

# urbis OUTLOOK MANDURAH

A CONTEXT ON BUSINESS, CULTURE, LIFESTYLE AND RESIDENTIAL

FEBRUARY 2015

- A POPULATION**  
Mandurah has seen strong population growth over the last 10 years and this is forecast to continue. By 2036 the population will be more than double the 2001 level.
- B INFRASTRUCTURE**  
Major transport infrastructure links Mandurah to employment, education, health care and lifestyle amenity. Central Perth is within a one hour commute.
- C EMPLOYMENT GROWTH**  
4,900 new jobs are forecast for the Mandurah LGA between 2013 and 2018, capitalising on local demographics and surrounding employment nodes. This reflects headline growth of 11.8%.

The local government area of Mandurah is located approximately 60 kilometres south from Perth's Central Business District and 30 kilometres south from the Kwinana employment precinct and Australian Marine Complex. Mandurah will continue to benefit from its connection to strong employment nodes, accessibility to infrastructure and public transport, outstanding lifestyle amenity and a growing population. It is located a convenient 50 minute train trip from central Perth.

## PROPERTY MARKET OVERVIEW

Detached Houses in Selected Areas (as at September 2014)

Greater Perth	Median Sale: \$550,000	Rental Yield: <b>4.4%</b>
	Median Weekly Rent: \$470	
Mandurah LGA	Median Sale: \$410,000	Rental Yield: <b>4.8%</b>
	Median Weekly Rent: \$380	
Erskine	Median Sale: \$415,000	Rental Yield: <b>5.3%</b>
	Median Weekly Rent: \$420	
Halls Head	Median Sale: \$465,000	Rental Yield: <b>4.7%</b>
	Median Weekly Rent: \$420	
Meadow Springs	Median Sale: \$429,000	Rental Yield: <b>5.2%</b>
	Median Weekly Rent: \$428	

Prepared by Urbis, Source: RP Data Suburb Scorecard



Halls Head, Mandurah

## PROPERTY MARKET OVERVIEW

Mandurah's accessibility to significant built infrastructure (including transport, education, retail and health), lifestyle amenity and major employment nodes positions it as the most significant and sought-after residential region outside the Perth metropolitan area. Residents enjoy a high standard of living for a lower cost than residing in metropolitan Perth (Mandurah's median house price was 34% below that for metropolitan Perth, as at September 2014), yet all the conveniences of the Perth CBD (including good job opportunities) are within easy reach.

Rental yields for Mandurah have been attractive and higher than the average for the Perth metropolitan area. Within Mandurah the suburbs of Erskine, Halls Head and Meadow Springs have generally seen yields achieved above the Mandurah average.

Over the ten years to September 2014, the median detached house price in the City of Mandurah has risen 6.3% per annum to \$410,000. This trend and the strong population growth illustrates growing demand for dwellings in the region.

## STRONG POPULATION GROWTH - CITY OF MANDURAH

Mandurah's 2036 population forecast to be 52% higher than its 2011 level



Prepared by Urbis, Source: SAFI.id Population Forecast

## INFRASTRUCTURE



### PEEL HEALTH CAMPUS

Peel Health Campus, providing public and private healthcare, was purchased by Ramsay Health in 2013.

Its capacity is 100-199 beds and it features an emergency department. The Campus employs approximately 900 staff (excluding third party providers and tenants).



### PEEL EDUCATION AND TRAINING CAMPUS

Accommodating Challenger Institute of Technology, John Tonkin

College (secondary education) and Murdoch University (Peel), the Campus covers around 24 hectares. Currently attending Murdoch are 400 students, while around 600 high school students are enrolled at John Tonkin.



### MANDURAH FORUM

Mandurah Forum is a Regional shopping centre with a gross lettable area of 33,500 sqm. Key tenants include Coles, Woolworths, Big W, Kmart and the major banks.

A development application for a significant expansion of more than 20,000 sqm, costing \$300 million, has been submitted (date of commencement not available). The result will be a modern, premium shopping destination.

Prepared by Urbis, Source: Ramsay Health, myhospitals.gov.au, Federation Centres, Challenger, Property Council of Australia, Murdoch University, John Tonkin College.

## EMPLOYMENT

Mandurah will continue to benefit from strong transport linkages to major employment nodes, including the Western Trade Coast and Perth CBD, via the Kwinana Freeway, Mandurah railway line and Mandurah Road/Ennis Avenue.

According to projections prepared by the Australian Department of Employment (2014), the number of jobs in the Mandurah region is expected to increase by 4,900 positions, or 11.8%, between 2013 and 2018. The Health Care and Social Assistance (20.1%), Professional, Scientific and Technical Services (19.0%) and Accommodation and Food Services (18.4%) sectors will, in percentage growth terms, make the largest contributions. In comparison, Greater Perth is forecast to record jobs' growth of 9.8% over the same five year period.

### PEEL BUSINESS PARK

The future Peel Business Park is proposed at a 1,200 hectare site in Nambelup, creating additional employment opportunities for the wider Mandurah community. In addition to light industrial and ancillary uses, the Park will accommodate businesses related to manufacturing; engineering; transport and logistics; high technology and research and development; and bio industries.

Prepared by Urbis, Source: City of Mandurah, Sinclair Knight Merz, LandCorp

### METROPOLITAN AREA

Mandurah's diverse range of employment sectors includes White Collar, Retail and Food and Beverage (Mandurah Forum, Mandurah Terrace), Construction, Education (Challenger Institute of Technology, Murdoch University Peel Campus, circa 23 schools), Health (Peel Health Campus), Manufacturing and Fabrication, and Tourism (hotels, Mandurah Convention Exhibition Centre).

### WESTERN TRADE COAST

Covering an area of 3,900 hectares, the Western Trade Coast (WTC) includes the Rockingham Industry Zone, Australian Marine Complex, Latitude 32 Industry Zone and Kwinana Industrial Area. Sinclair Knight Merz estimates the WTC provides jobs for 11,362 people (as at September 2014). It is LandCorp's aim to double this figure by the time the precinct is entirely developed (circa 2050).

## TRANSPORT



### MANDURAH RAILWAY LINE

The Mandurah railway line directly connects with

Rockingham, Kwinana, Murdoch and the Perth CBD (50 minutes). At the latter, passengers can transfer to other lines and travel throughout the Perth metropolitan area.



### TRANSPERTH BUS NETWORK

Transperth's bus network extends from Two Rocks in Perth's north

to Mandurah in the south. Most routes servicing the Mandurah LGA are local, with very few extending beyond the municipality's border.



### KWINANA FREEWAY

The Kwinana Freeway spans 72 kilometres, between the

Forrest Highway and the Perth CBD / Mitchell Freeway. Not far beyond the Forrest Highway is the famous Margaret River wine region.



### MANDURAH OCEAN MARINA

Comprising 639 boat pens (club, private and

commercial), the Marina features all the facilities and equipment professional and recreational sailors might need. There are also boardwalks and a variety of eateries.

Prepared by Urbis, Source: Google Maps, Transperth, City of Mandurah

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