



# Perth City Guide



INVESTMENT GROUP  
maple



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# LIVE YOUR BEST LIFE IN PERTH!

*Nestled on the western coast, Perth is a captivating blend of natural beauty, modern architecture, and a rich cultural heritage. As the capital of Western Australia, this bustling metropolis offers a plethora of attractions and experiences that will leave you spellbound. From pristine beaches that stretch as far as the eye can see to a thriving arts scene and a world-class culinary landscape, Perth has something for everyone.*

But beyond the stunning coastline, the vibrant cityscape that effortlessly blends modern skyscrapers with historic architecture, and the lively commercial areas, Perth shows a promising financial landscape that is sure to attract property investors.

According to the Chamber of Commerce and Industry WA (CCIWA), Perth is showing signs of being impervious from a possible worldwide recession.

With the global economy edging towards uncertainty, Perth stands at the crossroads with financial confidence that has kept (and will continue to keep) its head above the troubling waters of a housing market that is seeing climbing interest rates.

## SIGHTS TO EXPLORE

*Of course, like any city, Melbourne has its fair share of challenges. Traffic can be a nightmare, and the cost of living can be high. But for those who are willing to embrace the city's quirks and complexities, Melbourne offers a truly unforgettable experience.*

### Kings Park and Botanic Garden

Discover the magnificence of Kings Park - a sprawling inner city oasis renowned for its breathtaking beauty and historical significance. Immerse yourself in the rich Aboriginal and European history that permeates the park, while marveling at its innovative design, captivating displays, and exceptional services. Kings Park is not only a world-class destination but also a hub for scientific research, pioneering horticulture, conservation efforts, and public education. Join us in exploring this extraordinary blend of nature, culture, and knowledge.

The breathtaking Western Australian Botanic Garden is nestled within Kings Park. Visitors can delight in the rich variety of over 3,000 unique flora species, showcasing the remarkable beauty of the state. Immerse yourself in the vast 400-hectare park, with two-thirds of it dedicated to protecting precious bushland and serving as a sanctuary for native biodiversity.

Experience panoramic views of the Swan and Canning Rivers, the city skyline, and the majestic Darling Ranges. Kings Park offers an array of attractions including bushland walk trails, pristine gardens, and exciting play areas for children. Need information? Visit our Visitor Information Centre for assistance. Don't miss the park's free guided walks and explore the Aspects of Kings Park gallery shop. And with convenient access to cafes and public transport, your visit to Kings Park will be an unforgettable one.

## Swan Valley

Just a short drive from the city, you'll find yourself amidst the picturesque landscapes of the Swan Valley wine region, where vineyards, gourmet food producers, and world-class wineries await.

The enchanting Swan Valley is nestled within the scenic Swan District. This hidden gem is cradled by the majestic Swan river, offering expansive vineyards that produce exceptional wines. The abundant sunshine and intense heat infuse our wines with a rich and full-bodied flavor. Indulge in wines that exude pure pleasure, while exploring the beauty of this unique enclave.

With a hot, dry harvest season, low humidity, and abundant summer sunshine, the conditions in Swan Valley are ideal for cultivating wine grapes.

Swan Valley's climate has paved the way for a century of exquisite fortified wines. Talijancich, a true expert in the craft, has been producing estate wines in this renowned Australian region since 1932. Explore their extensive portfolio of fortified wines and indulge in the flavors that perfectly capture the essence of Swan Valley.

The exceptional white wines of Swan Valley are renowned for their richness and oak-aged goodness. Chenin Blanc, Chardonnay, and Verdelho reign supreme, with Verdelho being a popular choice across various parts of Australia, notably the coastal New South Wales.

In the Swan District, traditional red wines such as Shiraz and Cabernet Sauvignon take center stage, producing rich table wines and an ever-diminishing supply of fortified wines.

Swan Valley is now a thriving hub for tourism, generating a significant amount of revenue. Its popularity is driven by its convenient location near the city of Perth, making it a top destination for wine tours. The region boasts numerous wineries that specialize in hosting weddings and large-scale functions.

## Rottnest Island

Rottnest Island is a captivating nature reserve just off the coast of Perth, Western Australia. Visitors can immerse themselves in the beauty of the island's white-sand beaches and hidden coves, where you may even encounter the adorable quokka. They can explore popular spots like the Basin and Thomson Bay, or catch some thrilling waves at Strickland Bay.

Rottnest Island is home to a remarkable limestone reef, vibrant marine life, and legendary underwater caves. Immerse yourself in the wonders of this breathtaking destination, known for its iconic dive sites and crystal-clear waters.

Rottnest Island awaits you with its pristine landscapes and unforgettable experiences.

