

2021

Investor Update

# PERTH PROPERTY REPORT

PREPARED BY:  
WESTON PROPERTY GROUP

# OVERVIEW

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Australia's sunniest capital city, Perth effortlessly blends urban cool with natural beauty. Its heart is bustling with bars, restaurants, shopping and cultural spaces, and is also home to Kings Park - one of the world's largest inner-city parks. Just a short drive away are the beautiful wineries of the Swan Valley and a string of stunning beaches where you can watch amazing sunsets.

The success of Perth during the COVID-19 pandemic has undoubtedly caught the attention of many astute investors across the country who have noticed the tightening of the rental market and the upward pressure on property values.

These interstate investors are however facing increased competition from the domestic market as evident with the number of median selling days halving from 50 days in June 2020 to 23 days in December 2020, with many suburbs in the single digits.

A reduction in rental accommodation has caused the vacancy rate to plummet to well below 1 per cent, Median house rents increased by 10.81 per cent to \$410 per week in December 2020 and units by approximately the same amount in response to this shortage, post embargo on increasing rents or asking sitting tenants to vacate have seen the median asking rental price increase significantly and is projected to continue to do so.

There's no doubt that these conditions present a unique opportunity. For many investors, the enticing position of a strong, rising rental market and the strong possibility of continued capital growth have put Perth back on the map as a safe place to invest.



# *TOP REASONS TO INVEST*

**01**

**RECORD LOW VACANCY RATES FOR RENTAL PROPERTIES**

**02**

**MEDIAN HOUSE RENT CONTINUES TO INCREASE SIGNIFICANTLY POST RENTAL MORATORIUM**

**03**

**HIGHLY AFFORDABLE ENTRY-LEVEL FOR INVESTMENT PROPERTIES COMPARED TO THE REST OF AUSTRALIA**

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## Rental Statistics

# Perth

## \$524

MEDIAN WEEKLY RENT

## 0.9%

VACANCY RATE

## 127.3

AFFORDABILITY INDEX

# Aus

## \$510

MEDIAN WEEKLY RENT

## 1.9%

VACANCY RATE

## 80.5

AFFORDABILITY INDEX

HIA Affordability Index

Meaning

More than 100

**Favourable Affordability:** Mortgage repayments are less than 30 per cent of earnings

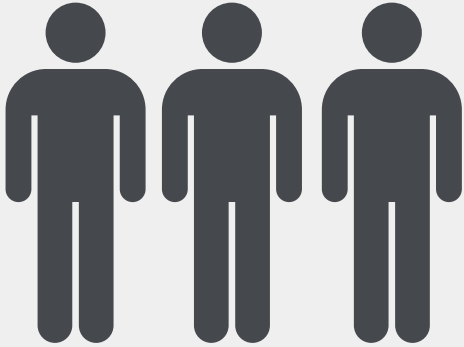
Exactly 100

**Affordable:** Mortgage repayments are exactly 30 per cent of earnings

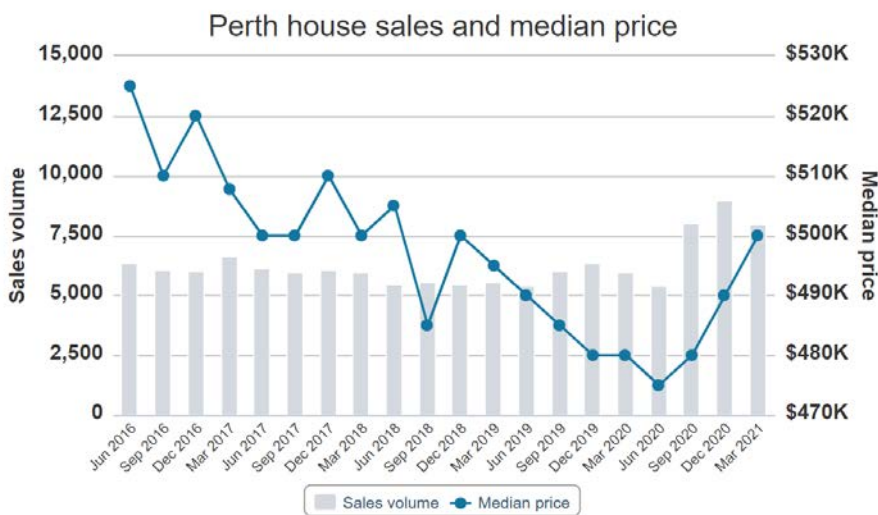
Less than 100

**Unfavourable Affordability:** Mortgage repayments absorb more than 30 per cent of Earnings

*WA's population of 2.6 million is projected to increase by between 0.7% and 1.7% per year.*



