest major Australian capital city to Asia, allowing easy connection to the European continent, and falls into the same time zone as capital cities such as Singapore, Hong Kong, Kuala Lumpur, Jakarta, Beijing and Shanghai. International departure capacity at Perth Airport expanded by 24.7% between 2012 and 2017 as reported by OAG Sched ules Analyser. Each year since 2012, Tourism Australia has calculated international visitors to Perth has grown on average by 5.1%. This is expected to grow further now Qantas has raised the benchmark to become the first direct airline operating a regular passenger service between Perth and London Heathrow—the second longest flight in the world at 14,498km.
GROWTH IN INTERNATIONAL STUDENTS.	The number of international students enrolled to study in higher education facilities in WA grew 2.1% in the year ending June 2018 according to the Department of Education and Training. International school-aged students grew 6.7%. The SSVF has made the process of applying for a student visa in Australia easier to navigate. While more recently, the WA Government released a new pathway for permanent residency via the Graduate Occupation List (GOL). It's designed for students who have studied for at least two years at a WA university and have a full-time job offer for more than 12 months (from the GOL) and can prove 'proficient English'.



FEATURE: 10 REASONS TO INVEST IN PERTH



Source: Knight Frank Research

PERTH

Perth's position along the west coast of Australia provides great potential for investment opportunities being located at the gateway to Asia. Located in Western Australia, Perth is Australia's fourth largest capital city, with approx. 2.04 million residents estimated living in the Greater Perth region.

- Perth has the same time zone as Singapore, Hong Kong, Kuala Lumpur, Jakarta, Beijing and Shanghai
- Perth has more sunny days than any other Australian capital city
- Reflecting the good reputation internationally, universities in Western Australia accommodate a large international student base.

Flight times from Perth to Asia:



The Australian Government welcomes foreign investment into Australia's residential property market. There are however current regulations set by the Foreign Investment Review Board (FIRB):

- The purchaser must apply and gain approval from FIRB prior to purchasing property in Australia
- Applications are generally approved if the property is brand new. Non-permanent residents are unable to purchase established dwellings as investment properties or as homes.

From 1 January 2019 an additional 7% Foreign Buyers Surcharge Tax will take effect.