Perth also serves as a gateway to some of Australia's most extraordinary natural wonders. One of Perth's most remarkable features is its impressive coastline. With its crystal-clear waters and golden sands, the beaches here are truly awe-inspiring. Whether you're looking to relax and soak up the sun, take a refreshing dip in the Indian Ocean, or try your hand at thrilling water sports, Perth's beaches have it all.

## CULTURAL OFFERINGS

The city center is dotted with trendy boutiques, lively cafes, and bustling markets, where you can immerse yourself in the local culture and sample delicious treats.

To truly understand Perth's soul, you must delve into its cultural offerings. The city is home to an array of museums, art galleries, and theaters, showcasing both local and international talent. Be sure to catch a performance at the iconic Perth Concert Hall or explore the Western Australian Museum, where you can delve into the region's fascinating history and natural wonders.

As you explore Perth, you'll also discover a vibrant culinary scene that caters to all tastes. From exquisite seafood to multicultural street food and trendy cafes, the city is a paradise for food enthusiasts. Don't forget to indulge in some of the famous Western Australian wines and craft beers, which have gained global recognition.

With its breathtaking natural landscapes, thriving cultural scene, and warm hospitality, Perth offers an unforgettable experience for visitors. Whether you're seeking adventure, relaxation, or an immersion into the local culture, this city guide will help you uncover the hidden gems and must-visit destinations that make Perth an extraordinary place to explore. So, get ready to embark on a remarkable journey through the enchanting city of Perth, where every moment is filled with wonder and discovery.





## UNSHAKEN DESPITE THE HEADWINDS: PERTH'S ROBUST DOMESTIC ECONOMY

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*The aforementioned CCIWA report stipulated that during 2022, Australian consumers and businesses are contending with rising costs of living due to inflation. The report stated that this had been the most pressing economic concern across the globe.*

The CCIWA points at supply chain disruptions which resulted from the global lockdowns and Russian invasion of Ukraine as the main drivers of rising inflation.

In Western Australia, the inflation rates hit 8.3% in December 2022. However CCIWA's chief economist Aaron Morey, said that their data shows that inflation has actually peaked. Alongside this, global supply chain issues are reported to be easing.

The data furthers that Western Australia's economy is poised for a growth of 3.5% in 2023. Also in 2023, projections from recent analyses say that Perth's CPI will hit 6.5% prior to the gradual easing and return to the Reserve Bank of Australia's target rate of 2.75% in the fiscal year of 2024-25.

On top of this, Western Australia's business investment will remain robust. It is set to drive the state's economic growth moving forward.

### INVESTMENTS IN THE WORKS

Perth is known as the mining capital of Australia, with a rich abundance of mineral resources. The sector plays a pivotal role in the city's economy, attracting major mining companies and driving significant investments. The extraction and export of iron ore, gold, petroleum, and natural gas contribute significantly to Perth's GDP and employment opportunities.





Woodside's Scarborough and Pluto 2 extension are among the major LNG projects being undertaken in Western Australia. Economists agree that these would augment investments in the region in 2023. Alongside them are other planned projects in the resources and agricultural industries.

Meanwhile, the investment in sustainable energy is set to increase in the minerals sectors. It is projected to result in a 4% growth in business investment in 2023 and 9% in 2023-24.

## EMPLOYMENT RATES

The diverse economy of Perth offers a wide range of employment opportunities across various sectors. From skilled professionals in mining and engineering to hospitality workers, educators, and IT specialists, the city provides a favorable environment for career growth and professional development. The availability of jobs in multiple industries attracts a talented workforce from within Australia and overseas.

In a recent report published by the Australian Bureau of Statistics, the seasonally-adjusted terms for employment in May 2023 have rendered notable figures.

The unemployment rate had gone down to 3.6% as the participation rate increased to 66.9%.

Employment went up to 14,011,800 while employment to population ratio climbed to 64.5%.

Full-time employment increased by 61,700 to 9,826,200 and part-time employment went up by 14,300 to 4,185,600 Australians.

## AGRICULTURE AND FOOD PRODUCTION

Despite being a major urban center, Perth also plays a crucial role in Western Australia's agricultural sector. The region's fertile soil and favorable climate support the production of a wide range of agricultural products, including wheat, barley, sheep, and dairy. The agriculture and food production industry not only supplies domestic markets but also exports products globally, contributing to Perth's economic prosperity.

## MANUFACTURING AND CONSTRUCTION

Perth has a thriving manufacturing and construction sector, catering to both domestic and international markets. The city is involved in the production of machinery, equipment, fabricated metal products, and building materials. The construction industry, in particular, experiences consistent growth in light of infrastructure development projects and urban expansion.

## INFORMATION AND TECHNOLOGY INNOVATION

As technology continues to transform industries worldwide, Perth has embraced the digital age and become a hub for information technology and innovation. The city hosts numerous tech startups, software development companies, and research institutions. This sector's growth is driven by the city's supportive ecosystem, investment in research and development, and a skilled workforce.