2021 Population: 1,985,000  
 2031 Population: 2,900,000  
 2050 Population: 3,500,000  
 Average Household Size: 3.0 People



**500K**

Perth Median House Price

**681K**

Australian Median House Price

## Community Statistics



**MEDIAN HOUSEHOLD INCOME:**

WA: \$82,940  
 AUS: \$74,776



**UNEMPLOYMENT RATE**

WA: 4.8%  
 AUS: 5.6%



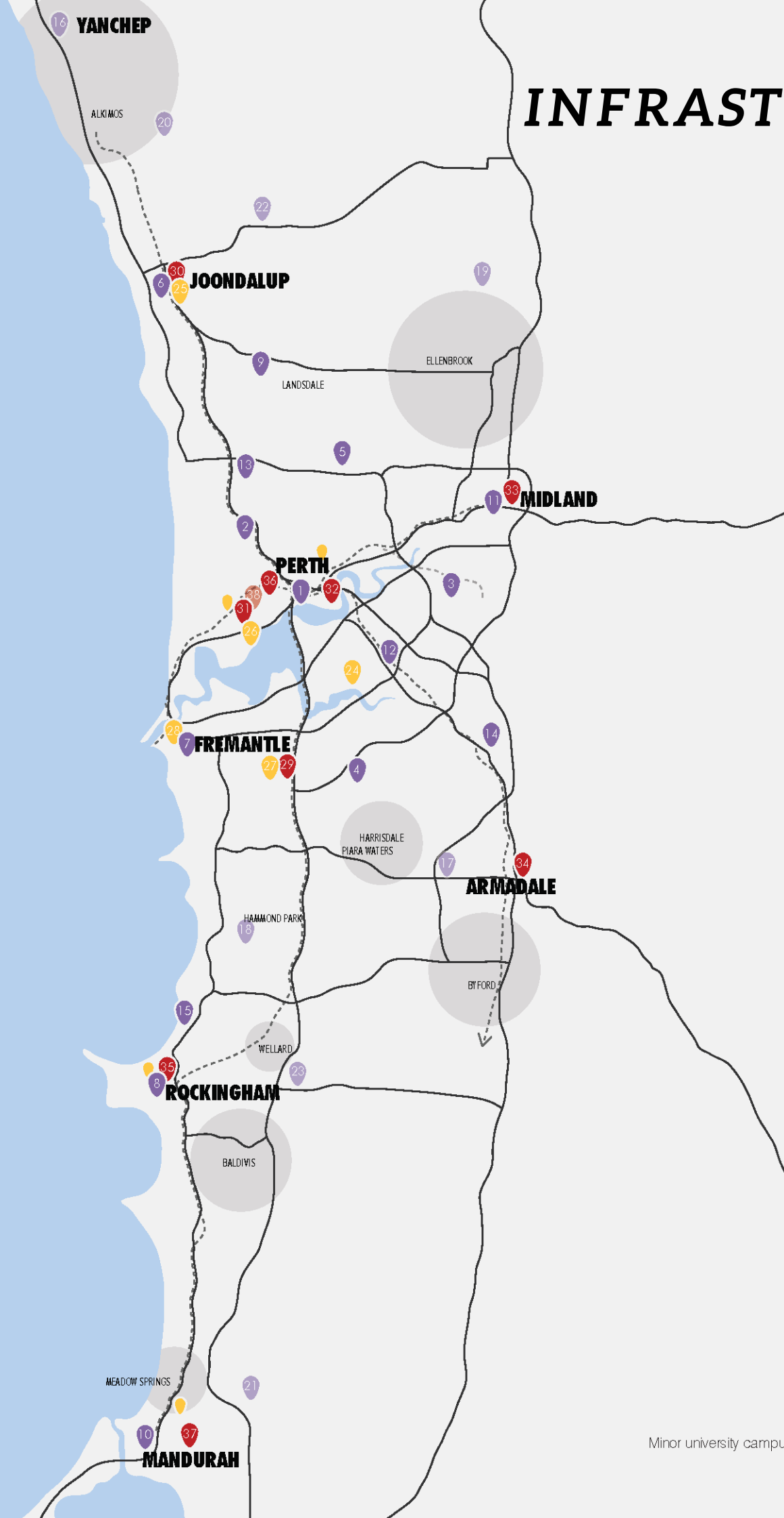
**HOME OWNERS:**

WA: 70% OWNERS  
 AUS: 66% OWNERS

# PERTH PROPERTY MARKET INDICATORS

Factor	Perth Houses	Perth Units	Perth Industrial
Rental Vacancy Situation	Severe shortage of available property relative to demand	Shortage of available property relative to demand	Over-supply of available property relative to demand
Rental Vacancy Trend	Tightening	Tightening	Steady
Demand for New Houses	Very Strong	Strong	Stable
Trend in New House Construction	Declining Significantly	Declining	Declining
Volume of House Sales	Increasing	Increasing	Start of Recovery
Stage of Property Cycle	Rising Market	Start of Recovery	Flat
Are New Properties Sold at Prices Exceeding Their Potential Resale Value	Occasionally	Occasionally	Large

# INFRASTRUCTURE



## EMPLOYMENT HUBS


1. Perth
2. Osborne Park
3. Airport
4. Canning Vale
5. Malaga
6. Joondalup
7. Fremantle
8. Rockingham
9. Wangara
10. Mandurah
11. Midland
12. Welshpool
13. Balcatta
14. Maddington
15. Kwinana
16. Yanchep
17. Forrestdale
18. Latitude 32
19. North Ellenbrook
20. Nowergup
21. Nambeelup
22. Pinjar
23. Baldivis North

## UNIVERSITIES

24. Curtin
25. Edith Cowan University
26. University of W.A.
27. Murdoch
28. Notre Dame

## HOSPITALS

29. Fiona Stanley
