HOUSE & LAND

TWO ROCKS | GREATER PERTH

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049 | 0411 072 012



Lot 857 | Cliffside Way

A coastal home in Two Rocks.

Sunningdale design | Titled land

PACKAGE PRICE

$743,872

RENTAL APPRAISAL

Up to $700 per week

4	2	2	313 m²
BEDROOMS	BATHROOMS	CAR GARAGE	LAND SIZE

Land $325,000 | Build $418,872 | Total build area 147.35 m²

Images are indicative. Rental return is an estimate and is not guaranteed.

THE OPPORTUNITY

Sunningdale at Two Rocks

A 4-bedroom house and land package in Atlantis Beach Estate.

LAND	BUILD	TOTAL PACKAGE
$325,000	$418,872	$743,872

PROPERTY DETAILS

Address	**Lot 857, Cliffside Way, Two Rocks**
Estate	**Atlantis Beach - Riptide Release**
Land size / frontage	**313 m² / 12.5 m**
Total build area	**147.35 m²**
Configuration	**4 bedrooms | 2 bathrooms | 2 car garage**

ESTIMATED RENTAL RETURN

Up to $700 per week

See the supplied rental appraisal.

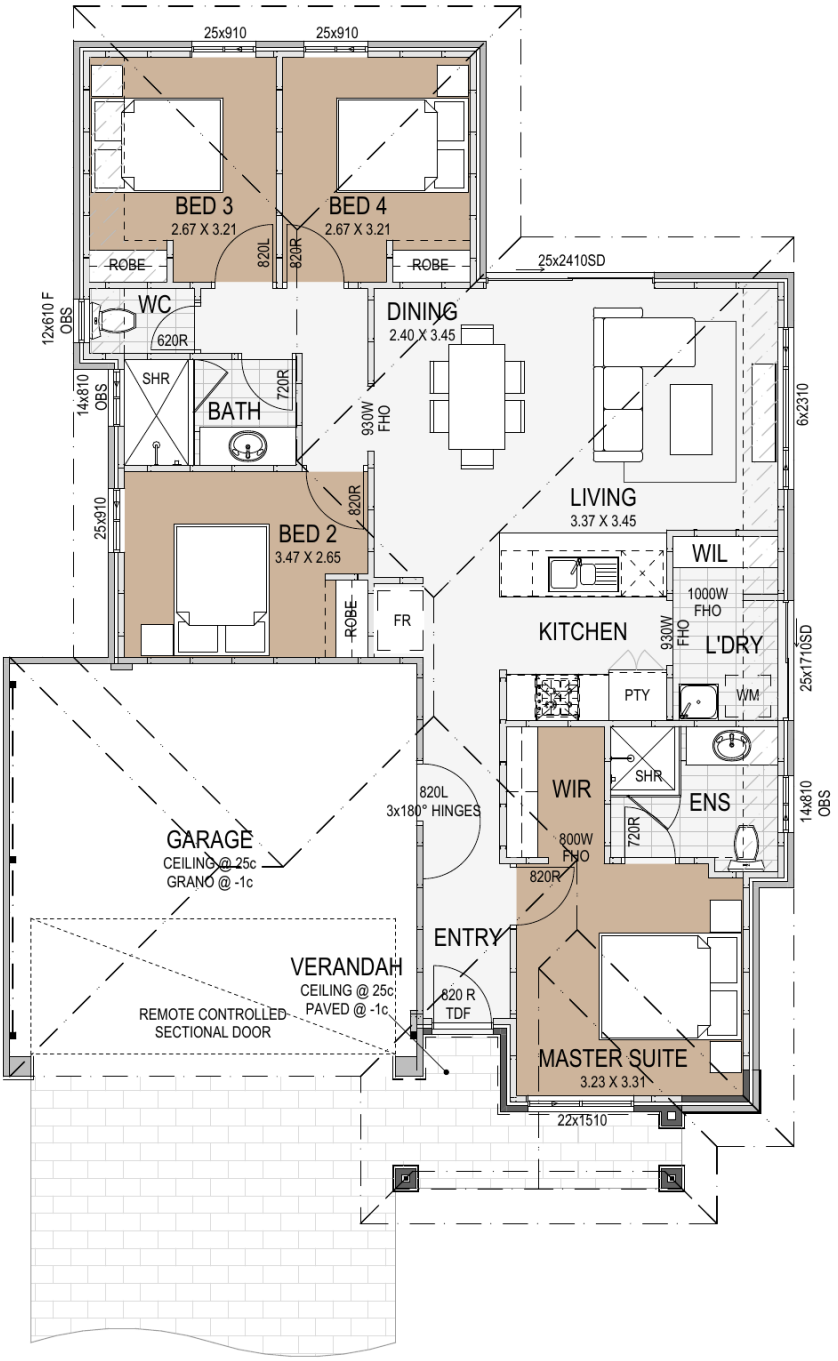
PACKAGE INCLUSIONS

- Site works and crossover
- Internal wall paint
- Reverse cycle ducted air conditioning
- LED downlights throughout
- Stone benchtops throughout
- Solar photovoltaic system
- 450 x 450 tiles to living areas
- Window treatments throughout
- High recessed living room ceiling
- Titled land

Land deposit: $5,000 | Build deposit: $2,000

Inclusions and terms are subject to final contract documentation.

Sunningdale - Floor Plan



House 106.43 m² | Garage 35.00 m² | Verandah 5.92 m² | Total 147.35 m²

Original supplied floor plan. Final design is subject to contract and approvals.

ELEVATION CHOICES

Sunningdale — Facade Options

GABLES



PORTICO

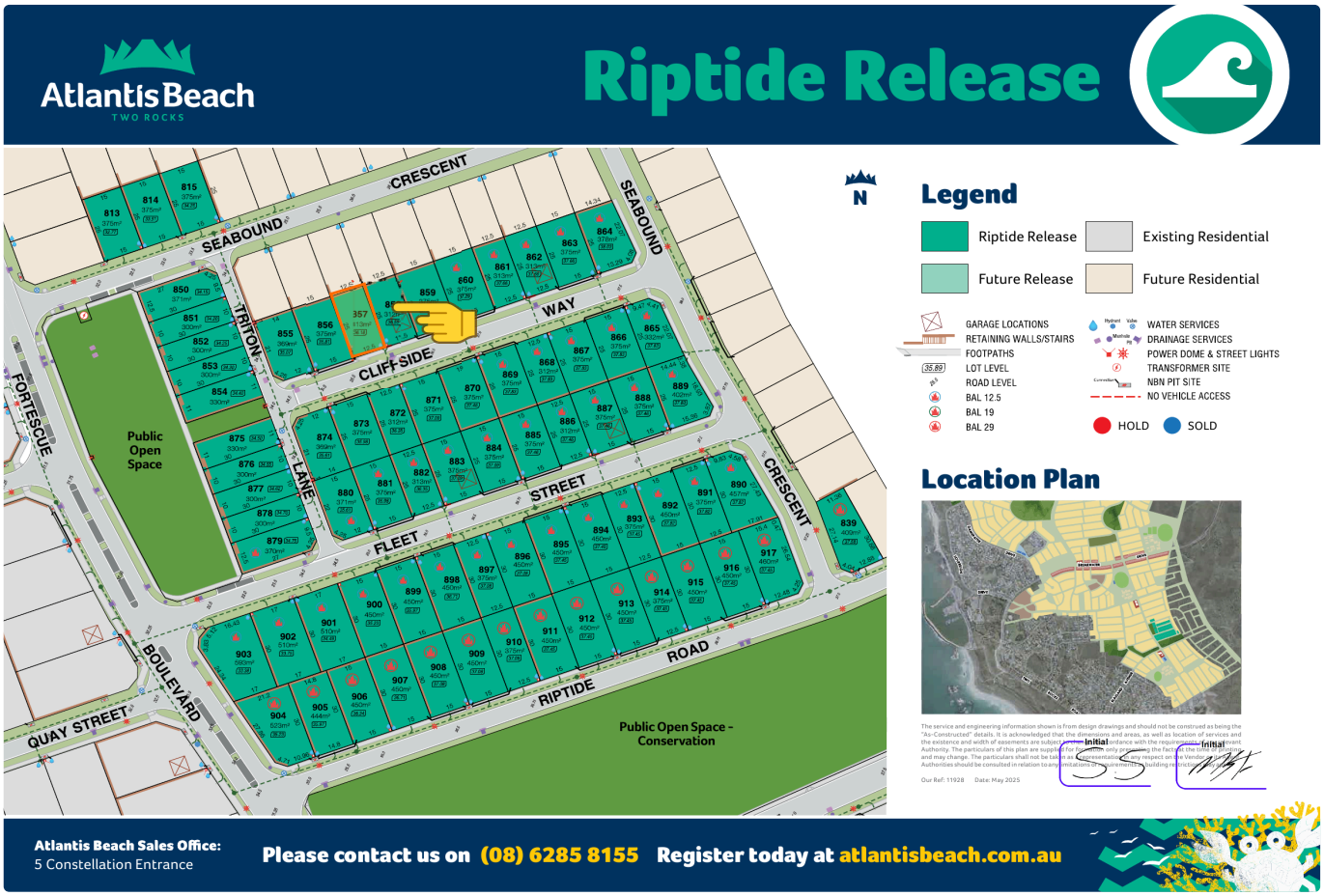


VERANDAH (SELECTED)



ESTATE STAGE PLAN

Atlantis Beach Estate — Riptide Release



LOT	STREET	BLOCK SIZE
Lot 857	Cliffside Way	313m²

FAST FACTS

Atlantis Beach Estate — Two Rocks

A master-planned coastal community at Two Rocks, just north of Yanchep, with real beachside living on your doorstep.