## FINANCIAL AND BUSINESS SERVICES

Perth boasts a strong financial and business services sector, providing a range of financial, legal, and consulting services to businesses and individuals. The presence of major banks, investment firms, and professional services companies contributes to the city's economic stability and growth. Perth's strategic location also positions it as a gateway for trade and investment in the Asia-Pacific region.

## LOOKING AHEAD

Perth's economy is expected to continue its positive trajectory. The city's focus on diversification, innovation, and sustainability is seen to drive future growth. Investments in renewable energy, technology, and infrastructure will enhance the city's competitiveness and ensure a prosperous future.

Perth's economy stands as a testament to the city's resilience, adaptability, and entrepreneurial spirit. The diverse sectors, including mining and resources, tourism and hospitality, education and research, agriculture and food production, manufacturing and construction, information technology and innovation, financial and business services, and infrastructure and urban development, collectively contribute to its strength and growth. With a favorable business environment and abundant opportunities, Perth continues to be a thriving economic powerhouse in Australia.





# URBAN DEVELOPMENT

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*Perth's rapid population growth has necessitated substantial investment in infrastructure and urban development. The city has seen significant advancements in transportation systems, including road networks, public transportation, and airport facilities. The ongoing development of residential and commercial projects supports the local economy and enhances the quality of life for residents.*

## TRANSPORTATION SYSTEM

Perth boasts a well-developed transportation system that efficiently connects its residents and visitors to various parts of the city and beyond. From road networks to public transportation options, Perth's transportation infrastructure plays a vital role in supporting the city's economic growth, enhancing mobility, and improving the overall quality of life for its residents.

Perth's transportation system comprises a comprehensive network of roads, public transportation options, cycling infrastructure, and an international airport. These elements work together to provide efficient and convenient travel options for both daily commuters and tourists exploring the city.

## ROAD NETWORK

Perth's road network is well-developed and extensive, catering to the city's growing population and increasing demand for travel. Major highways and freeways connect Perth with neighboring regions and facilitate intercity travel. The city's road infrastructure includes well-maintained arterial roads, bridges, and tunnels, ensuring smooth traffic flow and minimizing congestion.

## PUBLIC TRANSPORTATION

Public transportation is an integral part of Perth's transportation system, offering affordable and sustainable options for commuting within the city and its surrounding areas. The primary public transportation authority in Perth is Transperth, which manages trains, buses, and ferries.



## TRANSPERTH

Transperth is responsible for coordinating and operating public transportation services throughout Perth. It ensures a comprehensive and integrated network that allows passengers to seamlessly transfer between different modes of transportation.

## TRAINS

Perth's train system is a key component of its public transportation network, providing efficient and reliable services across the city. The train lines connect various suburbs to the central business district (CBD) and major activity centers. The trains are equipped with modern amenities, including air conditioning and facilities for passengers with disabilities.

## BUSES

Buses are a popular mode of public transportation in Perth, offering extensive coverage and accessibility. Transperth operates a vast network of bus routes that serve both urban and suburban areas, connecting residential neighborhoods, commercial centers, and educational institutions. The buses are equipped with features such as wheelchair ramps and bike racks to accommodate diverse passenger needs.



## FERRIES

Perth's unique geography, with the Swan River flowing through the city, allows for the operation of ferry services. The Transperth Ferry system provides scenic and convenient transportation options, connecting various riverside locations, including the CBD, South Perth, and Fremantle. Ferries offer a pleasant alternative for commuters and tourists, providing beautiful views of the city's waterfront areas.

## CYCLING INFRASTRUCTURE

Perth promotes cycling as a sustainable and healthy mode of transportation, and the city has invested in developing cycling infrastructure. Dedicated cycling paths and lanes are present throughout the city, providing safe routes for cyclists. Bike-sharing programs are also available, allowing residents and visitors to easily rent bicycles for short trips.

## AIRPORT

Perth Airport, located approximately 10 kilometers east of the CBD, is the major gateway to the city. It offers domestic and international flights, connecting Perth to various destinations worldwide. The airport features modern terminals, efficient ground transportation options, and facilities for a comfortable travel experience.

## FUTURE DEVELOPMENTS

Perth's transportation system is continuously evolving to meet the needs of its growing population. The city has plans for future developments, including the expansion of public transportation networks, the introduction of new train lines and bus routes, and the enhancement of cycling infrastructure. These initiatives aim to further improve connectivity, reduce congestion, and promote sustainable travel options.

Perth's transportation system encompasses a well-connected road network, efficient public transportation services by Transperth (including trains, buses, and ferries), dedicated cycling infrastructure, and a modern international airport. These elements work together to provide convenient and sustainable travel options for residents and visitors alike. With ongoing developments and a focus on enhancing connectivity and reducing congestion, Perth's transportation system will continue to support the city's growth and improve the overall mobility experience.





