

INVESTOR OUTLOOK

Location overview.

Wellard is a fast-growing suburb just 37km south of Perth CBD.

Built around Wellard Train Station, the Wellard community includes Wellard Square, a shopping precinct anchored by a major supermarket. The community is also home to a number of parks, a Community Centre hosting regular community events, plus a proposed primary school and childcare centre.



Wellard Square Shopping Centre. 3,200sqm Woolworths, 18 specialty stores, future tavern.



31min to Perth by train.



Forecast population: 6,100 to 13,000 in the next two decades



Government of Western Australia
Housing Authority

RPS

PEET



Demographics.

Wellard's growth and development has seen the region attract an array of family types. 42.9% of households are maturing and established families, with parents in their 30s and 40s. However, an increasing number of households are made up of young adults choosing to rent in the suburb. This is not only a reflection of the suburb's affordability and close connection to Perth CBD, but also due to its close proximity to nearby tertiary education facilities.

In 2011, average household income in the suburb of Wellard was calculated at \$1,862 per week, which is 27.6% higher than the Perth average. Though Wellard is home to a greater number of tradespersons than the Perth average, there is also a mix of professionals working locally or within Perth CBD. This indicates a continued shift from a blue-collar housing market to a younger working demographic with a higher affluence.



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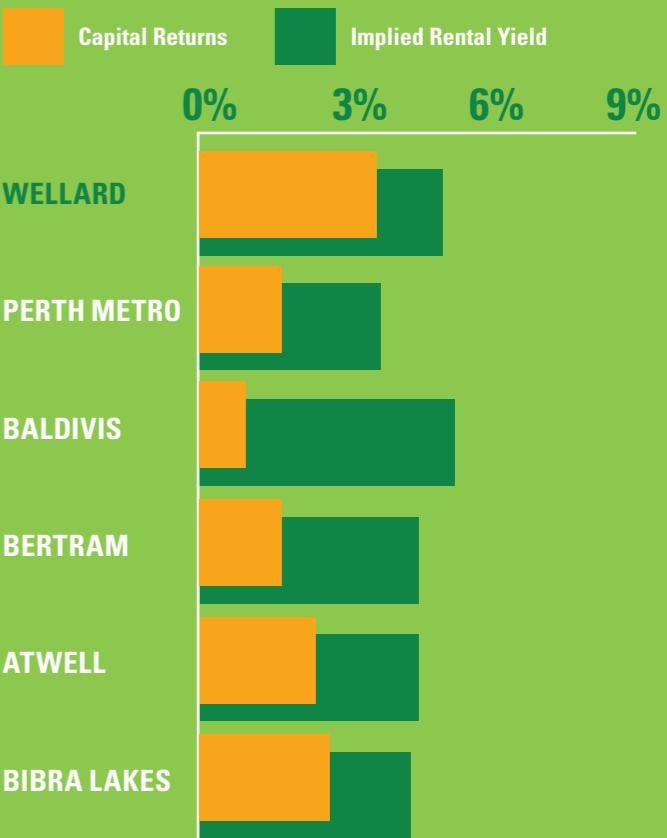
Historical rental returns and capital growth.

For the housing market, Wellard has experienced strong rental and capital returns in recent years, with current rental yield 4.9%, which is superior to comparable areas across Perth. Meanwhile, capital returns over the past five years have averaged a healthy 3.3% per annum across the south-west Perth Metropolitan Region, placing Wellard among the best performers in this region.

Wellard's close proximity to a train station generally supports higher rental returns in the order of 5% and also has generally lower vacancy rates.



STRONG RENTAL AND CAPITAL RETURNS*



*Returns, Houses, Year-to-September 2015 (source: Residex)

Investment opportunity.

Wellard is expected to undergo considerable growth in the coming years, supporting further investment in community facilities, schools and public amenity.

The Village at Wellard is perfectly positioned to enjoy all this future growth. Based around a transit node that includes a bus port and train station, investors in this suburb can also benefit from above average yields that support investor returns.

Furthermore, continued employment growth in Perth's south-west is expected to bring more people to The Village at Wellard, as employees seek to live closer to their place of work.