BEACH & COAST

- Nearly 4km of coastline within Two Rocks, including dog-friendly beaches.
- Beach and offshore fishing spots close by.
- Popular surfing spots nearby, known locally as “The Spot” and “Derrs”.
- 4WD beach driving at nearby Wilbinga.

SCHOOLS & CHILDCARE

- Atlantis Beach Baptist College and Two Rocks Primary School.
- Cuddles Early Learning & Childcare within the community.

SHOPPING & DINING

- IGA, bottle shops, post office and newsagent.
- Neptune’s Café, The Pickled Herring and Tavern on the Rocks.
- Jupiter Health Medical Centre and pharmacy.

COMMUNITY & RECREATION

- Two Rocks Marina, with a $6 million upgrade underway.
- Constellation Park, Mulloway Park and Blaxland Park.
- Yacht club, skate park and community centre.

Information sourced from Atlantis Beach Estate's published marketing material. Distances and details are approximate and provided as a general guide only.

The Difference specification

Included in every home

- 24/7 access to our customer portal providing updates, photos and communication
- HIA fixed price building contract
- Home indemnity insurance
- 6 months maintenance period
- Energy efficiency compliance
- Contour survey and site soil classification
- Water corporation application fees
- Council building permit application fees
- Re-peg of existing site boundaries
- Certified termite treatment
- Truecore steel walls frames internally including plasterboard wall finish and insulation
- Moisture resistant wall board to all wet areas
- Clay brick construction externally
- Sand finished render to front elevation
- 2 course external face bricks to remainder
- Rolled cream mortar brick joints
- Truecore steel truss roof frame with colorbond steel roof cover
- Colorbond gutters, fascia and downpipes
- Engineer designed reinforced concrete slab and footings
- Aluminium lockable windows and sliding doors
- Flyscreens to all windows and sliding doors
- 28c plasterboard ceilings internally including insulation
- 25c fibre cement ceilings to garage, porch and alfresco
- Wall painting including top coat with acrylic sealer to all internal walls
- Painting including ceilings and cornice, door and door frames, eaves, exposed structural members, render and meterbox
- Gainsborough internal door handles
- Flush panel internal doors
- Solid core flush panel garage shopper door
- Designer range front entrance door with smart access lever lock
- Rheem 20L continuous flow gas hot water unit
- Shelf and rail to bedroom robes
- Colorbond auto sectional door with pelmet and remote controllers
- Natural grey concrete hardstand to garage
- Brick paved driveway (up to 6m), porch and alfresco
- 2 external garden taps
- Light points to all rooms and passages with conical light shades
- Double power points throughout
- RCD safety switches and hard wired smoke detectors
- Connection pack including network, data and tv point
- Solar photovoltaic (pv) system

Kitchen inclusions

- 20mm vitreous compact benchtop
- Hafele handles to all cupboards with soft close doors and drawers
- 600mm stainless steel multifunction electric oven
- 600mm stainless steel gas hotplate
- 600mm stainless steel canopy rangehood
- Wall tiles above kitchen benchtop and to underside of rangehood
- Dishwasher recess with cold plumbing and power point
- Stainless steel 1 1/2 bowl sink with drainer
- Caroma sink mixer tap
- Pantry with 4 white lined shelves

Ensuite, bathroom and laundry inclusions

- 20mm vitreous compact benchtops
- Hafele handles to all cupboards with soft close doors and drawers
- Floor tiling to ensuite, bathroom, wc and laundry
- Clear glazed semi-frameless pivot door and screen to shower recess
- Caroma wall and basin mixers
- Caroma bath spout and adjustable shower outlet
- 600mm framed mirror to ensuite and bathroom
- Caroma accessories including towel rail and toilet roll holder
- Vitreous china inset basin to ensuite and bathroom
- Vitreous china toilet suite with soft close seat
- 1525mm long acrylic bath to bathroom
- White polymer 45L laundry tub
- Washing machine plumbing connection
- Chrome plated floor wastes
- Linen with 4 white shelves

name:

signature:

date:

Discover incredible value with our Finishing Touch Specification, designed to elevate your experience to new heights.

Premium Inclusions

With more included from the start, our finishing touch specification empowers you to transform your house into a home effortlessly.

ITEM DESCRIPTION	STATUS
Fujitsu reverse cycle air conditioning	Included
High recessed ceiling to living area	Included
LED downlights throughout	Included
Carpets with underlay to bedrooms	Included
450 × 450 ceramic floor tiles	Included
Aluminium venetian blinds	Included
Vitreous compact benchtops throughout	Included
Caroma mixers and shower rose	Included
Caroma basins and sinks	Included
Laundry cabinet with inset trough	Included
3 coat internal wall paint	Included
Smart deadlock and entry lock	Included
Continuous flow gas hot water unit	Included
Solar Photovoltaic (PV) system	Included
Fully customised laminate kitchen cabinets	Included
7 star energy compliance	Included
Choice of street facades	Included
German made REHAU plumbed water service	Included
Customised customer portal with 24/7 access	Included

Hybrid Brick construction

12 month build time guarantee

9 month price hold guarantee

Price Hold Guarantee

Our 9-Month Price Hold Guarantee ensures that we will maintain the price of your home for nine months, allowing your delayed land titles to become available. This guarantee starts from the date you sign the Preparation of Plans Agreement (PPA), as long as you meet the following conditions.

This guarantee is available to all new customers who sign an eligible Preparation of Plans Agreement between June 1, 2026, and December 31, 2026. Please note that Forma Homes reserves the right to modify or withdraw promotions at any time without prior notice.

Terms and Conditions:

Eligibility
Forma Homes will honour the applicable Price Hold period, provided the following conditions are met:
- The home must be built using our standard specifications and brick veneer construction method (this excludes double brick homes).
- The site address must be located within the Builder's Zone 1 metropolitan region.
- The home design must fall within the standard range offered by the Builder.

Price Hold Conditions
Forma Homes will uphold the applicable Price Hold period, provided the following conditions are met by the purchaser(s):
- The Price Hold applies only to the base price of the home and selected sales variations; it does not include any provisional sums.
- Payment of the Preparation of Plans Agreement (PPA) in full.
- Execution of a Lump Sum Building Contract within sixty (60) working days of signing the Preparation of Plans Agreement (PPA).
- Full payment of the remaining deposit claim under the Lump Sum Building Contract.
- All revisions and variations to the building contract and associated documentation must be signed by the purchaser(s) within three (3) working days of being issued.
- Purchaser(s) prestart meeting must be conducted within five (5) working days from the date requested by the Builder.
- All pre-start variations must be signed off within three (3) working days of being received.
- Final Documentation, which includes the final set of working drawings and final addenda, must be signed off by the purchaser(s) within five (5) working days of being issued.
- No pre-start variations may be raised after the Final Documentation has been issued.
- The purchaser(s) acknowledge that revisions and variations to the contract contribute to delays, and the time taken to process them will be counted within the Price Hold period. No additional time will be granted.

Forma Homes must receive the following approvals within sixty (60) working days of the land titling:
- Water, developer, and all council approvals.
- Unconditional finance approval, including proof of any loan shortfalls.
- Confirmation of land settlement into the purchaser(s) names.
- Signed final documents (the final set of working drawings and final addenda).
- The purchaser(s) must meet all other contractual obligations related to site access to commence construction, such as meeting planning conditions, demolition, and availability of site power and water.