# PERTH'S HOUSING MARKET

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*Perth boasts a vibrant housing market with its own unique characteristics. Let's delve into the dynamics of Perth's housing market, explore its trends, the factors influencing it, the investment opportunities, challenges, and future prospects.*

Perth's housing market is a dynamic sector influenced by economic conditions, population growth, supply and demand dynamics, and government policies. It comprises various types of properties, including apartments, townhouses, and detached houses. Property prices, rental market trends, housing affordability, and investment opportunities shape the overall landscape. Despite challenges related to housing shortages and economic volatility, the future outlook remains positive, with potential for steady growth and investment opportunities.

Recent data from Realestate.com.au shows some notable figures on Perth's real estate market. The median price for houses is pegged at \$850,000 from June 2022 to May 2023. This informs property investors and aspiring homeowners that there has been a growth of 1.4% over the past 12 months.

In the month of May 2023, a total of 24 houses have been recorded as available for purchase. Meanwhile, over the past 12 months, 54 houses were reported to have been sold. Realestate.com.au also records 56 days as the median time houses spend on market with an average of 1,040 interested homebuyers.

On the other hand, rental yields in Perth are up 3.8%.

The median price on units from June 2022 to May 2023 is at \$420,000: June 2022 - May 2023, showing a decrease of 4.8% from the current data within the past twelve months.

In the month of May 2023, a total of 292 units are available in Perth with 455 sold over the year. An average of 72 days is the recorded median time each unit spends on the market. Interested buyers are at 3,161.

The rental yields for these units are at 6.4%.

The table below details the costs for every type of house within Perth's housing stock. Current and aspiring homeowners and property investors can use the data to determine their property goals or to assess if they have priced their property appropriately.

House Type	Market price
2-bedroom house	\$850,000
3-bedroom house	\$800,000
1-bedroom unit	\$350,000
2 bed unit	\$460,000
3 bed unit	\$770,000
4-bedroom house	Currently unavailable



Realtors and real estate experts describe Perth's housing market "resilient," as it shows promising growth despite Australia's rising inflation and interest rates. Compared to other cities, Perth enjoys relative affordability contributing to its market's stability.

Even during the pandemic period, Perth's property values soared, experiencing a minimal decline compared to other markets. At present, housing prices in Perth are rising at an impressive rate, with the city rapidly selling homes and sitting on the lowest average Days on Market of any capital.

Despite Australia's economic downturn in 2022, Perth's housing market remains robust. The city attributes its affordable housing market to several factors, including the abundance of land in the outskirts of the city and the downturn of the mining industry. Suburbs like Armadale, Gosnells, and Midland are becoming increasingly popular among property investors and first-time homebuyers due to their relatively lower property prices compared to the city center.

Moreover, Perth's consistently strong rental yields have made it a popular destination for property investors as it offers an enticing combination of affordable property prices and relatively high rental rates. The rise in Perth's rental property values and gross rental yields has attracted investors, with recent data showing an impressive 13.2% annual change in rental rates to April 2023, the highest among Australia's other capital cities.

Perth's property market conditions are also favorable for investors in light of its potential for capital appreciation, growth potential, and steady population increase. Additionally, the Western Australian government provides various incentives and assistance programs to entice more parties to invest in Perth properties. Among these incentives are grants and stamp duty concessions for first homebuyers and property investment-related benefits like depreciation benefits, tax deductions, and exemptions. With resilient market conditions, attractive affordability, and government incentives, Perth's housing market shows no signs of wavering any time soon.

In an article from REIWA.com, an online marketplace for West Australia properties, its CEO, Cath Hart affirmed the resilience of Perth's real estate market, saying that their firm expects that prices will continue to be firm in the upcoming quarter. The executive is sure about the forecast despite the possibility of one to two more rate rises. Hart adds that even if Western Australians are to see a period of stability for interest rates or cuts, the market should expect consumer confidence to rise, effectively bolstering activity and prices. Hart went on to say that across the remaining chapters of 2023, the region still stands the chance of seeing low price growth.

Regarding the rental market, Hart says that the situation is entirely different. With the rise of prices by 5.8% in the latter part of 2022, Hart proposes that a significant change in the sector must occur for the prices to take a different direction. She notes that the climb in prices during that period is owed to declining supply and increasing demand. On top of that, rent prices are expected to increase further in the succeeding chapters of 2023. Nonetheless, Hart retains a positive outlook on the entirety of Perth and Western Australia's housing market, believing that rates and prices will continue to thread a direction that will ultimately benefit property investors and homebuyers.



## FACTORS INFLUENCING PERTH'S HOUSING MARKET

The housing market in Perth is influenced by several factors that shape its dynamics and trends. Understanding these factors is essential for anyone interested in comprehending the intricacies of Perth's real estate market.

