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**The West Australian New Homes
'From the Ground Up' feature**

WATERS EDGE ESTATE, VIVEASH

The Waters Edge Estate in Viveash continues to come to life with the amenity-laden development chalking up a number of key milestones in recent weeks.

Pindan project sales manager Nuno Carvalho said the Estate had stepped into an exciting new phase.

"We've now completed six homes with residents now moving in," he said.

"Soon-to-be homeowners are still showing keen interest in our display villa, the Association for the Blind of WA charity home, and now we are putting the finishing touches on the first completed townhouse, which we expect to be just as popular."

To date, 26 house and land packages have been sold with 10 remaining in stage one and 13 in stage two.

Prices range from \$390,000 to \$450,000.

"The luxury common facilities which include a 25 metre lap pool, children's pool, gym, playground and barbeque area are due for completion in October with stage one wrapping up within the next 12 months," Mr Carvalho said.

"We will start working on the construction of stage two by the end of the year and hope to have that completed within the 18 months following."

When complete, stage one and two of Pindan's Waters Edge Estate will include 106 homes made up of townhouses and villas.

The Estate is located 800 metres from the Swan River with a low maintenance security gated community environment and affordable luxury – facilities include a 25 metre lap pool, spa, steam room and sauna, fully equipped gym, children's playground and barbeque pavilion areas overlooking Blackadder Creek.

Waters Edge Estate is also home to the Pindan-built charity home for the Association for the Blind of WA, which is now complete and open as the display home for the estate.

The charity home and soon to be complete townhouse are open for inspection Sunday 12pm to 2pm or by appointment.

Visit www.watersedgeviveash.com.au for more information.

WATERS EDGE BUYER DEMOGRAPHICS

Mr Carvalho said interest from investors, empty nesters and fly-in-fly-out workers had spiked since the beginning of the year.

"We've been fielding strong interest from empty nesters looking to downsize in luxury and we're seeing an influx of interest from fly-in-fly-out families," he said.

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“New homes at Waters Edge Estate are selling fast among empty nesters, this group of buyers has well exceeded investors, first home owners and fly-in fly-out workers put together,” he said.

“We know empty nesters are a growing sector of the real estate market and they’re looking further afield than the inner-metropolitan area, which often means having to build a new home.

“More empty nesters are now looking at the right balance in the price of new house and land packages, a solid return on selling their larger family home and optimum building conditions, so they’re heading towards areas like Viveash for the location and lifestyle perks, like the swan valley and hills, close by.

“What’s also on the empty nester checklist is a lock-up-and-leave lifestyle – at Waters Edge Estate homes are inside a secure complex, require little maintenance and the common facilities like the pool and gym are all maintained for them.”

Mr Carvalho said the proximity of Waters Edge to the domestic airport – being just 15 minutes drive – as well as the affordability and security of the complex were proving popular among fly-in fly-out workers.

“Fly-in fly-out workers are looking to live in or buy a secure, low maintenance home they can lock-up and leave unattended, or know their family is safe while they’re away, which is one of the features of the Estate,” he said.

“We’ve noticed the price is also important among these buyers, so while many must earn a comfortable wage, it seems the economic downturn last year has humbled this group of buyers and many are looking for good long-term value.

“Waters Edge Estate is also an ideal place to relax when these workers come home, the common facilities – a pool, gym, barbeque area – as well as being close to attractions like the Swan Valley and hills are definitely draw-cards.”

Mr Carvalho said investors also made up a portion of buyers at Waters Edge Estate.

“Investors are seeing the potential in the eastern metropolitan pocket and because of the common facilities at the Estate, together with the convenient location in relation to the city, Swan Valley and the growing Midland hub, it’s seen as great value with long-term benefits.”

BENEFITS OF BUYING HOMES IN GROUPED DEVELOPMENTS

According to Mr Carvalho, opting into a housing development like Waters Edge Estate brought many benefits including a quality product, pleasing and complementary design and a ready-made community.

