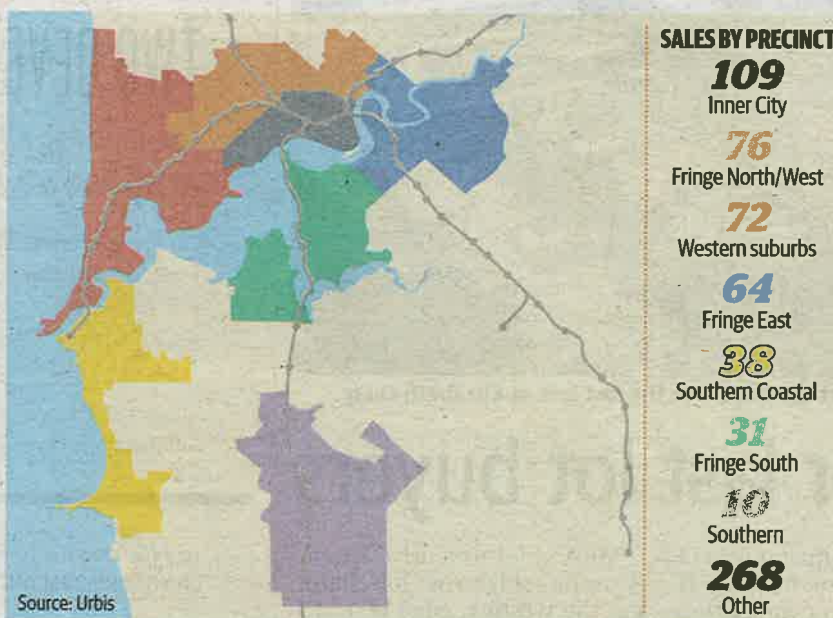


OWNER-OCCUPIERS FLOCK TO APARTMENTS

# Higher-density living appeals



■ Marissa Lague

The Perth apartment market has held its ground in the face of gloomy forecasts, with research from property analyst Urbis revealing sales built on a strong start to 2015 and continued to grow in the three months to June 30.

The research also confirmed that local owner-occupiers were by far the biggest buyers of apartments in the June quarter — a finding set to help ease concerns over an oversupply of investment stock.

The Urbis Perth Apartment Essentials report for the June quarter found 668 sales were recorded across 114 surveyed projects throughout the metropolitan area.

That marks a 41 per cent increase on sales compared to the December quarter and brings the total number of unconditional apartment sales in the Perth market over the past 12 months to 2456.

"The figures for the first half of 2015 clearly show that the appetite for apartments remains strong," Urbis director of economics and market research David Cresp said.

"A key feature of the Perth market is the fact that we have seen a high level of demand from owner-occupiers. This means that only around half of the apartments will enter the rental market, which should go some way towards addressing concerns over saturation of investment stock."

The report found local owner-occupiers accounted for 49 per cent

of all sales in the June quarter, making them the biggest buyer group. WA investors made up 30 per cent, with interstate buyers accounting for only 5 per cent.

In contrast to the apartment sector in the Eastern States, overseas investors made up only a small proportion of sales, with just 10 per cent of apartments sold to foreign buyers.

The Urbis report tracks developments of 25 or more apartments across the metropolitan area. The latest monitored 137 active apartment projects — developments that have started pre-sales, are under construction or recently sold and have apartments still remaining for sale.

Mr Cresp said another key finding was the suburbanisation of Perth's apartment market, with suburban developments outperforming inner-city and fringe areas in terms of sales for the three months to June 30.

Suburban apartment developments — covering a broad range of locations, including Innaloo, Cannington, Midland and outlying areas such as Wellard and Alkimos — accounted for 40 per cent of all sales for the quarter. Eight of the 10 best-selling projects were also in suburban locations.

"What we have in Perth now is a maturing apartment market, supported by an increasing acceptance of higher-density living and a growing diversity in terms of the product that's on offer," Mr Cresp said.