Delays and Exclusions
Forma Homes is not responsible for any delays that are beyond the builder's control. These delays may include, but are not limited to:
- Titling of land by the developer.
- The purchaser's ability to obtain finance approval.
- Delays caused by the lender or the purchaser(s).
- Planning approvals.
- Council approvals.
- Developer approvals.
- Delays caused by external suppliers.
- Delays resulting from breaches of the Price Hold Terms and Conditions.

Forma Homes reserves the right to review the terms of this promotion at any time. If a review is necessary after the lump sum building contract has been signed, the conditions outlined in the building contract will apply. Provided that the Builder commences construction within the agreed Price Hold period and all the above conditions are met, the Price Hold will be honoured.

How the Price Hold is Calculated
The Price Hold period is calculated as follows:
Confirmation of land titling must occur within six (6) months of the signing of the Preparation of Plans Agreement (PPA). For example, if the PPA is signed on June 1, 2026, the land title must be available before November 30, 2026.

Once the land title is confirmed, Forma Homes will allow sixty (60) working days for the purchaser(s) to provide the following:
- Water, developer, and all council approvals.
- Unconditional finance approval, including proof of any loan shortfalls.
- Confirmation of land settlement in the purchaser(s) names.
- Signed final documents (the final set of working drawings).

If the land title exceeds the six (6) month Price Hold period, discuss with your Building Broker the option of including a Delayed Title Allowance within your Preparation of Plans Agreement (PPA). This allowance is based on the additional number of months required beyond the Price Hold period, capped at $1,500 per month. It is important to discuss and agree on this at the time of signing the PPA.

name:

signature:

date:

Build Time Guarantee

Our 12-month Build Time Guarantee ensures that the practical completion of a home covered by a signed Preparation of Plans Agreement will be completed within twelve months. This guarantee begins from the date the slab is poured, provided you meet the following conditions.

This guarantee is available to all new customers who sign an eligible Preparation of Plans Agreement between June 1, 2026, and December 31, 2026. Please note that Forma Homes reserves the right to modify or withdraw promotions at any time without prior notice.

Terms and Conditions:

Eligibility
Forma Homes will honour the applicable Build Time period, provided the following conditions are met:
- The Build Time Guarantee applies only to the construction of a home covered by a signed Preparation of Plans Agreement that has not been terminated.
- The Build Time Guarantee is only valid on homes that comply with all terms and conditions listed below.

The Build Time period is valid only for the following types of homes:
- The home must be built using our standard specifications and brick veneer construction method (this excludes double brick homes).
- The site address must be located within the builder's Zone 1 metropolitan region.
- The home design must fall within the standard range offered by the Builder.

Build Time Conditions
Forma Homes will uphold the applicable Build Time period, provided the following conditions are met by the purchaser(s):
- The total contract value, including any variations, is under $500,000.
- The property is a green-titled site with street frontage within a green fields estate, not exceeding 600 square meters.
- The site has a slope with a fall that does not exceed 500 mm.
- Only sites classified as 'A' class soil are acceptable
- The site must have access to scheme water, sewer, and underground power services, all of which should be available for connection before the concrete slab is laid.
- Full, on time payment for claims under the Lump Sum Building Contract.
- The purchaser(s) must not supply any items or works.
- The purchaser(s) must meet all other contractual obligations related to site access to commence construction, such as meeting planning conditions, demolition, and availability of site power and water.
- Practical completion will be claimed for as determined by the Builder only and does not require the commencement of landscaping works included in the Lump Sum Contract.

Delays and Exclusions
Forma Homes is not responsible for any delays that are beyond the builder's control. These delays allow the builder to extend the Build Time period automatically without notice or repercussion, and this does not count as non-fulfillment. If an extension was necessary, the purchaser(s) can request proof of delays at practical completion. Delays may include, but are not limited to:
- Delays caused by external suppliers.
- Delays caused by acts of vandalism or damage.
- Delays caused by unforeseen events, such as inclement weather, that disrupt material or trade supply.
- Delays caused by a pandemic outbreak that results in industry shutdowns.
- Delays caused by any instructions or delays in instructions from the purchaser(s) or any omissions by them.
- Delays caused by owner-initiated building inspectors.
- Delays resulting from breaches of the Build Time Terms and Conditions.

Forma Homes reserves the right to review the terms of this promotion at any time. Where the Terms and Conditions have not been explicitly met, this guarantee immediately void and all time performance measures will be as outlined in the HIA Lump Sum Building Contract.

Builders Obligation For Non-fulfillment
Should the builder not achieve practical completion within the time frame specified (plus if applicable any extension of time claimed), then the builder agrees to pay the owner the amount of $250 (inclusive of gst) per week until practical completion has been reached, to a maximum of 16 weeks.

name:

signature:

date:

Structural Guarantee

We are proud to offer a comprehensive 25-year structural guarantee, highlighting our strong commitment to the quality and durability of your new home, provided you meet the following conditions.

This guarantee acts as a safety net for homeowners, provided that the purchaser(s) maintain the structural integrity of their property through careful landscaping and paving that enhance foundation performance.

Terms and Conditions:

It's essential to note that issues caused by misuse or neglect are not covered under this guarantee. The purchaser(s) are responsible for ensuring that your home is properly maintained. If the purchaser(s) experience any problems within the first six months, please use the service portal provided in Constructive to notify the Builder. If the issue falls under the Builder 6-Month Free Warranty Service, there will be no charge for repairs.

The structural guarantee begins on the date of your practical completion and covers the following items:

- Concrete footings and slab.
- Structural steel and timbers.
- Structural brickwork.

Your Responsibility as the Homeowner

- The purchaser(s) must maintain the site in conjunction with the “CSIRO Foundation Maintenance and Footing Performance: A Homeowner’s guide” .
- Maintain the home in line with any ongoing maintenance duties such as regular termite inspections and retreatment.
- Ensure hardscaping and landscaping to the perimeter of the home is installed as soon as possible after handover and is designed and installed in a way to effectively drain water away from the foundations.
- Ensure that for any trees the purchaser(s) plant or plan to plant, the purchaser(s) engage a suitably qualified engineer to ensure that any roots will not impact the foundations of the home.

Exclusions under this Guarantee

- This Guarantee is valid for the initial purchaser(s) named in the Building Contract only. It is not transferrable under any circumstance to subsequent owners or occupants.
- Structural Failure due to neglect;
  - Any failure that it caused due to a failure on the purchaser(s) part to maintain the home or where negligence is evident (for example, deep excavation for swimming pools without adequate engineering and shoring).
- Failure on the purchaser(s) part to maintain the site in conjunction with the “CSIRO Foundation Maintenance and Footing Performance: A Homeowner’s guide” .
- Structural Failure due to environmental factors;
  - Structural failure caused by environmental factors and/or natural disasters is not covered by this guarantee. Environmental Factors such as natural disasters/act of god can cause damage beyond the structural requirements allowed for in Building Codes. It is important the purchaser(s) take out an insurance policy for the home as soon as the project reaches practical completion to cover any unforeseen environmental factors.
- Structural Failure due to modifications to the structure;
  - Any structural modification or addition made to the home after handover will void this Structural Guarantee.
  - Any structural modification or addition made to the home by the purchaser(s) or one of its representatives during the construction of the home (without prior approval and allowed for in the contract) will void this Structural Guarantee.
- For the avoidance of doubt, this Structural Guarantee does not apply in the following instances;
  - Site conditions post-handover that are outside of the Builders control.
  - Damage caused by storms, fires, earthquakes, flooding, drought or other acts of god.
  - Damage caused by tree root systems growing in proximity to the home.
  - Damage caused by subsequent construction works after handover of the home.
  - Fair wear and tear.
  - Minor cracking.
  - Any item of a non-structural nature or any item that is not the foundations, steel or timber structural framing or load bearing brickwork.

Making a Claim

To make a claim under this Structural Guarantee the purchaser(s) must provide to the Builder in writing the following information:

- An outline of the structural failure that has been experienced.
- Any evidence such as photo evidence or inspection reports the purchaser(s) may have.

Upon receipt of your claim the Builder will:

1. Review the provided documentation.
2. Inspect the property and where necessary engage the Builders nominated Structural Engineer to provide an inspection report.
3. Notify the purchaser(s) the outcome of the inspection and any rectification works that are necessary.

name:

signature:

date:

27th October 2026

To Whom It May Concern,

RE: Lot 857, Cliffside Way, Two Rocks

Thank you for your request to provide a rent appraisal for the above property.