### POPULATION GROWTH

Population growth is another influential factor. As more people migrate to Perth or seek to relocate within the city, the demand for housing increases. This demand can lead to rising property prices and a competitive rental market.

According to Macrotrends.com, the past three years from 2021 has shown significant growth in Perth's population. In 2021, the city recorded a total population of 2,067,000, indicating a growth rate of 1.22%. In 2022, 2,093,000 with a growth rate of 1.26%. Finally, a growth rate of 1.19% had already been recorded within the earlier chapters of 2023, bringing the total population to 2,118,000.

REIWA.com notes that because of the influx of people in WA, the demand for housing will continue to climb, keeping listings at a low. This will further result in tight rental conditions, with more people desiring to buy rather than rent.

### SUPPLY AND DEMAND

The balance between housing supply and demand is a key determinant of Perth's housing market. Insufficient housing supply relative to demand can lead to increased competition, rising prices, and limited housing options for buyers and renters.

## RENT HIKES IN PERTH

As mentioned earlier, REIWA.com has stipulated a notable climb in rent prices in the latter part of 2022. The increase is because of a declining supply and increasing demand, something proposed to cause the rent prices to climb further in the succeeding chapters of 2023.

Australia's rate hiking cycle resulted in a nominal fall in housing values. Perth is the country's only capital city that is able to stage a nominal recovery.

Perth's real estate market has returned to record highs as evidenced by a 1.3% rise in housing values during May 2023.

The values had been reasonably firm even as it had gone through the aforementioned rate hiking cycle. They had only fallen by less than 1% between the months of August and February 2023.

On top of that, even though Perth is the sole capital city to stage a nominal recovery, the costs of housing had remained remarkably affordable. Only Darwin had shown a lower median dwelling value.

The graph below details the statistics that illustrate the yields property investors are open to in Perth.

## Perth

### KEY STATISTICS

#### Change in dwelling values

Three months	<b>2.4%</b>
Twelve months	<b>2.0%</b>
Avg. annual growth past decade	<b>0.7%</b>

#### Median values

Median dwelling value	<b>\$580,023</b>
Median house value	<b>\$606,563</b>
Avg. annual growth past decade	<b>\$418,623</b>

#### Rental rates and yields

Weekly rent:	Houses	<b>\$590</b>
	Units	<b>\$530</b>
Gross rent yield:	Houses	<b>4.7%</b>
	Units	<b>6.4%</b>

#### Selling time and discounting

Time on market:	May 23	<b>18</b>
	May 22	<b>15</b>
Vendor discount:	May 23	<b>-2.9%</b>
	May 22	<b>-2.9%</b>

### PERTH SUBURBS THAT HAVE REACHED HIGH-END STATUS

Perth's high-end suburbs Dalkeith which has a median house price set at \$3,400,000, alongside Cottesloe and Peppermint Grove.

However, with the recent price increases, more suburbs had assumed the high-end status, giving property investors and the more informed and discriminating homebuyers more housing options.

According to the data published Propertyupdate.com.au, Winthrop is at the top of the list of suburbs with an increase in median home values by 28.6% from 2022 and the recent months of 2023. Burns Beach has taken the second place with the median house price increasing by 17.2%, Highgate with over 15.2%, and Carine with more than 15%. The other suburbs include, Leederville, Fremantle, Hillarys, and Burswood.

### RENT HIKE IN WESTERN AUSTRALIA

Let us note that the perception that investors hike rents every time their mortgage increases is not entirely true. At present, property investors who have opened their real estate as rentals are limited to the frequency in which they can implement an increase. The recommended practice is that they increase every six months as dictated by their lease agreement.

According to REIWA CEO Cath Hart, responding to the demands to the WA government to limit this would only serve to diminish confidence in the regulatory environment more, negatively impacting investor sentiment.

That said, investors are crucial to assessing and resolving Western Australia's housing challenge. This is because the vast majority of rental stock belongs to mum and dad private investors.

It is these investors who have contended with several challenging years which saw the decline in rent prices and unfulfilled leases by tenants who have chosen to break them to pursue cheaper rents.



## GROWTH IN PERTH'S DWELLING MARKET

What we have to understand about Perth's dwelling market is that it has been led by houses. The unit values remain -13.6% below the record high that was recorded in September 2013.

The growth in home values in the recent years have been bolstered by a recovery in mining activity. A sub-4% unemployment rate, robust jobs growth, and positive interstate migration to WA since the September 2020 quarter also factor into the climb in home values.

To note, while the housing market values appeared to be easing towards 2021's end, the trend rate of growth has resurged during the March 2022 quarter.

Perth also boasts the advantage of relative affordability with their housing stock. This may draw higher levels of housing demand in the face of jobs growth and climbing migration rates.

