



HOLLAND PARK

PRIVATE ESTATE



**WE'VE DOUBLED
THE FIRST HOME
BUYERS GRANT TO
\$30,000 ON
SELECTED LOTS.**

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**UPDATE ON THE
NEW PIARA WATERS
PRIMARY SCHOOL AT
HOLLAND PARK.**

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**IT'S ALL
MOVING FAST AT
HOLLAND PARK.
CONSTRUCTION
UPDATE.**

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**CHANGES TO
KEYSTART LOANS.
WILL THAT HELP YOU?**

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**THE BENEFITS OF
A PRIVATE ESTATE.**

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**WHY IS NOW
THE BEST TIME
TO BUILD AT
HOLLAND PARK?**

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INTRODUCING MARTIN FROM LAND4SALE

Martin is the estate manager at Holland Park. He has a strong background in high level production management. He is analytical, diligent and organised, with a warm and friendly personality, all of which have assisted him to excel in the Perth property market. Marty's positive attitude, dedicated approach to business & willingness to help make him a key member of the Land4Sale team.



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NEW PIARA WATERS PRIMARY SCHOOL

The government formally announced that one of four new primary schools opening in 2019 would be located in Piara Waters. Encouragingly, there will be facilities for kindergarten and pre-primary students in 2018.

The Forrestdale South West school will cater for 540 primary school students. It will be located on the corner of Aspiri Promenade and Sunray Avenue.

Education Minister Peter Collier stated that "In addition, temporary facilities will open next year for kindergarten and pre-primary students ahead of the completion of each school's permanent buildings, so that young children can start their education in these new schools."

"The new schools will be air-cooled and have general teaching buildings, an early childhood building, music and art/craft facilities, an administration building, library, covered assembly area and canteen, landscaped courtyards, hard courts, an oval, staffroom and parking. They will also be equipped with the latest technology to support children's education."

We look forward to this exciting addition to our Piara Waters community.

The Education Department has also formally purchased land in Holland Park for the future primary school. The Forrestdale South West School announcement provides assurance that the department is aware of the growing community around Piara Waters and the need for more schooling options.

The new primary school has a budget of \$17.3 million.



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LATEST UPDATES

PAVILION CONSTRUCTION

A new community pavilion and playing field is being constructed at Holland Park by the City of Armadale. Preliminary earthworks have already been completed.

The facility will include a playing field, pavilion for sports and community use, change rooms, playground and car parking. The pavilion will feature multi-purpose function rooms, clubroom, kitchen / kiosk, alfresco area and step seating for spectators.

Funding for the facility includes \$6.9 million from the City through Development Contribution Plan No.3; and the City has been successful in securing a grant of \$500 000 from the Department of Sporting and Recreation through its Community Sport and Recreation Facilities Fund. The Department of Education are also making a contribution to the Playing Field component of project, as this will be shared with the proposed adjoining Primary School to the south.

Construction is currently scheduled to commence by May-June 2017 and take approximately 12 -15 months.

WRIGHT ROAD CONSTRUCTION

Work is up and running on the section of Wright Road between Tuberoso Road and Kellogg Drive. Construction is moving ahead over the summer and is due to be completed in April 2017. Timing for construction of the remaining section of Wright Rd between Tuberoso Road and Fanshawe Boulevard is yet to be finalised in conjunction with our neighbour Peregrine Estate.

We thank you for your patience during this difficult time. We will keep you updated as soon as we have more news.

ARMADALE ROAD UPGRADE

The Federal and State governments have committed \$145 million for Main Roads to upgrade Armadale Rd to a dual carriageway from Tapper Rd to Anstey Rd. This will include upgrading the Wright Rd intersection. Design works are on track for construction to commence in early 2018 and take one year for completion.

HOLLAND PARK – UPCOMING RELEASES

Holland Park is growing. Stage 3A, comprising 55 lots is currently under construction. Titles are on track for issue in Jul 2017.

Earthworks are already complete, with sewer and drainage currently underway. Contact Martin for information on pre release sales.



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WHY WE LIKE PRIVATE

Streets lined with trees and greenery, kids playing and riding their bikes, families spending time together in superb parks and inviting open spaces, neighbours having friendly chats in the street, home owners tending to their much loved gardens.