30. Joondalup Health
31. Sir Charles Gairdner
32. Royal Perth
33. St John of God
34. Armadale-Kelmscott
35. Rockingham General
36. Perth Children's
37. Peel Health
38. Hollywood Private

Minor university campuses 

# EMPLOYMENT

Significant population growth in Perth's outer suburbs has resulted in the demand for strong local employment bases, ultimately reducing the need for residents to travel outside their local area for work.

## CENTRAL

Employment Opportunities	2011	2050	Employment Areas
Jobs in the area	546,120	831,960	Perth, Osborne Park, Canning Vale, Airport, Fremantle, Balcatta

## NORTH WEST

Employment Opportunities	2011	2050	Employment Areas
Jobs in the area	80,570	224,130	Joondalup, Wangara, Yanchep, Pinjar, Nowergup, Jandabup

## NORTH EAST

Employment Opportunities	2011	2050	Employment Areas
Jobs in the area	82,280	192,950	Midland, Malaga, Welshpool, North Ellenbrook, South Bullsbrook, Forrestfield, Swan Valley

## SOUTH METRO

Employment Opportunities	2011	2050	Employment Areas
Jobs in the area	143,970	437,300	Armadale, Maddington, Rockingham, Mandurah, Kwinana, Bibra Lake, Cockburn, Lattitude 32, Western Trade Coast, Nambeelup



# PROJECTS

## HEAVY RAIL & METRONET

The Perth and Peel regions benefit from a heavy rail network that has undergone an extensive expansion over the past decade with the new Mandurah line launching in 2007 and the Joondalup line extending to Butler in 2015. Heavy rail is the preferred public transport method and as such its development has been prioritised and is used as a major selling point for political parties. Future developments include-