We have reviewed the rental value of comparative properties in this area and market information suggests a rental amounts for the following could be achieved;

Property Configuration
4 Bed | 2 Bath | Double Garage

Estimated Weekly Rent
Up to $700 PW

Estimated Annual Rental Income
Up to $36,400 p.a.

Please do not hesitate to contact me if you have any questions.

Kind Regards,

Clare Christiansen
General Manager

Licensed Real Estate Agent
RA66242

08 6365 5665

hello@rentchoice.com.au
www.rentchoice.com.au

5/1076 Hay Street,
West Perth, WA, 6005



Your Property Tax Depreciation Estimate







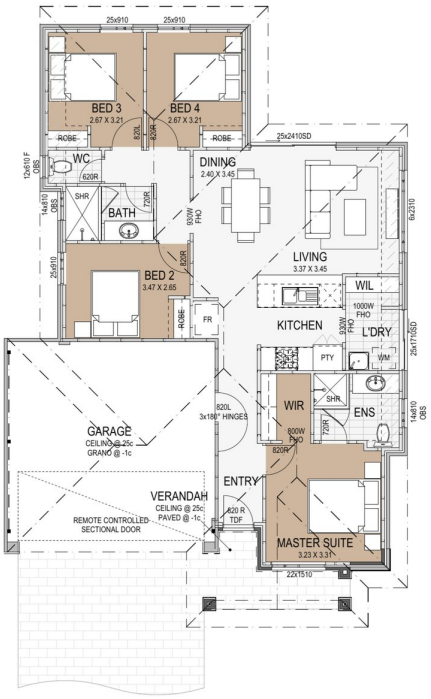
Helping you maximise your return on your investment

duotax
QUANTITY SURVEYORS

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049 | 0411 072 012

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049 | 0411 072 012

Lot 857, Cliffside Way, Two Rocks, WA 6037

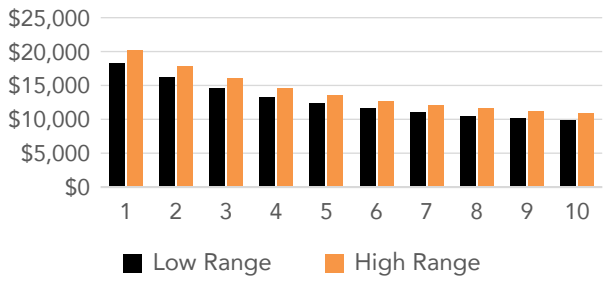


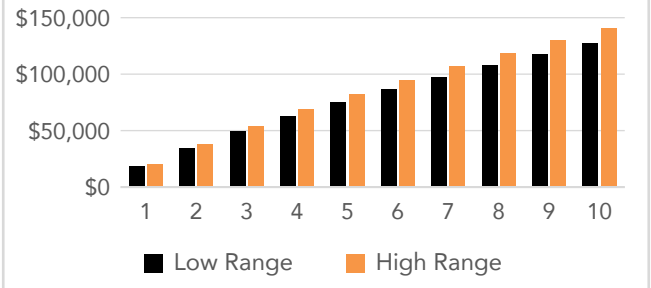
Low Range

Year	Capital Works	Plant & Equipment	Total
1	$8,900	$9,300	$18,200
2	$8,900	$7,300	$16,200
3	$8,900	$5,700	$14,600
4	$8,900	$4,400	$13,300
5	$8,900	$3,400	$12,300
6	$8,900	$2,700	$11,600
7	$8,900	$2,100	$11,000
8	$8,900	$1,600	$10,500
9	$8,900	$1,200	$10,100
10	$8,900	$900	$9,800
11+	$266,500	$3,800	$270,300
Total	**$355,500**	**$42,400**	**$397,900**

High Range

Year	Capital Works	Plant & Equipment	Total
1	$9,800	$10,300	$20,100
2	$9,800	$8,000	$17,800
3	$9,800	$6,200	$16,000
4	$9,800	$4,800	$14,600
5	$9,800	$3,700	$13,500
6	$9,800	$2,900	$12,700
7	$9,800	$2,300	$12,100
8	$9,800	$1,800	$11,600
9	$9,800	$1,400	$11,200
10	$9,800	$1,100	$10,900
11+	$294,900	$4,400	$299,300
Total	**$392,900**	**$46,900**	**$439,800**





Please note this is an ESTIMATE ONLY. It cannot be submitted to the ATO as it does not meet the ATO's criteria for final settlement and construction cost for each individual purchase. This estimate shows the first 10 years, the full schedule will contain 40 years of depreciation. For a tailored report that would be accepted by the Australian Taxation Office please contact Duo Tax to arrange your report.

PropCalc

Powered by BMT Tax Depreciation

Property Report



Lot 857 | Atlantis Beach Estate **Two rocks WA 6037**

BMT Tax Depreciation
QUANTITY SURVEYORS

1300 728 726 | bmtqs.com.au

Investment results





Lot 857 | Atlantis Beach Estate **Two rocks WA 6037**

Images powered by pricefinder

Holding costs per week **-$80**

Property result **NEGATIVELY GEARED**

Rental yield **4.71%**

The report provided is for information purposes only. The report is not a valuation and nothing in this report constitutes legal, taxation or financial advice. Please refer to the Disclaimer contained within the report.

Your detailed information

Property overview

Est. year of construction	2026	Est. year of purchase	2026
Was property purchased new	Yes	Ownership	Investment property
Purchase price	$743,872	Deposit Percentage	11.9%
Deposit Amount	$88,521	LMI capitalised	Yes
Lenders Mortgage Insurance (LMI)	$14,156		

Purchase cost

Loan Amount	$669,507	Other costs	-
Stamp duty	$9,785	Registration fees	$300
Legal fees	$1,500	Pre-purchase reports	$1,000
Loan to value ratio	90%	Interest rate	6.75%
Total funds required	$101,106		

Income

Rent per week	$700	Number of weeks rented	50
Other annual income	-	Annual income	$35,000

Expenses

Body corporates fees	-	Council rates	$2,000
Insurances	$2,000	Interest on loan	$45,192
Property management rate	7%	Property management fees	$2,450
Repairs	$500	Advertising/Stationery	$300
Water charges	$1,000	Other costs	-
Total expenses	$53,442		

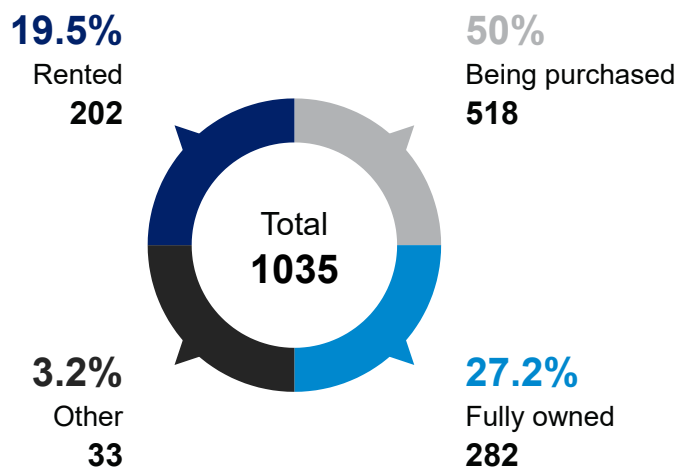
Cashflow

Total income	$35,000	Total expenses	$53,442
Depreciation estimate	$20,100	Tax deductions	-$38,542
Marginal tax rate	37%	Tax refund	$14,261
Before tax cashflow	-$18,442	Yearly cashflow result	-$4,181

Property address: Lot 857 | Atlantis Beach Estate Two rocks WA 6037

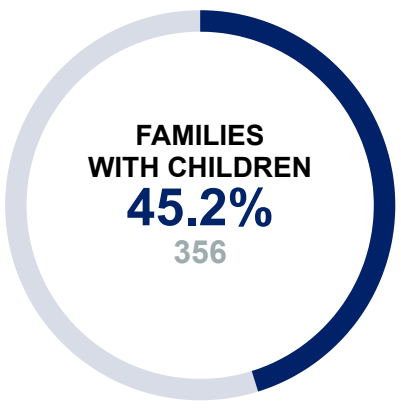
Statistics

Home ownership - Two Rocks



Data Provided by © 2026 Australian Bureau of Statistics (ABS)