“One of the major bonuses when buying in an estate is the reliability of products and delivery because a reputable company like Pindan who have been in business for over 30 years has planned everything out for you including the fantastic lifestyle facilities,” he said.

“Estates like Waters Edge are now offering all the benefits of luxury living on your doorstep like pools, gyms and secure gated complexes, which is a huge plus for day-to-day life.

“When you buy into a grouped development you know the neighbourhood is fresh and new, there will be a high level of quality in the product and an attractive design which will help your property retain its value or attract a great tenant if you’re an investor.

“Some of the benefits of Waters Edge Estate for example are a secure gated complex, a walk to the Swan River, barbeque and children’s playground area with the Swan Valley close by.

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MORE PINDAN DEVELOPMENTS

Centro North in Subiaco

Pindan has secured a contract at the \$100 million Centro North development, which will see 130 new dwellings as well as cafes and commercial space in Subiaco.

The new hub will be built on the former one-hectare TAFE site on the corner of Station Street and Salvado Road.

Pindan director of development management Nick Allingame said the company would develop a mixed-use building that will include around 85 stylish apartments, along with commercial and retail space and take it to the market.

“Pindan will take on the development and sales of one of the three lots, creating a three to four-storey building with a commercial and retail ground level underneath a mix of one, two and three-bedroom apartments as well as studios,” he said.

“We’re setting out to raise the bar in terms of environmental and transit-focused design around sustainability, which is one of the key design elements of this building.

“The building is proposed to have a five Green-star rating and has been designed to fit in with its surrounds and placement in relation to the sun for heating and cooling as well as natural ventilation.

“Centro North is an exciting opportunity for Pindan to showcase our modern design and construction capabilities and be part of a project that will create new living and working opportunities for people living in Subiaco.”

Qube Property Group is responsible for the construction of two mixed-use buildings on the site.

Centro North will also include a cafe with alfresco area in an urban plaza as well as a small park where existing, mature trees will be retained.

Tambrey Estate, Karratha

Enlisting the help of its newly formed company Formas Australia, Pindan will build a 11-home development on Desert Pea Boulevard within the Tambrey residential estate in Karratha.

“State-of-the-art fold-out homes will be installed at the site which will provide more choice for the growing number of renters in the area,” Mr Allingame said.

“The estate will include six two-bedroom, two-bathroom homes, two duplexes and a studio which will all have access to a private pool and landscaped barbeque area.

“Each home will have its own courtyard, lockup store and undercover carport.”

For inquiries, contact Formas Australia on 1300 422 633.

Public Housing Project

Pindan Projects has just begun construction of a major joint venture housing project which will see 225 new public houses established across eight metropolitan suburbs.

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The contract for the Department of Housing will be completed in partnership with three major housing developers – Satterley Property Group, Banksia Grove Development Nominees Pty Ltd and Peet Limited.

Managed by Satterley Property Group, Pindan Projects will construct \$35 million in housing across Butler, Ridgewood and Balga as well as three more sites as part of the State Government's Urban Renewal Program in Westminster, Hamilton Hill and Bertram.

Also part of the Urban Renewal Program, Pindan will undertake \$4.1 million in housing in Banksia Grove, overseen by Banksia Grove Development Nominees Pty Ltd, and \$3 million in dwellings at Wellard, which will be managed by Peet Limited.

The Urban Renewal Program is the largest ever undertaken in Western Australia. As well as refurbishments to existing homes, the Program incorporates the creation of new rental homes to bring about a better spread of public housing.

PINDAN PROJECTS

Pindan Projects is a newly created division that brings together two linked facets of the company as a way of streamlining operations and allowing its team to capitalise on the growth of these increasingly important sectors of the construction industry.

Pindan Projects was formed late 2009 to amalgamate the business' Grouped Dwellings Division and Small to Medium Commercial Works.

Mr Davison said the change was designed to better cater for the growing demand in the two areas.

"As a truly integrated property group, this restructure allows for us to even more readily take on both grouped dwellings projects and small to medium commercial works developments up to \$7 million," he said.