A short-term increase in demand from the investor segment is also a possibility in Perth. With an impressive average of 4.4% gross, it outperforms other state capitals. Not only that, Perth also offers enticing prospects for medium-term capital gains and an affordable entry price. In fact, lending indicators data from the ABS reveals that investors make up only 25.7% of mortgage demand in Western Australia, well below the national average of 35.2%. This puts Perth in second place for investment activity, just behind Darwin. Don't miss out on this lucrative opportunity in one of Australia's most promising cities.

## GOVERNMENT INVOLVEMENT IN HOUSING

Government policies, such as regulations on property development, taxation, and incentives for first-time homebuyers, can significantly impact the housing market. These policies shape the affordability, availability, and overall dynamics of the housing sector.

The official website for the Government of Western Australia outlines its plans to foster safe and sustainable housing for WA residents and potential dwellers.

Called the WA Housing Strategy 2020-2030, the program was launched on October 14th, 2020. This is aimed at connecting 150,000 households in the region to stable and sustainable homes by 2030.

The WA Housing Strategy 2020-2030 calls on all sectors to cooperate in working towards improving housing options and providing access to affordable homes.

The strategy outlines specific targets to develop a more agile housing system that can be responsive to present and future housing needs especially for the financially-challenged. Among its commitments are:

- **a 6% net increase in social homes for the succeeding 10 years; this is seen to be an equivalent of 2,600 homes.**
- **diversify the rental sector**
- **continued support for home ownership opportunities for citizens with low to moderate income ranges**

- **improve the availability of liveable housing**
- **build liveable, inclusive, and connected communities that foster thriving social and economic participation**
- **improve outcomes using an integrated approach to housing assistance**
- **generate jobs and contribute to the local economy**

The WA Housing Strategy 2020-2030 was commenced through the \$444 million Housing Stimulus Package which was made public in June 2020. The package included a \$319 million Social Housing Economic Recovery package that is allotted for the refurbishment of 1,500 homes, building and purchasing of 250 new houses, and the offering of a regional maintenance program to 3,800 homes.

The Housing Stimulus Package comes at the heels of the \$150 million Housing Investment Package that was launched in December 2019 and the \$394 million Social and Affordable Housing and Jobs Package of 2018.

In line with the WA Housing Strategy 2020-2030, the local government is now working on developing 3 specific plans that will help it in reaching its targets. Here they are:

- 1. An affordable housing implementation plan**
- 2. A social housing framework**
- 3. A regional and remote housing implementation plan**

The WA Housing Strategy 2020-2030 was created in line with the best practice consultation process. The consultation is informed by over 600 individuals and 200 organisations in the entirety of WA.

## **TRENDS**

### **PROPERTY PRICES**

Perth's housing market has experienced fluctuations in property prices over the years. Historically, the market witnessed a period of strong growth, followed by a correction. Recently, there has been a gradual recovery, with property prices showing signs of stability and modest growth.

### **RENTAL MARKET**

The rental market in Perth can be competitive, with demand often outstripping supply. Rental prices can vary across different suburbs, with some areas experiencing higher demand due to their proximity to amenities, transportation, and employment hubs.

### **HOUSING AFFORDABILITY**

Housing affordability is a significant concern in Perth. While property prices have become more favorable in recent years, certain factors, such as income levels and access to finance, influence the affordability of housing for potential buyers and renters.

## **SUBURB ANALYSIS**

Different suburbs in Perth offer distinct advantages and appeal to various demographics. Suburb analysis helps prospective buyers and investors understand factors such as property values, rental yields, proximity to amenities, schools, and transportation.

## **REAL ESTATE OPPORTUNITIES**

### **BUYING VS. RENTING**

Investing in real estate in Perth can be a viable long-term strategy. The decision to buy or rent depends on individual circumstances, financial goals, and lifestyle preferences. Owning a property provides the potential for capital growth and stability, while renting offers flexibility and reduced maintenance responsibilities.

### **GROWTH POTENTIAL**

Perth's housing market presents opportunities for growth, particularly in emerging or rejuvenated areas. Identifying locations with planned infrastructure development, new employment opportunities, and positive economic outlooks can lead to smart real estate investments.

Perth's property market is on the rise, making it an attractive opportunity for investors. Our advanced housing market prediction solution accurately forecasts both positive cash flow and strong price growth for the city.

As the leader in Western Australia, the state contributes to half of Australia's resources export income, including iron ore, petroleum, gas, gold, nickel, and other minerals. With China being a major buyer of Australian exports, any improvement in trading relations could greatly benefit the Western Australian economy.

While many buyers are feeling the impact of consecutive rate rises, Perth's affordable housing prices mean buyers need to borrow less to purchase a property. Currently ranked seventh in terms of median house prices, with the lowest rank it has ever been, Perth is attracting both local and interstate investors.