HIGH PROFILE CORNER

FOR SALE  
22 TAYET LINK, BIBRA LAKE, WA



**m<sup>2</sup>**  
7,774sqm land area

Two street frontages

Proximity to road networks

Zoned 'Mixed Business'

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0434 659 842

Jeremy Parasiliti  
0434 650 866

colliers.com.au/13913

HUGE INCENTIVES ON OFFER

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1 HILDITCH AVENUE, NEWMAN, WA



**m<sup>2</sup>**  
30-1,000sq m available

Town Centre position

Retail

Brand new build

Tim Scott  
0434 659 825

colliers.com.au/15517

KARRINYUP HEALTH PROFESSIONALS

FOR SALE by Expressions of Interest  
334 KARRINYUP ROAD, KARRINYUP, WA



MEDICAL SUITES - 55% UNDER OFFER

CONSTRUCTION NOW COMPLETE

Medical centre

52m<sup>2</sup> to 1,085m<sup>2</sup> strata areas

Opposite Karrinyup Shopping Centre

Aaron Antonas  
0434 659 818

colliers.com.au/12438

## FOR SALE

Offers to Purchase Closing 5pm WST Thursday 17th September 2015  
Shopping Centre Investment



- 100% Leased to IGA, IGA Liquor, Westpac ATM, Medical Centre, Pharmacy, News/Lotto plus Specialty Tenancies.
- Total Annual Income Approximately \$696,992pa net plus GST

Contact  
Jeff Braddock 0412 934 694



## For Sale

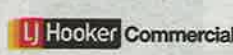
Geraldton's Most Strategic Industrial Land



- 3 Lots totalling 43.7ha\*
- 69 Lot Sub-division in Place
- Zoned for Industrial Uses
- Direct Access to the Port and CBD
- Chance to Corner Geraldton's Industrial Market



Greg O'Meara  
0434 659 842  
Craig Rowe  
0478 876 845



Colm McHugh  
0420 312 645  
Matthew Lyford  
0419 934 904

\*Approx

## FOR SALE



SWAN  
BREWERY  
INDUSTRIAL ESTATE

## Canning Vale Superlot

21,806sqm

Limited Buying Opportunity in New Estate

Anthony Vulinovich  
0411 516 343  
Simon Matthews  
0401 676 285



9380 4500

A ONE OFF LARGE LOT RELEASE

## BUY. BUILD. PROSPER.

Stage 3 almost sold out.  
Stage 4A now selling.

CONTACT THE AGENT

Anthony Vulinovich  
T: 0411 516 343  
E: anthonyv@rhc.com.au

Daniel Romeo  
T: 0432 238 595  
E: danielr@rhc.com.au

OR VISIT OUR WEBSITE

northlinkindustrialpark.com.au



Raine & Horne  
Commercial

## burgess rawson

Offers Invited

Freehold  
Warehouse



Willetton

5 Yampi Way

- 1,105sqm\* office/warehouse
- Large secure hardstand area
- Land area 3,318sqm\*
- Highly sought after commercial location
- Occupy, develop or invest

Offers Invited close 2pm Wed 2 September 2015

Brodie Keay  
0403 552 809

Rob Selid  
0412 198 294

\*Approx 08 9288 0288 burgessrawson.com.au

## Commercial Development Opportunities



FOR SALE BY OFFERS INVITED

5 strategically located mixed use lots in Exmouth ready for development

Only 2 minutes south of the Exmouth Town Centre

- Lot 49 Cooyou Close (708m<sup>2</sup>) Waterfront site for commercial and residential use
- Lot 69 Inggarda Lane (969m<sup>2</sup>) Retail and residential use
- Lot 84 Wahoo Close (1,544m<sup>2</sup>) Waterfront site for restaurant and residential use
- Lot 85 Wahoo Close (1,016m<sup>2</sup>) Retail and residential use
- Lot 86 Bluefin Cove (958m<sup>2</sup>) Retail and residential use

The time is now for commercial and retail development in this growing precinct  
All reasonable offers considered



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