Mr Davison said Pindan had actively expanded its medium works projects in recent times with much success.

"Our interest in these types of jobs has been rising for some time and creating a new Pindan Projects division was the next logical step in cementing our place in this market."

Mr Davison said Pindan Projects was growing at an exponential rate already hitting their forecasted \$60 million worth of contracts for the next financial year.

"Pindan Projects is expanding all the time, will capacity to take on even more work and can handle any type of project from \$500,000 to \$7million – whether it be housing, schools, aged care or commercial developments," he said.

PINDAN DESIGNS

The housing estate designs undertaken by Pindan have been created by their in-house architectural team Ascot Design.

While some clients will approach Pindan with designs already conceptualized, Pindan have the ability to help build a project from scratch with their design and construct service.

Mr Davison said in a current climate where property developers are increasingly conscious of ensuring the success of their projects from the outset, Pindan was experiencing a surge in demand for its design and construct services.

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“Pindan has always had the ability to team up with developers from day one to ensure their designs are created with the construction process in mind, but the service is becoming more popular,” he said.

“Historically, in many cases, by the time a developer arrived on our doorstep they would already have their final designs in place and we’d then offer value engineering feedback, suggesting design revisions to bring down construction costs.

“Now, we are increasingly being approached to be involved in designing developments – whether that be consulting with our in-house team Ascot Design or an external designer – as well as constructing them so that ‘buildability’ is top-of-mind in the planning phase.

“What developers are eager to avoid is a nasty surprise down the track when they’re told too late in the process that the design has flaws or challenges that add significantly to construction costs.”

COMPLETED PINDAN PROJECTS

C’Air, Hillarys

A Pindan development including 51 luxury three and four bedroom, double storey homes which include up to 200 square metres of living space, all with double garage, located minutes from world class beaches and the Hillarys Boat Harbour – a million dollar lifestyle.

All homes at C’Air have been sold. Prices started from \$670,000.

Mr Carvalho said one of the key features of C’Air was its focus on sustainability with all homes boasting Eco Smart accreditation.

“Everything has been thought about from the environmental perspective including passive solar design, energy efficient lighting, water friendly garden designs and a Construction Management Plan that minimises waste and enhances recycling,” he said.

“All C’Air homes have Eco Smart accreditation, ensuring they will be environmentally responsible, sustainable and cost effective.”

C’Air took out the Urban Development Institute of Australia (UDIA) Best Residential Development – Less than 250 Lots, in 2006.

Simpson Street, Applecross

A \$6.5 million project for Yarran Property Group which includes 28 two-storey mixed use townhouses in a popular area on Simpson Street in Applecross.

Lawley Park, Menora

Pindan completed the expansion of Lawley Park Village in Menora for Freemasons WA.

The development saw the addition of 36 premium villas that boast three bedrooms, two bathrooms, double garages as well as emergency call systems, while the complex itself has a community centre with a dance floor, snooker table, library, barbeque area and bowling.

Designed by architect Ron Jee from Design Inc, all units were created for ageing-in-place and adaptable for wheel chair access.

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Pearsall Mews, Pearsall

Designed by Ascot Design and built by Pindan for Pearsall Mews Pty Ltd, the \$7.5 million development was completed in 2009 and included 51 residential units.

Wattle Glen Avenue, Erskine

This \$2.9 million project for Yaran Pty Ltd completed in 2008 was designed by Pindan's Ascot Design and saw 17 stylish homes erected in the Erskine development.

The Links, Dawesville

In 2008, Pindan completed stage one to three of this \$8.9 million project for Port Bouvard, which included 30 luxury homes as well as pool and spa, barbeque area and cabana. The complex was designed by Bravura Designs.

The Fairways, Mandurah

The \$7 million Cedar Woods Pty Ltd development included 25 homes situated on a picturesque golf course and was designed by Hames Sharley.

The Vistas, Wannanup

Completed in 2008, this development for FPG Projects saw 10 luxury units built in Wannanup, south of Mandurah.

The \$13 million project was designed by Bravura Designs.

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