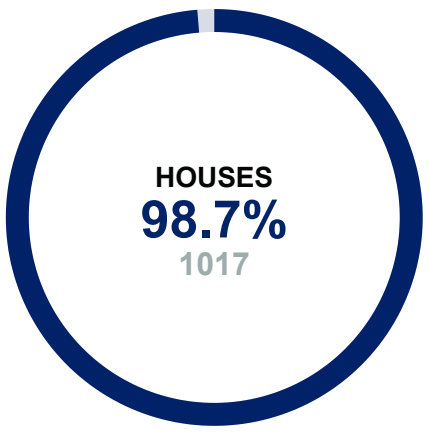
Neighbours

Families	Median monthly mortgage repayments	Median weekly rent	Weekly household income
	$2,000	$340	$1,276

Data Provided by © 2026 Insight Data Solutions Pty Limited

Neighbourhood

Dwelling type



Home ownership



Data Provided by © 2026 Insight Data Solutions Pty Limited and Australian Bureau of Statistics (ABS)

Property notes

DISCLAIMER

PropCalc is provided with an illustrative calculator for information purposes. Calculations and results are estimates and provided as a guide only and may only be used as an illustrative estimate of the potential holding costs of a residential investment and owner occupied property. PropCalc provides results and outcomes based upon information provided by you, the user, and assumptions made. Income, expenses and other costs are assumed to be evenly spread throughout the period indicated by the PropCalc, but PropCalc may not take into account all fees, charges or other amounts that may be charged to you and your personal tax circumstances (for example, Medicare Levy and HECS contributions). The PropCalc combines inputs of income, expenses, marginal tax rates and depreciation estimates. All depreciation entitlements are estimated using the BMT Tax Depreciation estimation tools. Accordingly, you should consider the potential longer term impacts of any factors of property investing when reviewing the affordability of a property over any period.

The results of the PropCalc does not constitute legal, taxation or financial advice. You acknowledge and agree you must undertake your own analysis and obtain independent legal, financial and taxation advice.

Neither BMT Tax Depreciation Pty Ltd, nor its directors, shareholders or advisors make any promises or other representations in relation to PropCalc and the information available through it, including as to the accuracy or completeness of information produced by PropCalc.

To the maximum extent permitted by law, BMT Tax Depreciation Pty Ltd (including its directors, shareholders or advisors) excludes all liability to you or any other person arising out of or in connection with PropCalc or any information provided or otherwise made available through it. For clarity, the foregoing does not exclude any liability that is not permitted to be excluded by law (including the Australian Consumer Law and any statutory guarantees that may apply). For any such liability that cannot be excluded, but which can be limited, BMT Tax Depreciation Pty Ltd limits such liability to (at its sole option) re-performing the services again or paying the costs of re-performing the services.

City of Wanneroo

BUSINESS WANNEROO

Invest Wanneroo

Land, links and local government support helping investors grow



Acknowledgment of Country

The City of Wanneroo acknowledges the Traditional Custodians of the land we are working on, the Whadjuk people. We pay respect to the Elders of the Noongar nation past, present and future, who have walked and cared for the land, and we acknowledge and respect their continuing culture and the contributions made to the life of this City and this region.

Alkimos coastline.

"Offering available and affordable land, access to a large and growing population, vibrant and strategic employment locations, a supportive business environment, and enabling infrastructure developed through significant State investment; discover a prime investment location to start, grow or diversify your business in the City of Wanneroo."

Linda Aitken
Mayor, City of Wanneroo

"Around 16,000 businesses choose to operate and thrive across the City of Wanneroo including a booming construction industry, world-class robotics and automation precinct, and a prospering tourism and visitor economy."

Bill Parker
CEO, City of Wanneroo

Australia's West is best

Australia is a progressive country with a stable political and social environment, making it an attractive and secure investment location.

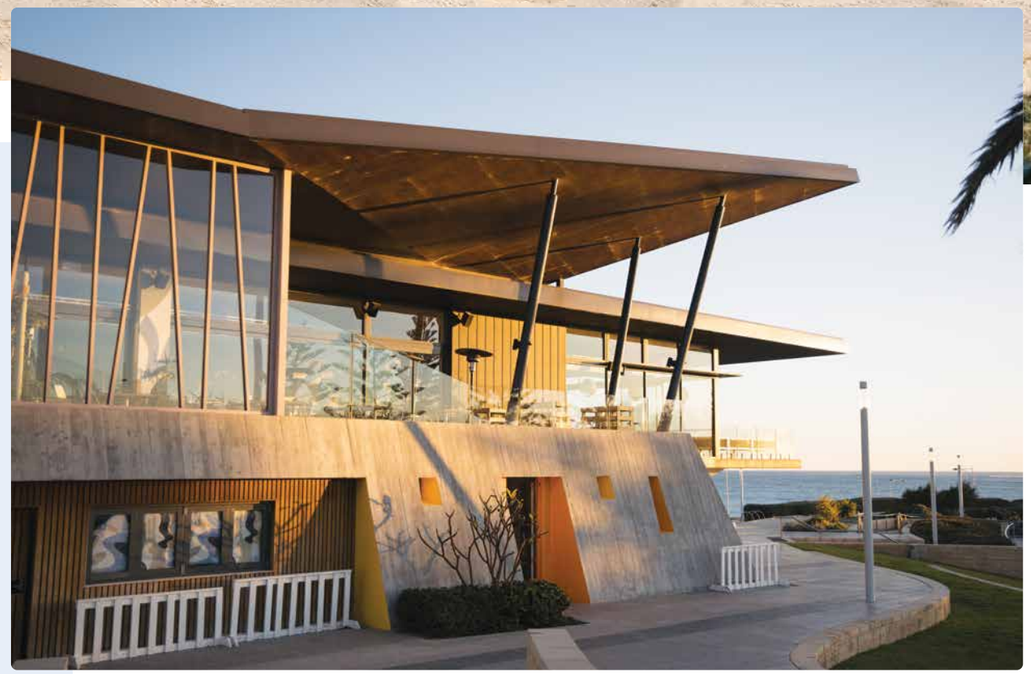
It is the sixth largest country in the world, rich with natural resources and home to a strong, resilient economy with a diverse and educated workforce.

Located in Perth, Western Australia, the City of Wanneroo is in the world's most populous time zone (UTC +8). Positioned in the Indo-Pacific region in proximity to key Asian markets, it shares the same time zone as approximately 60% of the world's population, making it an ideal location to do business.

Western Australia's high-quality infrastructure, large and sparsely populated landmass, and natural resources – including abundant solar and wind exposure which will play a role in the shift to renewable energy sources – welcome investors seeking a location for secure, profitable and responsible investment.

"We have the renewable resources, skills and trading partnerships to become home to job-creating clean energy mega-projects..."

Hon Roger Cook,
Premier Western Australia, 9 May 2024.



The Beach House, Eden Beach Jindalee.

"Western Australia is the nation's most business-friendly jurisdiction. It ranks first in the five metrics of construction costs, job vacancies, rental costs, fuel costs and development applications."

Ease of Doing Business Report,
August 2024,
Institute of Public Affairs, page 1

Advantage: Wanneroo

The City of Wanneroo is located on the north-eastern fringe of Perth's metropolitan area, spanning 12 to 60 kilometres from the Perth CBD.

Already home to more than 200,000 people, we're one of the fastest growing local government areas in Western Australia.

The population is expected to increase by over 150,000 residents by 2041, offering businesses a rapidly expanding local customer base and workforce.

Land availability, lower industrial land prices and excellent transport infrastructure and links, coupled with an enviable lifestyle make the City an excellent choice for investors.

> "We believe we could not have done this anywhere else, but where we are in Wangara.
>
> Our mortgage is completely doable, public schools are excellent, facilities and access to after school activities are brilliant – for us, this was a holistic decision...
>
> We've been so impressed with the City of Wanneroo's leadership and innovative thinking. They are open to looking beyond traditional businesses and are really harnessing our unique location and being receptive to ideas."
>
> **Lena Barnes,**
> Direct Coins

Grow with us

9.5%
of the total value of building approvals in Western Australia were in the City of Wanneroo in 2024-25 (FYTD October).

These totalled **half a billion dollars** in value (including residential approvals).

$9,529 million
City of Wanneroo's Gross Regional Product in 2022/23.

$1 billion+
of public investment in regional infrastructure in the past five years.

4.2%
City of Wanneroo's contribution to Western Australia's employment in 2022/23.