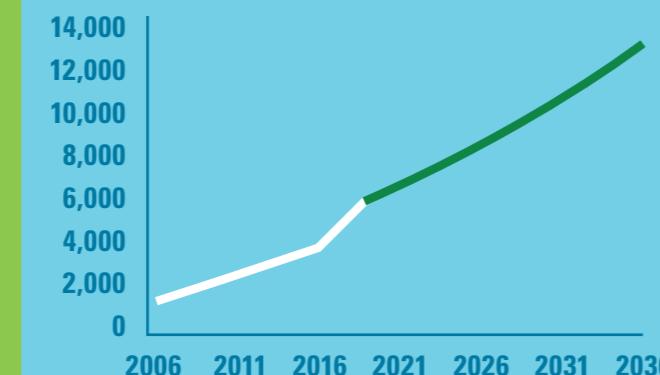
HIGHER RENT WITH RAIL ACCESS*

WITH RAIL ACCESS
House \$529 Unit \$416

WITHOUT RAIL ACCESS
House \$500 Unit \$399

**Increased investment in
community facilities,
schools and public amenity.**

POPULATION, WELLARD (WEST)* Historical Projected



*Gross Yield, as of January 2016 (source: SQM Research)

Why Wellard?

One of the most awarded residential communities in Western Australia, including the 2015 UDIA WA Master Planned Development Award, The Village at Wellard sets new standards in suburban living.

Offering a range of living options, including affordable House and Land packages and the stunning Invita Apartments, The Village at Wellard is a fast-growing community with something for everyone.

Cleverly designed around a central train station, The Village at Wellard also enjoys close proximity to local schools, parks and shops. Wellard Square is within walking distance of all homes, and boasts a Woolworths, a variety of specialty stores, cafés and dining options. A family doctor, pharmacy and newsagent can also be found within the precinct.

Due to its close proximity to established transport links, The Village at Wellard is expected to maintain a high level of growth and investor return, with more and more people looking to call this connected community home.



Community amenities and attractions.

Parks and recreational facilities: Wellard is home to 30 hectares of established and future parks, 10 hectares of wetlands, and 17 hectares of natural bushland. Established parks boast a range of facilities, including barbecue and picnic areas, an adventure park which includes a BMX pump track and play tower, ample play spaces plus a dedicated Nature Play park.

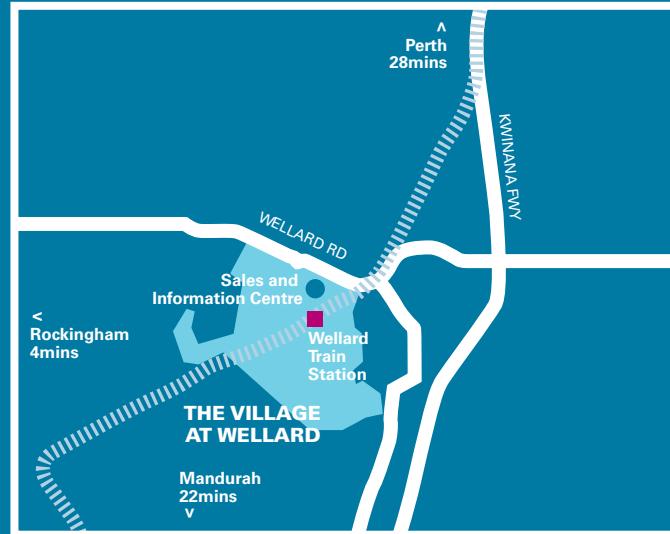
Wellard Square: This shopping centre boasts a Woolworths, a variety of specialty stores, a future tavern (operational from early 2017), medical services and dining options.

Wellard Train Station: Perth CBD is just a 31 minutes train ride away.

John Wellard Community Centre: The John Wellard Community Centre offers a range of programmes including fitness classes, arts & crafts and more throughout the year for adults and children.

Schools: Several established schools can be found within the suburb, with plans in place for a primary school and childcare centre (operational from late 2016) within The Village at Wellard.

Local employment opportunities: Wellard's central location offers easy access to key employment areas, including Perth CBD – just 31 minutes away by train. Easy freeway access also ensures quick connection to the major centres of Rockingham, Mandurah, Fremantle, Kwinana Town Centre, Henderson Industrial Area and The Village at Wellard Town Centre.



Sales and Information Centre

13 Chiswick Parade, Wellard
(opposite the Wellard Train Station)

Opening Hours

Saturday–Wednesday 1–5pm

9419 6222 | thevillageatwellard.com.au