All this only happens when you provide the right environment and attract like-minded people who want the same things. We all like to belong to something great and when we do, we're motivated to nurture and protect it. That's what we aim for with our private estates.

Importantly, they create a strong sense of community. One where neighbours feel comfortable saying hello to people they don't know. Where people look out for one another.

In our experience, private estate homes are also usually built to a higher standard as they are owner occupied. As the community and lifestyles benefits of private estates are significant, this is generally reflected in the value of the property. We believe private estates help protect your investment in both the short and long term.

Homeowners looking for peace of mind need look no further than Holland Park Private Estate.



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HOLLAND PARK HAS DOUBLED THE FIRST HOME BUYERS GRANT TO \$30,000 ON SELECTED BLOCKS.

The First Home Owners Grant (FHOG) is a one-off payment to encourage and assist first home buyers to buy or build a residential property for use as their principal place of residence. It has been increased by \$5,000 from \$10,000 to \$15,000.

On 27 December 2016, the Government announced a temporary \$5,000 boost to the FHOG. Eligible first home buyers who enter into a contract between 1 January and 31 December 2017 to purchase or construct a new home, and owner builders who commence laying foundations of their home between those dates, will receive the boost.

First home owners may qualify for the grant and/or the first home owner rate of duty if they are either purchasing an established home or if they are building or purchasing a new home.

The grant has:

- geographically determined caps on the total value of the home;
- residence requirements; and
- eligibility criteria for applicants.

When a person is eligible, or would have been eligible, for the first home owner grant, a concessional first home owner rate of duty will apply if the value of the dutiable property is below certain thresholds.

For more info visit: www.finance.wa.gov.au/cms/State_Revenue/FHOG/First_Home_Owner_Grant.aspx



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KEYSTART LENDING CHANGES TO HELP MANY WESTERN AUSTRALIANS

Important changes to Keystart's lending criteria will help many of Western Australian singles, couples and families to buy a home of their own. The changes announced sees the metropolitan income limits increase up to \$20,000.

"The tight lending policies by the finance sector has left a number of Western Australians unable to get a loan because they don't earn enough, on the other hand they earned too much to qualify for a Keystart loan. These changes to income limits means these people will no longer have to stay trapped on the rental roundabout or to still be living at home with mum and dad," said Keystart Chairman, Glyn Yates. "Not only will a relaxing of income thresholds allow more people to enter the property market but 80% of them will choose to build new homes."

Keystart's lending criteria was tightened during the 2014-15 Budget to assist in the State's debt management. But following the recent, purchase of \$1.35 billion worth of Keystart's loans by the Bendigo and Adelaide Bank, Keystart has been able to broaden its lending criteria.

"The changes are expected to result in Keystart approving 2,200 additional loans up until June 2020." added Mr Yates. Under the changes, Keystart's metropolitan income limits have risen by up to \$20,000.

- Singles – up to \$90,000, previously \$75,000
- Couples – up to \$115,000, previously \$95,000
- Families – up to \$135,000, previously \$115,000

For more info visit: <http://www.keystart.com.au>





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WHY BUILD NOW IN WA?

Is now the best time to build at Holland Park? Low deposit loans, great value house and land packages, generous incentives on offer, \$5,000 extra for first home buyers, an extra \$15,000 off on select blocks at Holland Park, and a growing private estate with established parks.

The First Home Buyers grant increase and changes to Keystart are two of the latest developments that will push the housing market forward.

In addition, Holland park are DOUBLING the First Home Buyers grants on select blocks within the estate. If you don't qualify for the First Home Buyers Grant, you can still get \$15,000 off on those blocks.

Check more reasons to build at buildnowinwa.com.au and check our more information about the Double Your Grant offer at Holland Park.

HERE ARE THE 6 REASONS WHY YOU SHOULD ACT BEFORE THE INEVITABLE RETURN TO BETTER TIMES

1. Home loan interest rates are at record lows
2. House and land packages are more affordable
3. Required home loan deposits are now very, very low
4. The trend towards new home investing is strengthening
5. Generous incentives offered by leading builders and developers
6. WA Government has grants up to \$15,000 for eligible buyers