

News

the west

House and land package demand tipped to soar

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REAL ESTATE EDITOR

More homebuyers are opting for house and land packages over established homes and vacant blocks and supply will not last long at current prices, a leading property commentator has forecast.

"House and land packages will dry up very, very quickly," Hegney Property Group chairman Gavin Hegney said. "I believe they are too cheap.

"House and land packages take a lot of the run-around hassle out of the purchase for the buyer and buyers recognise there is a time and cost involved in the running around associated with buying a block and building a home.

"With the house and land package these are effectively passed on to the builder, who holds your hand through the process."

Mr Hegney looked at more than 22 Perth suburbs and almost 300 house and land packages to determine his top three for value for *The West Australian*.

TOP PICKS

Suburb: Butler	Address: Lot 1401 Carriagallen Street	Home details: Three bedrooms, two bathrooms	Builder: Homebuyers Centre	Office: 131 751	Price: From \$259,900
Suburb: Hammond Park	Address: Lot 742 Hammond Rise	Home details: Three bedrooms, two bathrooms - with study, theatre, alfresco, fencing and front landscaping	Builder: Ross North Homes	Office: 9431-8000	Price: \$370,290
Suburb: Clarkson	Address: 10 Polglase Fairway	Home details: Three bedrooms, two bathrooms - with alfresco, landscaping	Builder: Builtton Group	Office: 9361 2622	Price: \$373,600

SOURCE: HEGNEY PROPERTY GROUP

Using his background knowledge of Perth suburbs and experience within the property industry, he narrowed the field and made a few on-site visits, as seen on Today Tonight last night.

The selections were vetted for block locations that would provide the highest rates of capital growth for first-homebuyers and first-time investors. The best value house and land packages offered homes in growth potential locations where

more than half the cost of the package was in the value of the land, he said.

Mr Hegney said that while blocks might still be available to buy and build, some good value areas have sold out of house and land packages until the next stage of land releases.

This applied to one Perth suburb that would have made the list last week. The southern suburb of Success was earmarked as one area to buy a house and land package but since last week all have sold.

Mr Hegney also singled out the northern suburb of Alkimos as an area likely to experience significant capital growth in the house and land package market.

He said infrastructure projects earmarked for the next seven to 10 years would drive Alkimos' population and land values higher.

While Mr Hegney said location at suburb level was important, the position within that suburb was crucial to achieving good return on investment.

"Research the structure plan of the subdivision and choose a lot near parks or a school," he said.

"Examine the stage you are buying into and the subsequent development — will the quiet street your lot is on become a main thoroughfare?"

"Study the plan to locate the best spot to own in seven to 10 years and then watch the rest of the area build up around you.

"Accept that further development will happen and be prepared for things like disruption associated with building works."