### **FUTURE OUTLOOK FOR PERTH'S HOUSING MARKET**

The future of Perth's housing market is influenced by various factors, including economic conditions, population growth, government policies, and infrastructure development. While uncertainties exist, projections suggest a steady and balanced growth trajectory for the market in the coming years.

Perth's housing market is a dynamic sector that is influenced by economic conditions, population growth, supply and demand dynamics, and government policies. Property prices, rental market trends, housing affordability, and investment opportunities shape the overall landscape. Despite challenges related to housing shortages and economic volatility, the future outlook remains positive, with potential for steady growth and investment opportunities.



## EDUCATION AND RESEARCH INSTITUTIONS

Perth is home to several renowned educational institutions and research centers. These institutions attract domestic and international students, driving innovation and knowledge-based industries. The presence of leading universities, research labs, and technology parks fosters collaboration between academia and industry, leading to technological advancements and economic growth.

Perth's education system is recognised for its commitment to providing quality education and fostering academic excellence. The city offers a comprehensive educational framework that caters to the diverse needs and interests of students, ensuring their holistic development and preparation for future endeavors.

## EARLY CHILDHOOD EDUCATION

Moving to Perth with school-aged children? Discover the abundance of reputable schools and educational institutions in the area. Australian law mandates full-time school attendance for children aged six to 17, with pre-school options available from age four. Get ready for the school year, starting in late January and divided into four terms, each approximately 10 weeks long.

Perth places significant emphasis on early childhood education, recognising the importance of a strong foundation in a child's educational journey. The city offers a range of high-quality preschools, kindergartens, and early learning centers that focus on nurturing children's social, emotional, and cognitive development.

## PRIMARY AND SECONDARY

Perth's primary and secondary schools provide a comprehensive curriculum that aligns with national standards while offering a broad range of subjects and extracurricular activities. The education system promotes critical thinking, creativity, and collaborative learning, equipping students with the necessary skills for their academic and personal growth.

Here are the minimum hours for learning in Perth:

- **Kindergarten: 15 hours each week**
- **Pre-primary to Year 10: 25 hours and 50 minutes every week**
- **Years 11 and 12: the learning hours are flexible and determined by the principal**

Perth offers three main types of primary and secondary schools:

### PUBLIC OR STATE SCHOOL

Perth's public or state schools enjoy the benefits of government funding, but be prepared for some out-of-pocket expenses. While voluntary fees may be requested, you can also expect to cover the costs of school uniforms, supplies, and extracurricular activities.

Enrolling in a public school in Perth is determined by your location. Each school has a designated "catchment" area based on your address. If you're on a temporary visa, different fee structures or grants may be available. Make sure to review your documentation to determine what applies to you.

## INDEPENDENT OR PRIVATE SCHOOLS

With fees that can reach up to \$25,000 per year, independent or private schools offer a unique educational experience. While many private schools have religious affiliations, there are also non-religious options available. Some even offer boarding options and the prestigious International Baccalaureate program.

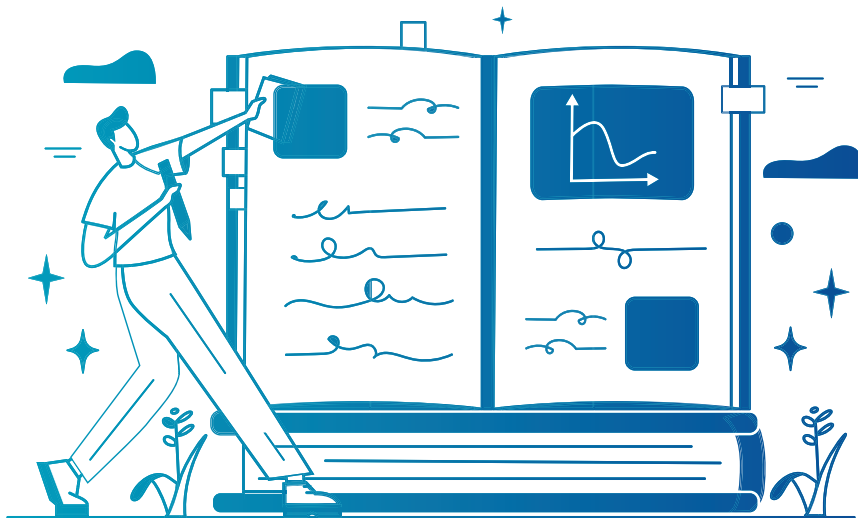
Divided into four terms, the school year in Perth runs from January to December. School holidays occur in April, July, and September, lasting two to three weeks. The end of the year brings a summer holiday that typically spans six weeks. Private schools often enjoy longer breaks compared to public schools. In Western Australia, schools operate from Monday to Friday, usually from 9am to 3pm, though schedules may vary.