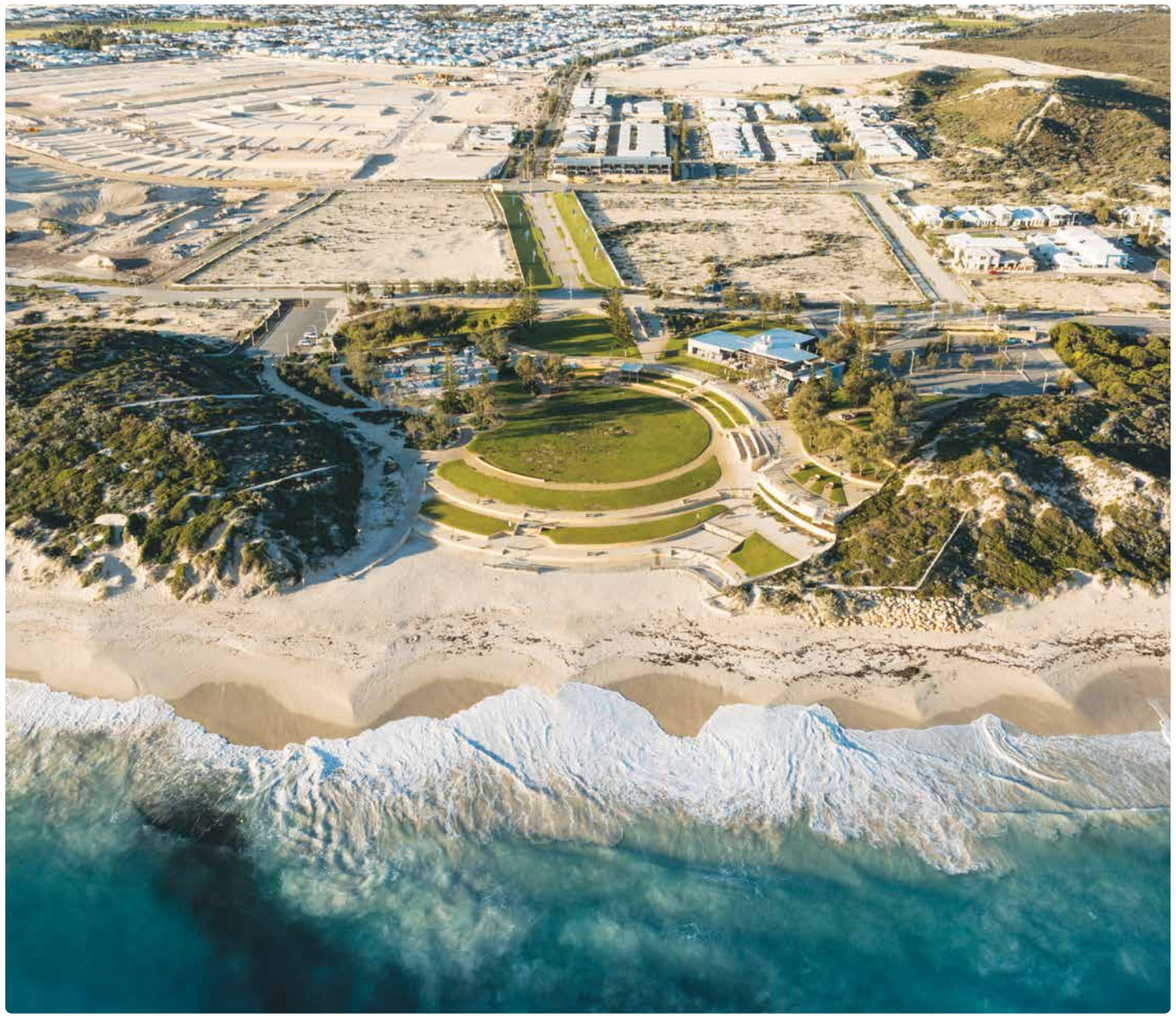
$895.4 million
total tourism sales in the City of Wanneroo in 2022/23.

11,061
people employed in **4,263** businesses in the construction industry.

23.33%
growth in employment in Professional, Scientific and Technical Services in the five years to 2021/22.

79.83%
forecasted population change 2025-46.

437,016
forecasted population by 2046.



Shorehaven Estate, Alkimos.

A sustainable City

Sustainability is integral to the City of Wanneroo's operations and our community. An organisation grounded in good environment, social and governance (ESG) principles also offers an investment destination that's less risky, better positioned for the future and more resilient to uncertainty.

Our economic purpose is to enable businesses to provide diverse and quality local job opportunities, facilitate delivering sustainable economic growth, and enhance social and environmental outcomes for intergenerational equity, while our diverse and supported industry base will support economic resilience.

The City aspires to balance economic growth with ensuring a healthy and sustainable natural and built environment. This is reflected in our operational plans and strategies.

Sustainability, protecting our environmental assets, and developing a resilient and diverse economy through sustainable and responsible economic development are central in themes identified as our community priorities, and enshrined in the City's *Strategic Community Plan 2021-2031*.

For more information on sustainability at the City of Wanneroo, visit **wanneroo.wa.gov.au/sustainability**

Competitive commerce and collaborative clusters

Tourism, agritourism, advanced manufacturing, retail and hospitality, construction, health care and social assistance, professional and technical services, waste and energy/clean technology industries are strong contributors to the City of Wanneroo's economy.

Innovative and sustainable businesses and precincts distinguish the City and offer investors co-location advantages in supportive industry clusters, including Neerabup Industrial Area's Australian Automation and Robotics Precinct (AARP) and the future planned Resource Recovery Precinct.

AARP

The AARP is a world-leading collaborative innovation hub and Australia's largest test and development site advancing automation, robotics, remote operations and zero emissions technologies globally.

The facility is forecast to contribute between $450 million and $600 million in economic benefits to Western Australia by 2030, with 80% of the value captured by local and regional businesses and organisations.

Designed to facilitate innovation, the AARP provides users with access to test beds, laboratories, design co-labs. The landmark Common User Facility features office space, showcasing areas, workshop facilities, laboratories and small-scale fabrication facilities and training rooms.

Thanks to a three-year Enterprise Funding Agreement and proud partnership with Core Innovation Hub (CORE), City of Wanneroo businesses can access exclusive networking, co-working and accelerator programs.

"With new automated solutions emerging, we are driving WA to **lead the nation** in the development of robot and automation solutions.

Our **Australian Automation and Robotics Precinct** will play a key role in the integration of robotics to **increase efficiency and safety** within key industries in WA, including mining.

It's exciting to be opening this world-class innovation hub right here in Perth, strengthening WA's position as a **global leader** in innovation, and setting our State's economy up for the future."

Hon Roger Cook MLA,
Premier Western Australia, 2024



The Australian Automation and Robotics Precinct, Neerabup.

Waste and Energy/Clean Technology

The waste and energy/clean technology sector is growing, with a range of businesses involved in producing and distributing renewable energy and clean technologies.

The City is home to several research and development facilities and manufacturers of clean technology products and seeks to establish a master planned Resource Recovery Precinct powered by renewable energy in the Neerabup Industrial Area.

This innovative precinct will enable the circular economy, providing a catalyst for private investment and an incubator for innovative solutions to waste by bringing together collection, recovery, processing and value adding.

For more information on this emerging opportunity, visit **wanneroo.wa.gov.au/advocacy**

Construction

Home to almost 4,500 businesses employing 12,300 people, construction is the City's largest industry, spanning residential, commercial, and industrial property development.

The City is home to several major projects including developing the Neerabup Industrial Area, and the WA State Government's METRONET Yanchep Rail Extension, which opened for passenger service in July 2024.

In the 2024-25 Financial Year (January FYTD), 9% of the total value of building approvals in Western Australia were in the City of Wanneroo. These approvals totalled $939m, comprising $825m in residential approvals, and $113m in non-residential approvals.

Source: Australian Bureau of Statistics, Building Approvals, Australia, catalogue number 8731.0. Compiled and presented in economy.id by .id (informed decisions)

Yanchep Lavender, Carabooda.





Luxury accommodation at The Marina Mindarie.

Tourism/Accommodation

Stunning coastline, natural beauty, and a diverse range of attractions and experiences make the City a popular destination for tourists.

Businesses will find plenty of opportunity among a strong tourism offering including Indigenous experiences, lakes, shipwrecks, national parks, caves, coastline, State motorsport, ecotourism, agritourism and a 5 Gold Anchor globally accredited marina.

