

CONTENTS

- 3 Industry Comment **Can WA recapture excitement?**
- 4 Industry News **TERRACE adopts sustainable vision**
- 6 Display Home **The Kalo, Bushmead**
- 9 Industry News **The benefits of subdividing your block**
- 10 Cover Story **Perceptions parades trio of new designs**
- 12 New Products **Faster, smarter plasterboard finishings**
- 13 Industry News **Beachside or bush, location is key**
- 14 Interior Design **What's hot for 2018?**
- 15 Recipe for Success **Sous vide and charred octopus**
- 17 New Products **Affordable smart home technology**
- 19 Finance Tips **Could the Super Saver Scheme help you?**



10

“ All the economic indicators suggest the Western Australian economy will improve in 2018. ”



14



NewHomesPLUS

Welcome to the fifth edition of the monthly New Homes Plus, a sister product to New Homes and proudly sponsored by BGC Residential.

This commercial publication ("the Publication") is sponsored by BGC Residential Pty Ltd / J Corp Pty Ltd ("the Company"). All material contained within the Publication has been approved by the Company. No articles found within the Publication should be viewed as being independent of the Company.

West Australian Newspapers Limited holds no liability whatsoever for the content of the Publication. Where required by law, the Company holds liability for the content of the Publication.

The information in the Publication is intended to provide readers with information only that is of interest. The Company has taken all reasonable steps to ensure the information is accurate, however it is not intended to be relied on. Aside from where required by law, the Company shall not be liable to any party as a result of any information, services, or advertisements contained within the Publication.

Any form of reproduction of any content of the Publication without the written permission of the Company is prohibited.

Will WA witness a reversal of economic fortune in 2018?

MICHAEL MCLEAN
Master Builders
Executive Director



Western Australian car number plates used to have 'the state of excitement' written on them.

In those days, we were experiencing 'the good times', and our population and economy were growing quickly, largely as a result of our royalties from mining exports.

How would you describe Western Australia today? A state on the move? A state in recovery mode? A state yet to peak? A state trying to diversify? A resilient state with potential?

However you might describe our state, the facts are that we recently experienced a huge growth in our economy (also known as a boom) and are now experiencing more subdued economic conditions (which some may describe as a slump or bust).

So, what can we anticipate and look forward to in 2018? Before I dust off my crystal ball, here's what we know.

Interest rates have been stable for the last 18 months at historically low levels, and are expected to remain low during the coming year.

Housing affordability has improved due to 26-year high rental vacancies and attractive new home deals.

Business investment is increasing and government infrastructure expenditure on Metronet-related projects will grow.

The labour market is expected to tighten

through modest jobs growth which is likely to stimulate wage increases.

The \$10,000 First Home Owner Grant, stamp duty concessions to first home buyers and Keystart criteria are likely to prevail.

Although the value of work in building houses is falling compared to multi-unit dwellings, WA's 26 per cent figure is much lower than New South Wales' (57 per cent) and Canberra's (71 per cent).

The Housing Industry Forecasting Group expects new dwelling commencements in WA to increase gently over the next three years.

WA's population is growing at less than one per cent, but is forecast to increase to 1.8 per cent in four years.

The McGowan Government is reviewing almost everything with a view to

improving performance and rationalising costs. Regulatory change is imminent as a result.

Industrial relations are stable which provides confidence to investors, especially in the non-residential sector.

State and federal governments are both keen to make housing more affordable.

Australia is becoming more attractive to overseas investors who envy our standard of living.

The list goes on. So, how would you describe WA now? 'A great state to live in' sums it up for me. As for what we can look forward to in 2018, well that's very much in your control.

CONTACT Master Builders
Western Australia, 9476 9800
www.mbawa.com



Townhouse living from \$391,970.*

Modern two-storey living.

- Three or four bedrooms with two bathrooms and a double car garage
- Architecturally designed elevations
- Brick paving to driveway, verandah and alfresco (if applicable)
- Smart design to maximise light and space
- Internal wall painting throughout
- Built-in robes to all bedrooms
- High ceilings to ground floor
- Fencing
- Front landscaping
- Double brick construction

THE HALES FORRESTFIELD

Nestled in the heart of Forrestfield, this leafy estate located 15km east of the Perth CBD provides everything you need for modern living.

Contact Ken Lim
T 08 7200 5386
thehales.com.au

EDEN BEACH

This spacious masterplanned estate, located within the northern coastal corridor, gives you the ultimate coastal living experience.

Contact Heinz Pfenninger or Melanie Davidson
T 08 7905 4977
edenbeach.com.au

*Price available at Eden Beach. The house and land package is advertised by agreement between the listed builder and the land owner. Two contracts will be entered into, one being with the developer/seller of the land and the second being with the appointed builder for the construction of the home. The land price does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Details on home inclusions should be confirmed with the builder. All images used are for illustrative purposes only and may also depict features not included as standard features by the builder including but not limited to garden features, landscaping, turf, planter boxes, retaining walls, exposed aggregate concrete, designer garage doors, gates, fencing, letterboxes, tinted windows and window furnishings and light fittings. Please speak with the specified Building and Design Consultant for details on inclusions and for any clarification. Block and building dimensions may vary from the illustration. Prices specified may vary and are subject to change.

POWER 2 YOU

POWER PACKED WITH \$15,000* OF LUXURY INCLUSIONS

- ✓ CLIPSAL Iconic Lighting and home automation package
- ✓ Choice of 2 feature elevations
- ✓ 31c ceiling to living area
- ✓ ESSASTONE benchtops
- ✓ smeg 900mm European appliances
- ✓ Luxury tapware upgrade

PLUS RECEIVE THESE QUALITY INCLUSIONS

- ✓ Soft close doors and drawers
- ✓ Square china basins
- ✓ Wall faced toilet suites
- ✓ 6 Star energy rating

LIMITED TIME ONLY
FREE BATTERY READY SOLAR PV SYSTEM*
Supplied and installed by **IMYSOLAR**

EXCLUSIVE OFFER WIN Tesla Powerwall valued at \$21,990!

THE LIBERTY \$178,990*
Suits 15m frontage | 4 x 2 x 2

Impressions The Home Builder
Call 6461 5299 or go to impressions.net.au

Colouring and landscaping are for illustrative purposes only. BC 6415
*Terms and conditions apply. See website for details.