

Major Investment Trends

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Rising Property Market + New Rail Project

The Western Australian Property market has been the standout performer in Australia recently, bucking the trend of the Eastern Australian States and showing impressive gains over the past 12 months. This was largely due to the recent Commodities Boom and the subsequent rise in demand for skilled labour, increased commercial and private spending, as well as the inflow of funds from Eastern States investors seeking to direct funds to a rising market following the slowdown in property prices in New South Wales and Victoria.

While we can't say with any certainty when the rise in Perth property prices will ease, we can ride the developing trend, and take advantage of any projects that lead to further property appreciations within this larger trend of rising property prices within the Western Australian property market. One such project is the [Southern Suburbs Railway](#). This project is due for completion in 2007 and will provide not just a link to the outlying major growth areas of Mandurah and Rockingham, but high frequency services into the Perth CBD from Perth's inner suburbs adjoining the Canning Bridge and Murdoch stations.

Traditionally, major infrastructure projects lead to a two staged increase in property values. The first stage happens on the announcement of the project and may occur many years before the actual completion date of the project. The second stage takes place when the project opens and people start to take advantage of the benefits the project brings. It's here that we see an increase in demand for property in areas serviced by the infrastructure project. The increased demand will push up property prices and allow the astute investor to take advantage of this major investment trend.

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