The breadth of experiences across the City attracts a wide variety of visitors, creating similarly diverse opportunities for accommodation development, from hotels and resorts to holiday and short-term rental accommodation.

Agritourism

Rich agricultural history meets invention in the City of Wanneroo, making us home to a vibrant, competitive and innovative agritourism sector.

Agriculture and market gardening is an important part of our history and lays the foundation for emerging agritourism opportunities.

Rapid urbanisation of the northern corridor presents significant agritourism and nature-based opportunities to develop experiences, food, beverage and artisan products to cater to this growing customer base.

Health care and social assistance

Healthcare and social assistance sectors are growing alongside the booming City population.

The City has well established medical, dental, allied health services and health clinics, medical centres, and aged care facilities but will require significant growth of this sector to cater to the growing population.

Key locations

The City of Wanneroo is well-connected to the rest of Western Australia and beyond with established road, rail, and air connections.

Advanced telecommunications and technology infrastructure provides businesses with high-speed connectivity, data centres, and IT support services, connecting you to the digital economy and a potential global customer base.



Residential development, Alkimos.

With direct access to other metropolitan centres and the State's north, the City is home to two major industrial areas, six major activity centres, over 30 smaller centres and a further 25 new activity centres planned including the Yanchep Strategic Centre.

These precincts offer future development opportunities for business growth with vibrant employment centres, supportive industry clusters and high quality and affordable land available for businesses to locate, relocate and grow.

The City of Wanneroo is likely to offer the **most cost-effective development opportunities** of any metro corridor in Western Australia.

2,481ha of industrial land is planned to be developed in the City of Wanneroo.

Industrial areas

Neerabup Industrial Area

Located on 1,000 hectares of land, the Neerabup Industrial Area (NIA) is perfectly positioned to meet the industrial needs of Perth's growing north-west corridor.

Set to become the City's largest industrial area, NIA will provide up to 30,000 local jobs. The development is being rolled out in stages, with a range of industrial lots available to suit individual business requirements, including freehold options for businesses that prefer a blank canvas.

The WA State Government recognises the strategic importance of Neerabup Industrial Area, investing $20 million into Neerabup's Australian Automation and Robotics Precinct.



Premier Hon Roger Cook MLA testing the tech at the November 2024 AARP launch.

Wangara Industrial Area

The Wangara Industrial Area is a well-established hub for manufacturing, engineering, and construction companies. Close to major transport routes and a skilled local workforce, the Wangara Industrial Area offers a range of opportunities for new and established businesses.

Benefits include proven supply chains and industry clusters, a range of established property options available to buy or lease providing opportunity to start, expand or re-locate your business without delay.

Wangara is one of the busiest established industrial areas in Perth, complemented by excellent transport connections. The area is an NBN Business Fibre Zone, providing superior business connectivity.

The City's increased CCTV infrastructure in the Wangara Industrial Area further enhances safety and security for businesses. The initiative was recognised for excellence in innovation as part of the Wangara Smart City Technology project.

> "With direct access to arterial roads and freeways, we're easily able to deliver to any location, as well as set up events throughout Perth... Locating our business here in Wangara has helped us achieve work/life balance as we grow a really successful business."
>
> **Jacob Ferreo,**
> Creative Catering
>
> Best Small Caterer in Australia 2015, Best Event Caterer WA 2016 and 2020, and Caterer of the Year WA 2020.

Yanchep – Future Strategic Centre

As a designated Strategic Centre, Yanchep City will be equipped to service a population of up to 300,000, creating strong demand for construction, schools and higher education services, sporting and tourism amenities, retail, entertainment and hospitality, civic and community services and a future tertiary hospital with integrated health services.

The rail to Yanchep opened in 2024, improving accessibility and connection and facilitating exponential regional growth.

Yanchep is also home to the famous Yanchep Lagoon and Yanchep National Park, each with their own Master Plans identifying opportunities for public and private investment.

East Wanneroo

East Wanneroo will be a centre for urban growth, home to 55,000 new dwellings housing 150,000 residents and providing opportunity and demand for construction, education, health care, retail, tourism and recreation experiences and more.

North Wanneroo Agribusiness Precinct

Wanneroo has a long history of agriculture, and this niche local industry remains a strong contributor to the WA food supply and associated agritourism sector. Value-add opportunities exist with primary producers located in proximity to the developing Neerabup Industrial Area and agritourism opportunities parallel to growing northern coastal suburbs.

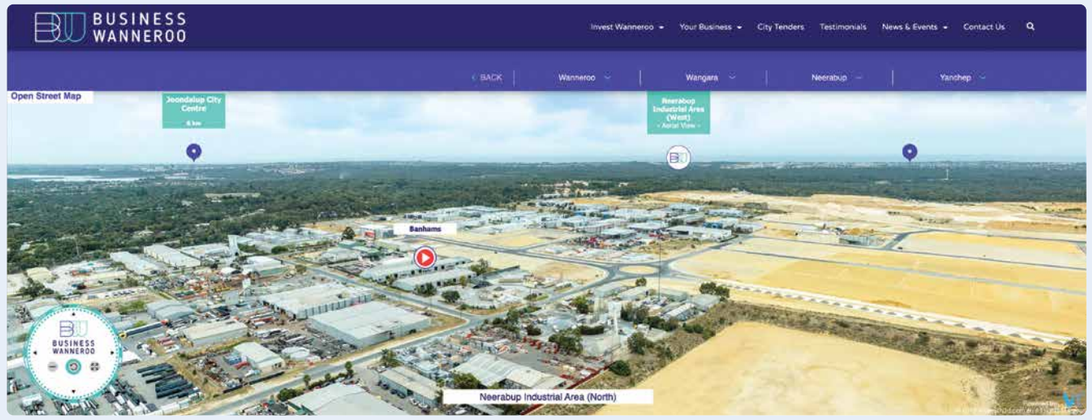
Space and opportunity exist for large-scale visitor experiences, such as theme parks within the metropolitan area, and large potential exists to compliment the future use(s) of the adjoining State Forest 65.

Alkimos/Eglinton

Significant development is planned for the Alkimos and Eglinton areas in coming years.

This area is set to become a major residential and commercial hub, with opportunities for investment in a range of sectors including construction, retail, hospitality, and professional services, and include new and start-up business opportunities, business re-location and expansion, property development, joint ventures, and direct investment.

To take a virtual tour of the City of Wanneroo and explore our major industrial areas and future Strategic Metropolitan Centre, visit **businesswanneroo.com.au**





Neerabup Industrial Area.



Active assistance – *Business Wanneroo*

Collaborating with regional and State partners, departments, local organisations and associations, industry and individuals, the City works to remove barriers and enable sustainable economic growth.

The City developed ***Business Wanneroo*** to enable and facilitate new investment in Wanneroo, support the existing vibrant business eco-system to grow, and empower start-up businesses.

The initiative grew from the City's participation in the Small Business Friendly Approvals program, driven by a Streamline WA commitment to streamline regulatory processes in Western Australia.

Along with a proactive and positive approach to encouraging investment, the City supports businesses and investors in a variety of tangible ways.

Business Support Service

Whether your business is at early ideation stage, or you need help to find room to expand your operations, the City's Business Support Service has resources and tools available to all looking to do business in Wanneroo.

Pre-application meetings

Book a pre-application meeting and receive advice and support with your applications. Complete and quality applications ensure a smooth approval process to get your business up and running as fast as possible.

Business and Investment Support

For more help with your business journey, access specialised investor liaison and other support through the City's Business Support Service.

Information, scholarships, sponsorships, events, networks

Access a range of tailored resources and information, scholarships, training, events, networking and sponsorship opportunities.

Visitor Economy

The Discover Wanneroo brand, website and social media channels are dedicated to promoting, marketing and supporting the local visitor economy.

It's free to list your business on Discover Wanneroo to access promotional and media opportunities and connect with industry partners including the Sunset Coast, Destination Perth, Tourism Council and Tourism WA.

Advocacy

Advocating for essential infrastructure and services and addressing structural barriers to business growth is at the core of our Advocacy Agenda.

For more information visit
businesswanneroo.com.au

Meet the team

The City is committed to providing a business-friendly environment and attracting investment. We are resourced to guide and support you and your business from inception to expansion.



Chief Executive Officer
Bill Parker




Investment Attraction and Economic Development
Steve Marmion and Sarah Carracher



Visitor Economy
Caroline Buck



Advocacy
Janet Takarangi



Economic Development
Shannon Crowe





Business Support
Anita Rauch, Jess Few and Claire Lansdown





Get in touch

Be the first to hear of news, events and opportunities supporting business.