## CATHOLIC SCHOOL

In Perth, you'll discover an array of small Catholic schools, referred to as 'systemic' schools, nestled in the charming city of Perth. These schools receive government subsidies and welcome Catholic students, while also charging a nominal fee. Make an informed choice for your child's education by exploring the following helpful resources:

## TERTIARY

Perth boasts a vibrant tertiary education sector with world-class universities, colleges, and vocational training institutions. These institutions offer a diverse range of programs, including undergraduate and postgraduate degrees, diplomas, and certificates, catering to a wide range of academic and career aspirations.



Perth hosts five top-notch universities in Western Australia:

- **Curtin University**
- **Edith Cowan University**
- **Murdoch University**
- **Notre Dame University**
- **University of Western Australia**

These universities offer a wide array of disciplines, including arts, sciences, engineering, business, medicine, and more. Students have access to state-of-the-art facilities, research opportunities, and a supportive learning environment.

If you dream of attending university in Perth after leaving school, you will need an Australian Tertiary Admissions Rank (ATAR) from an Australian high school or an equivalent like the International Baccalaureate. Tuition fees at these prestigious institutions range from \$15,000 to \$30,000.

## **VOCATIONAL EDUCATION AND TRAINING**

Perth's vocational education and training (VET) sector provides practical, industry-focused training programs that equip students with job-ready skills. These programs offer pathways to employment or further education, enabling individuals to enter the workforce with specialized knowledge and qualifications.

## **RESEARCH AND INNOVATION**

Perth's education system places a strong emphasis on research and innovation. The city's universities and research institutions are at the forefront of groundbreaking research in various fields, contributing to advancements in science, technology, medicine, and other disciplines. Students have the opportunity to engage in research projects and collaborate with leading academics and industry professionals.

## **INTERNATIONAL STUDENTS**

Perth welcomes a significant number of international students who choose the city for its high-quality education and multicultural environment. The education institutions in Perth provide support services tailored to the needs of international students, including language assistance, accommodation support, and cultural integration programs.

## **EDUCATION SUPPORT SYSTEM**

Perth offers a range of support services to ensure inclusive and equitable access to education. Specialised programs and services are available for students with diverse learning needs, including those with disabilities or English language learners. These support services aim to provide an inclusive learning environment and promote educational success for all students.

## **FUTURE DEVELOPMENTS**

Perth's education system is continually evolving to meet the changing needs of students and the demands of the future workforce. The city is investing in infrastructure, curriculum development, and technology integration to enhance educational outcomes and prepare students for the challenges of the 21st century.

Perth's education system is renowned for its commitment to academic excellence, providing students with a comprehensive and diverse range of educational opportunities. From early childhood education to tertiary institutions, the city's schools and universities offer a nurturing and supportive environment for learning and personal growth. With its emphasis on research, innovation, and inclusive education, Perth's education system prepares students to succeed in a globally connected world.



# TAKE A LEAP – EXPERIENCE BEST LIFE IN PERTH.

Perth is a city that offers an exceptional quality of life and a multitude of compelling reasons to make it your home. The combination of extraordinary natural beauty, a thriving economy, a welcoming community, and a relaxed lifestyle make Perth an enticing destination for those seeking a fulfilling and enjoyable place to live.

With its pristine beaches, crystal-clear waters, and abundant parklands, Perth provides a picturesque backdrop for outdoor enthusiasts. From surfing and swimming to hiking and picnicking, there is no shortage of opportunities to connect with nature and enjoy an active lifestyle.

Moreover, Perth boasts a robust economy and diverse job market, making it an attractive choice for career-oriented individuals. The city has experienced consistent growth in industries such as mining, resources, technology, and tourism, providing ample employment prospects and opportunities for professional development.

Beyond its economic opportunities, Perth is known for its warm and welcoming community. The city exudes a friendly and laid-back atmosphere, making it easy to forge new friendships and establish a sense of belonging. Residents often praise the strong community spirit, which is reflected in the countless festivals, markets, and cultural events that take place throughout the year.

Furthermore, Perth prioritises education and healthcare, with a range of excellent schools, universities, and healthcare facilities available. This focus on well-being and personal development further enhances the appeal of the city for individuals and families looking to settle down and build.

Perth offers a relaxed lifestyle that strikes a harmonious balance between work and leisure. The city's manageable size means less time spent commuting and more time for enjoying the things that matter most. With its vibrant culinary scene, world-class wineries, and a vibrant arts and entertainment scene, there is always something to explore and indulge in.

Don't miss the chance to immerse yourself in the welcoming local community and enjoy a laid-back lifestyle like no other. Take the leap and come live in Perth today – experience a life filled with sunshine, adventure, and endless possibilities.

## **DISCLAIMER**

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