

LAND



Ross Neumann at the Southport waterfront block.

Icon blocks for sale at Port Bouvard

The lure of farming life has prompted former managing director of Port Bouvard Ltd, Ross Neumann, to offer for sale two prime double residential lots at Port Bouvard.

Mr Neumann and his wife, Meredith, are running a Damara sheep farm at Metricup, near Margaret River, and the beachside lot in the Southport precinct and canalfront site at Eastport are now surplus to their needs.

The Southport properties, at 34 and 36 Surf View, are on two separate titles but offered for sale as a package, to allow for construction of a substantial home to capitalise on the landmark location.

The elevated position of the blocks, at the corner of the Indian Ocean and Dawesville Channel, commands panoramic north and west views beyond the Port Bouvard Surf Life Saving Club.

The two lots are 843sqm and 703sqm, totalling 1546sqm, and priced together at \$2.25 million.

The Eastport lot, at 63 Cormorant Key, was originally two lots, which have been formally amalgamated into one "superlot" of 1398sqm — again to allow for a substantial home. It is priced at \$2 million. Mandurah City Council has identified the home site as an "icon lot" as it has panoramic views of the Mandurah Estuary to the Darling Ranges. There is current approval to subdivide it into two smaller lots.

"Both these blocks are landmarks and each is big enough for a substantial mansion to be built to do justice to the locations," Mr Neumann said.

"For the Southport site, there's potential to build a home that allows you to turn your back to the sea breeze yet will capitalise on the channel views to the north and ocean views to the west."

Mr and Mrs Neumann have lived in three homes at Port Bouvard — on the Dawesville Channel and Bouvard Island, in Northport, and backing on to the Cut golf course, at Southport. They bought the beachfront and canal blocks with the intention of building and living on each site.

"As the developer of Port Bouvard, I was able to earmark these as iconic sites within the whole development and before we moved to the South West we hadn't made up our minds which location we were going to live in next," he said. "We've now reached the stage where we are pretty settled down on the farm so we really don't need these blocks any more."

"We felt it would be better to let somebody else have the opportunity to make the most of what I would argue are two of the very best — if not the very best — blocks at Port Bouvard."

Although Mr Neumann has retired from his position as managing director of Port Bouvard Ltd, he maintains a keen interest in the development at Port Bouvard and is selling agent for remaining apartments in the Oceanique complex between the ocean and the golf course at Southport.

Maureen Eppen

More information about the lots is available from Ross Neumann on 0418 644 156.

New elevated lots at Baldivis ready to go



The ornamental lake at Tuart Ridge is popular with families.

MAUREEN EPPEN

Ongoing demand has prompted the release today of 45 new elevated residential lots in the Treetops precinct at Tuart Ridge, Baldivis.

The 45 lots, which range from 511-811sqm and are priced from \$185,000, are in Stage 2 of Treetops and include parkside lots plus elevated lots with views.

Peter Tesoriero, state manager of developer Amex Corporation, said that the new release included premium home sites at Tuart Ridge and some of the best lots currently available in Baldivis.

"Eighteen of the home sites front on to new landscaped parkland

and many are in an elevated location with views across to the Darling Scarp," Mr Tesoriero said.

He said the new Treetops neighbourhood had proved popular.

"We have really tried to create something special here, retaining many of the old Tuart trees to create shade and attractive streetscapes.

"The area has the intimate feel of an established neighbourhood that can only be achieved by working around the natural contours of the site and retaining existing vegetation wherever possible. Many of our purchasers are second or third-homebuyers and these larger home sites give them the chance to build a substantial, quality home."

Tuart Ridge community development manager Garry Fisher said about 500 people had moved into Tuart Ridge and more than 55 new homes were under construction.

"Tuart Ridge is a very welcoming community with residents quick to take up various social opportunities on offer," Mr Fisher said.

"Activities include free tennis lessons for kids on the two floodlit courts at Tuart Ridge, plus new resident welcome nights and gardening workshops by Perth gardening identity Sue McDougall. "The community development team also is planning a celebration to mark the completion of the new park at Treetops."

The Tuart Ridge masterplanned community is being developed on 61ha of elevated land overlooking the Darling Scarp and includes 6ha of landscaped parkland plus many pieces of public art reflecting local flora and fauna.

At the entrance to the estate, an ornamental lake provides the backdrop for family picnics, weddings and other events, and a children's playground and free electric barbecues make the area a focus for community get-togethers.

"The location of Tuart Ridge sets it apart from many other land developments in the area," Mr Tesoriero said.

"The elevated landscape with views to the Darling Scarp creates the opportunity for more inspired design than can be achieved at a standard subdivision. "We have invested more than \$4 million in the public open space at Tuart Ridge to achieve the level of quality and amenity a community of this standard demands."

The Tuart Ridge land sales office, in Makybe Drive, Baldivis, is open weekends from 1-5pm and Wednesdays from 2-5pm. More information is available from estate manager Ray Armstrong on 9368 9078.



DEBRA GOOSTREY

UDIA WA

Good time to fix land supply for buyers

With the housing market subdued and demand for homes and land going through a quiet phase, with plenty of choice for buyers, it's easy to feel relaxed and comfortable about the future supply of land.

But that would be a mistake because in the long term WA faces some serious challenges supplying land for quality housing developments.

The root of the problem is the considerable time lag between increased market demand and the ability of builders and developers to meet it with completed houses on developed lots.

Urban development is a complicated business. Meeting West Australians' needs in a sustainable manner in the face of challenges like water shortages and rising energy costs while protecting our fragile environment takes careful planning. It also takes time, even under the best conditions.

So the fact that several thousand residential lots may have been conditionally approved for development tells us little about our capacity to respond to what you, the buyer wants, right here and now. Actual homes on the ground are typically four years away from initial conditional approval.

The Urban Development Institute of Australia's State of the Land Report clearly shows that housing production isn't keeping up with the numbers moving to WA, and the situation's getting worse.

State Government figures show that in Perth and Peel only 8731 lots reached final approval in 2009/10 compared with 16,300 in 2005/06. While lot production has been declining since its peak in 2005, WA's economy remains strong, with low unemployment and the country's highest population growth.

An upturn in the housing market is inevitable. When that happens we

could see people camping out to buy land again. No one wants that — not the Government, not the developers and certainly not you, the buyer.

So what's the solution? How do we develop a balanced, sustainable and efficient way to provide quality, affordable housing?

First, we need to streamline the approvals process to reduce development times and, in turn, the cost of developments.

Second, the Government must co-ordinate infrastructure and land-use planning in infill and new developments to ensure they're properly serviced. We need the infrastructure to support the

Government's push for increased development and higher density.

At the moment infrastructure isn't keeping up, leading to delays which increase costs and reduce supply. Finally, the finance sector needs to free up funds for urban development.

Fix those problems and we'll have gone a long way towards improving the supply of land for future homebuyers.

