



Alkimos Suburb Profile

2015

Alkimos Overview

Alkimos is a much sought after coastal suburb in Perth's northwest. Its expansive coastline, accessible beaches and affordable housing is attracting a range of young and mature households.

The growing beachside suburb is located approximately 40 minutes by car to the Perth CBD and 20 minutes to the expanding Joondalup regional centre. It is also home to the Alkimos City Centre which is planned to develop into a mixed use retail and commercial centre, the Coastal Village Centre at Shorehaven at Alkimos and is less than eight minutes to Yanchep Central to the north of Alkimos which currently offers an array of local shopping needs.



Community Infrastructure

The following outlines just a few major community assets and facilities currently located and planned for Alkimos.

- **Waterfront Park:** Shorehaven's four-hectare 'Waterfront Park' with grassed terraces, barbecue facilities and beach showers is a unique amenity to the region.
- **Beachfront Cafe:** 'The Shore Cafe, Alkimos' located in Shorehaven's Waterfront Park is set to open in summer 2015/16.
- **Mitchell Freeway:** The Mitchell Freeway offers fast and convenient access to the Perth CBD and Joondalup. The freeway extension up to Hester Avenue is due for completion in mid-2017, with an additional planned extension to Yanchep.
- **Butler Train Station:** The Joondalup Rail Line offers easy access to the Perth CBD. The Butler Train Station is planned for an extension to Alkimos and then eventually Yanchep.

- **Shorehaven Coastal Village Centre:** A Woolworths is set to open in the near future within the planned Coastal Village Centre. This will be supported by 14 specialty stores and an array of dining experiences.
- **Alkimos City Centre:** A major commercial and retail centre is planned for more than 11,000 jobs by 2031.
- **Alkimos Medical and Dental Centre:** The new centre, located in Shorehaven, offers an extensive range of bulk-billed general practice services.
- **Schools:** Alkimos houses John Baptist College and St James Anglican School, is within the John Butler Primary school and Butler College zoning, and has a public primary school and private school planned within the Shorehaven estate.
- **Great Beginnings Alkimos:** The child care centre caters to children from birth to six years.

Shorehaven's Future Coastal Village Centre



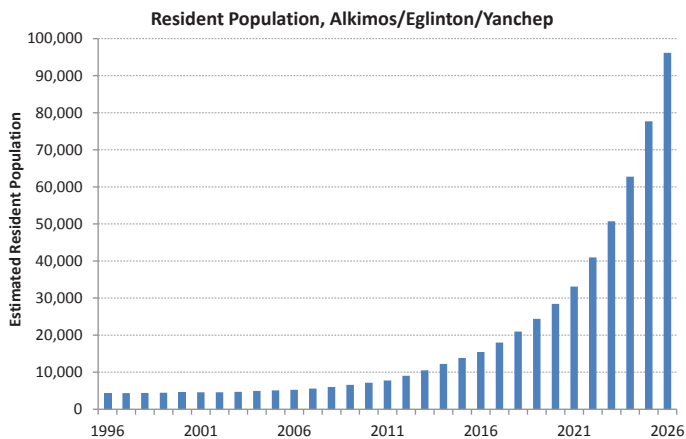
Shorehaven's Waterfront Park



Population Trends

The wider Alkimos area (which includes the neighbouring areas of Eglinton and Yanchep to the north) has experienced substantial growth in recent years, with the area’s population increasing by more than 16.0% per annum over the last three years.

The area’s population is expected to continue to increase substantially over the next decade to more than 96,000 by 2026 (by 18.8% per annum on average). This level of growth is expected to support an array of investments in community and transport infrastructure.

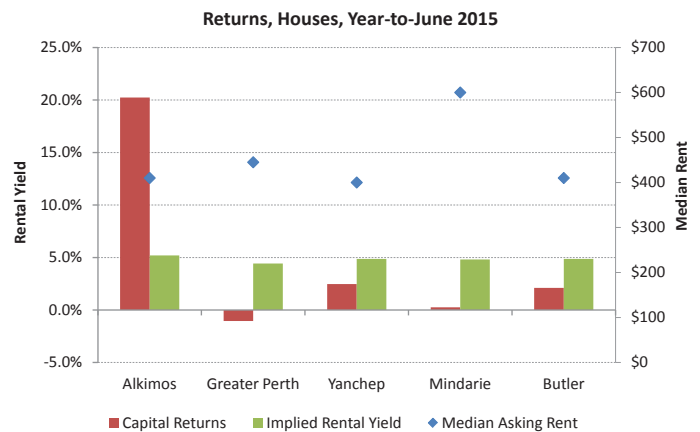


Source: ABS, WA State Government, RPS

Rental Yields and Overall Returns

The chart below compares capital and rental returns and median rents for houses in Alkimos and comparable suburbs in the Greater Perth area.

Alkimos has experienced a strong rental and capital return in recent history. Low vacancies and current yields of 5.2% are superior to comparable areas across Perth. Meanwhile, capital returns for the year to June are over 20%, which not only exceed comparable suburbs by a large margin, but also placed it among the best performers in the entire Western Australian housing market.



Source: Residex (2015), RPS

Alkimos Suburb Outlook

Alkimos’ unique location in proximity to a pristine coastal, natural bushland and growing employment centres make it an increasingly popular destination.

The number and scope of projects planned and underway to grow the amenities and lifestyle in the area will underpin the next wave of developments, which are expected to continue to underpin an increasing level of market demand.

Well-located and designed properties are expected to benefit through both increased rental and capital growth over the medium term and long term.



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