Sign up for the City's business e-news, follow Business Wanneroo on Facebook or Instagram, and visit
businesswanneroo.com.au

City of opportunity

The City of Wanneroo is one of the fastest growing local government areas (LGA) in Western Australia and will soon become the largest LGA by population. Recognising the City's exponential growth and strategic importance, major investors and the WA State Government have selected Wanneroo as the site for major projects and investment.

WA's next major infrastructure project to deliver economic boom

WA-manufactured pipeline to transfer 50 billion litres of water from **Alkimos** Seawater Desalination Plant (ASDP) as part of a program set to create more than 1,500 local jobs and inject $1.1 billion into WA's economy.

This major infrastructure project will construct a 33.5 kilometre underground pipeline from Alkimos to Wanneroo. At 1.6 metres in diameter, it is the largest water pipeline ever constructed by Water Corporation and is sized for current and future stages of ASDP.



Alkimos Beach.

Australia's biggest robotics and automation precinct opens in WA

The Australian Automation and Robotics Precinct (AARP) is a world-class innovation hub to drive advancements in autonomous systems, robotics and zero-emissions technologies.

Located on 51 hectares in **Neerabup**, state-of-the-art facilities support local, national and global companies with testing and development of emerging technologies. AARP is projected to contribute between $450 million and $600 million over the next five years.



City of Wanneroo Civic Centre and Wanneroo Library and Cultural Centre, Wanneroo.

More industrial land released in Perth's northern corridor

As part of the WA Government's efforts to bolster strategic land supply, provide more opportunities to diversify the WA economy and create more local jobs, seven new industrial land lots have been released at Meridian Park in the **Neerabup** Industrial Area.

Located 2km from Wanneroo Road, 4km from the Mitchell Freeway and close to the recently opened $28 million Australian Automation and Robotics Precinct, the general industrial lots provide options to a range of industrial users including warehousing, logistics, robotics, mining services, engineering, and general construction.



Robotics in action at the Australian Automation and Robotics Precinct, Neerabup.



Adam Bunting, General Manager, Safe Central.

Location advantages drive Safe Central from strength to strength

Safe Central began operations in 2011 as an extension of our core locksmithing business. As we expanded and strengthened our industry presence, it became clear that we needed a more permanent, functional location to accommodate sales, service, and distribution in an efficient and cost-effective manner.

Although key members of our ownership and management team resided north of the river, we prioritised selecting the optimal business location, even if it meant altering our personal commutes. After evaluating properties in Osborne Park, Canning Vale, Malaga, Joondalup, and Wangara, we chose a small commercial unit in Wangara. The decision was driven by several key factors:

- **Proximity to Freight Routes:** improved access due to ongoing works on Tonkin Highway made Wangara well-positioned for distribution.
- **Customer Network Accessibility:** at the time, a significant portion of our core customer base was concentrated in the northern suburbs.
- **Investment Potential:** we saw growth potential in Wangara's developing areas and opted to purchase the premises as an investment. Although we have since acquired a larger premises, we've retained the original location and continue to lease it.

In addition to these strategic benefits, Wangara provided personal convenience, as my children were attending a local school. This led to us building our family home within the City of Wanneroo in 2017.

Since establishing Safe Central in Wangara, we've received outstanding support from the City of Wanneroo. Their initiatives – including business development programs, networking opportunities, sponsorships, collaborative projects, and regular engagement – have significantly contributed to our ongoing success.

I'm truly grateful for these opportunities and highly recommend businesses consider establishing themselves in the City of Wanneroo. Building a relationship with the City's business development team is invaluable and can provide tremendous support for long-term growth and success.

Adam Bunting
General Manager, Safe Central

For more information and to
discuss investment opportunities, contact:

City of Wanneroo
23 Dundebar Road, Wanneroo, WA 6065
Locked Bag 1, Wanneroo, WA 6946
T +61 (08) 9405 5000
E business@wanneroo.wa.gov.au
businesswanneroo.com.au

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

Our Panel Conveyancers and Mortgage Broker

NSW CONVEYANCER

Gordana Lumakovski

JNL Lawyers

0414 799 363
gordana@jnllawyers.com.au
www.jnllawyers.com.au

WA CONVEYANCER

Carly Beesley

Alpha Conveyancing

(08) 9371 5005
info@alphaconveyancing.com.au
www.alphaconveyancing.com.au

VIC CONVEYANCER

Neha Agarwal

BLUE GEM Conveyancing

+61 452 391 571
info@bluegemconveyancing.com.au
www.bluegemconveyancing.com.au

QLD CONVEYANCER

Greg Reynolds

KRG Conveyancing

1300 132 088
info@krg.com.au
www.krg.com.au

ALL STATES CONVEYANCER

Peter Ishak

Ishaks Conveyancing

1300 474 257
info@ishaks.com.au
www.ishaks.com.au

MORTGAGE BROKER

Mehul Parekh

Dayal Mortgages

0431 108 591
admin@dayalmortgage.com.au
www.dayalmortgage.com

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

WHAT OUR CLIENTS SAY ABOUT US?

Matt Lui — ★★★★★

Working with Sam Patel at Let's Buy Property for my dual key property purchase in Brabham, Perth, was a smooth and straightforward experience. The team provided clear advice, excellent support, and kept me informed throughout the entire process. Whenever I had a question, Sam provided an answer straight away. I highly recommend them to anyone looking to invest in dual-key properties.

Elias Makanyire — ★★★★★

Sam is very professional and goes above and beyond to explain the nitty-gritty of property buying. He is always available to communicate and assist at any time of the day. I can confidently rely on Sam for any future purchases.

Pawandeep Kaur — ★★★★★

I would confidently recommend Sam to anyone purchasing investment property in Rockhampton. Their combination of expertise, integrity, and genuine care for client outcomes is rare and invaluable. Whether you're a first-time investor or an experienced buyer, they will guide you toward a sound investment decision.

Harmeet Singh — ★★★★★

Sam is very friendly and genuine person. He always remains professional and provides correct guidance. His team is very approachable and dedicated to provide high quality service. Highly recommended agent for investment and first home properties.

Deepak Mahe — ★★★★★

I recently purchased a house and land package in South Yunderup, WA, and I couldn't be happier with the experience. Sam guided me throughout the entire process and helped me find a beautiful place that perfectly suits my needs. He was always responsive, professional, and willing to assist with any questions along the way. His knowledge and support made the entire journey smooth and stress-free. I truly appreciate his dedication and would highly recommend Sam to anyone looking to buy a home.

Rimpy Saini — ★★★★★

We had an excellent experience working with Sam. From start to finish, they were professional, knowledgeable, and truly understood our needs. They guided us through every step of the process, provided honest advice, and made the entire journey smooth and stress-free. Their negotiation skills were outstanding, helping us secure the property at a great price and on favourable terms.
Communication was always clear and prompt, which gave us a lot of confidence throughout. We highly recommend their services to anyone looking to buy a property - reliable, trustworthy, and genuinely committed to achieving the best outcome for their clients.

EXPRESSION OF INTEREST

LBP
LET'S BUY PROPERTY
SAM PATEL 1300 105 049|0411 072 012

PURCHASER 1 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PURCHASER 2 DETAILS

First Name:
Middle Name:
Last Name:
Company Name:
ACN/ABN:
Trust /SMSF:
Contact Address:
Contact Mobile:
Contact Email:

PACKAGE DETAILS

Lot#
Address:
Estate:
Suburb:
Land Price: $
Build Price: $
Package Price: $

SOLICITOR DETAILS

Company Name:
Company Address:
Contact Name:
Contact Mobile:
Contact Email:

PURCHASING AS

Investor: ☐ Owner Occupier: ☐

AGENT DETAILS

Selling Agent: Sam PATEL
Point of Contact: Property Advisor
Email Address: admin@letsbuyproperty.com.au
Contact Number: 1300 105 049 | 0411 072 012

SEND WITH EOI

ID (front and back): ☐
Deposit Slip: ☐
Finance Pre-Approval / Eligibility Letter: ☐

ACKNOWLEDGEMENT

This EOI is non-binding and subject to acceptance. I authorise Let's Buy Property to collect, use and disclose my personal information to relevant parties as required to facilitate my property purchase and comply with applicable AML/CTF and legal requirements.

CONSENT

By approving this EOI, you consent to receive property updates and marketing from Let's Buy Property. Unsubscribe anytime.