**METRONET** is labor government's plan to connect Perth's suburbs, reduce road congestion and meet Perth's future planning needs. \$1.34 billion has been projected to deliver a number of Metronet priority projects

### Medium/Long Term

- Butler to Yanchep extension: prioritised after the Airport Link with stations at Alkimos, Eglinton and Yanchep with completion by 2021.
- Thornlie to Cockburn Train Line: the two lines will link with stations at Canning Value and Southern River by 2021.
- Morley to Ellenbrook Line: by 2022 new stations will open at Embleton, Bayswater, Morley, Noranda, Beechboro, Bennet Springs, Whiteman Edge, Brabham and Ellenbrook.
- Byford Extension: currently part of the regional rail line, Byford will become part of the metropolitan line by 2023. A proposed extension to Mundijong, Serpentine and Pinjarra has been proposed.

## ECU CITY CAMPUS

Australia's most exciting young university is set to transform the city of Perth, developing Western Australia's first comprehensive city campus in a \$695 million project that will help drive the State's recovery.

Edith Cowan University's Creative Industries, Business and Technology Campus represents the future of university education – urban, connected, integrated with business and community – part of the life blood of a thriving city.

## BUS NETWORK

An expanding bus network is meeting the needs of the growing metropolitan spread. For busy areas where heavy rail is not appropriate, priority bus lanes are established with more high frequency bus services being developed.

## LIGHT RAIL

The Metro Area Express (MAX) Light rail will be the first network of its kind in Perth, linking Mirrabooka, Victoria Park and the Queen Elizabeth II Medical Centre with Perth CBD. The project has been placed on hold to focus on heavy rail, but has not been dismissed.

# METRONET

CONNECTING PERTH'S SUBURBS



**GUIDE TO NEW LINES**

- Existing rail network
- North circle
- South circle
- Wanneroo line
- Ellenbrook line
- Yanchep extension
- Airport Line
- Pinjarra extension

## ROAD NETWORK

The expanding metropolitan area and growing population have put pressure on existing road infrastructure, prompting new projects to assist with traffic flow. Future developments include-

- NorthLink WA: the \$1.02 billion projects will link to Gateway WA, servicing regional traffic movements to commercial and industrial areas such as Malaga, Kewdale, Perth Airport and the Perth CBD.
- Mitchell Freeway extension: lengthening the freeway to Clarkson with the provision for future expansion to Yanchep
- Kwinana Freeway widening: additional lanes are being added at critical merge points
- Perth-Darwin Highway: a 20 to 30-year project with early stages constructing new roads in the Ellenbrook and Bullsbrook areas

## \$7b HEALTH PROGRAM

As part of the State Government's \$7 billion hospital building and refurbishment program, three new state-of-the-art public hospitals have replaced existing amenities. A selection of retained hospitals has received upgraded facilities to better serve the population.

- Fiona Stanley: \$2 billion
- St John of God: \$360 million
- Perth Children's Hospital: \$1.2 billion

## \$1.3 BILLION BOOST TO PERTH'S CONGESTION

The state government has welcomed a federal commitment to spend \$1.3 billion on WA roads to ease congestion and make roads safer.

A large chunk will be spent on the Metronet project, while other funds will go to upgrading several Perth highways, the Mandurah estuary bridge duplication, and Toodyay Road.

## EXPANDING THE TRANSIT NETWORK

Several large scale projects have been undertaken to increase the efficiency between business and residential areas. Heavy rail has been prioritised in the Government's vision with major road networks enhancing freight capabilities.

- Northlink WA: \$1 billion
- MAX Light Rail: 22km network
- Forresfield-Airport Link: 8.5km network

## CITY REVITALISATION

A number of projects are progressing in Perth CBD that will see more employment opportunities, residential facilities and an enhanced vibrancy in the state's capital. Projects currently underway include-

- Perth City Link: Multiple developments totalling \$5 billion to connect the CBD with Northbridge
- Elizabeth Quay: Will attract over \$2 billion investment and create 10,000 new jobs
- Perth Stadium: A new \$1.2 billion stadium and train station opened in January 2018
- Riverside: \$880 million project with 6,000 new jobs
- New Museum: \$428 million redevelopment has recently opened



