



Photo - Marina Edge Oceanfront Apartments

January 2020

## Welcome to the second edition of Iris News.

We hope you had a lovely Christmas and wish you a Happy New Year! The last quarter of 2019 has been an exciting one. We've seen major developments across all of Iris Residential's five current projects, a very significant government announcement affecting off-the-plan apartment buyers in Western Australia and, finally, an improving local market.

Amara City Gardens, Booragoon and One Mabel Park, Jolimont will commence construction in the new year. As exciting for Amara buyers, Scentre Group announced it has acquired 50% and management of Garden City Shopping Centre and immediately renamed it Westfield Booragoon and equally quickly announced they are getting on with their redevelopment plans. The long-awaited redevelopment of the centre will now advance rapidly.

Our sought-after Shenton Quarter project at Montario Quarter in Shenton Park is now selling to those on our database before the public launch in early 2020. Our "early bird incentives" are getting a tremendous response. Contact one of our exclusive selling agents now as these incentives will not last long.

On the coast, the early start to summer has seen a rekindling of the Western Australian love affair with oceanfront living – with just the final 10 apartments remaining available at Marina Edge Oceanfront Apartments in Port Coogee.

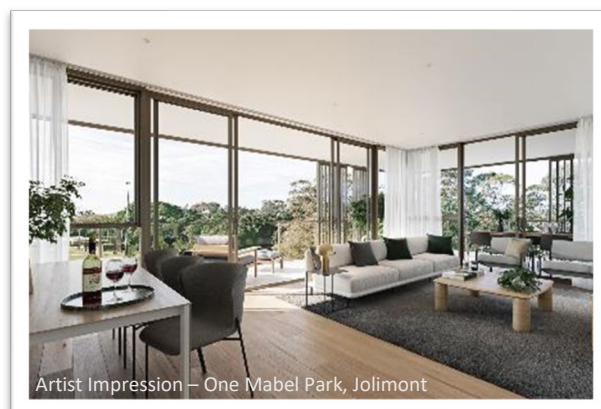
Finally, November delivered exciting news for Iris Residential with confirmation that the State Administrative Tribunal had awarded a Development Approval for The Terraces at Claremont. This long-awaited project has been widely recognised for its design excellence, and will be the jewel in the crown for the Claremont on the Park redevelopment at Claremont Football Club Oval.

### Stamp duty relief

October saw the State Government introduce a once-in-a-lifetime stamp duty saving for buyers of off-the-plan apartments, with those signing up to buy between 23 October 2019 and the commencement of construction eligible for a 75% stamp duty or foreign buyer duty rebate, up to a cap of \$50,000 per apartment.

For downsizing owner-occupiers in particular, this is great news. The stamp duty rebate offers the chance to significantly offset the cost of moving from an old home to a right-sized lock and leave, secure lifestyle with all the amenity delivered by premium apartment living.

However, the offer expires once construction starts on a project – so for buyers with their eye on an apartment at Amara City Gardens and One Mabel Park in particular, **the time to act is now!**

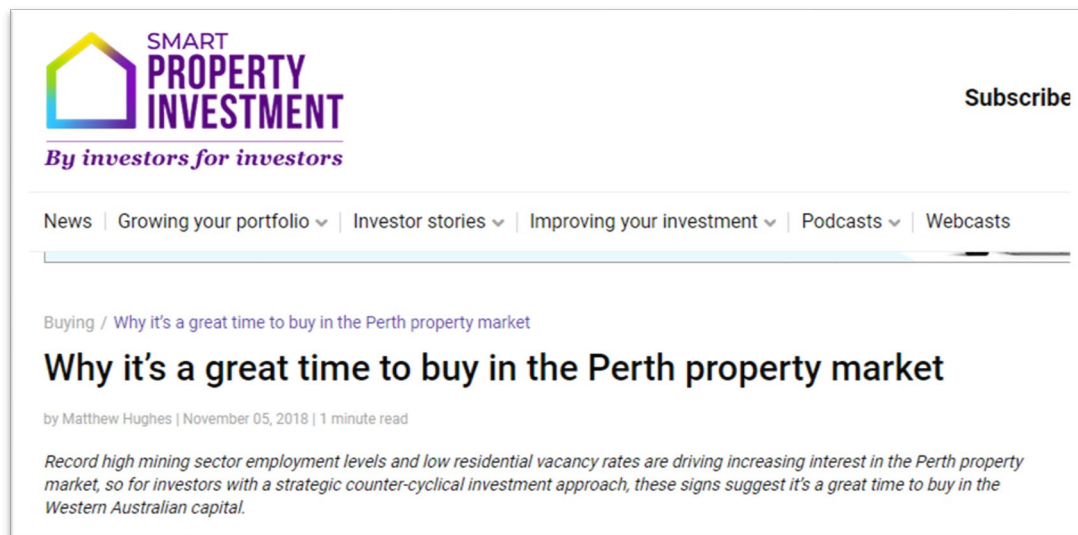


## Buy West, buy best

It's timeless property advice: buy low, sell high.

There's no question that Perth housing prices are currently low, having been through a downturn post-mining boom.

Affordability continues to be an issue for eastern states markets, and the housing supply cycle is peaking, WA's growing population and much better affordability pointed to opportunity for buyers – with the report finding Perth offered a better proposition for future capital growth.



In fact, Perth is now the most affordable capital city in Australia – and with the WA economy tipped for growth and population growth climbing again, the consensus is that the Perth real estate market has bottomed and is primed for an up-turn. As always in property this is especially true of the most desirable locations including those where all of our projects are located.

A recent research report from leading property agency Colliers International found that while the Sydney and Melbourne real estate markets were past their prime buying opportunity, the Perth housing market was entering a new phase.

Falling rental vacancies, rising rents, low interest rates and affordable prices add further reasons to buy, the report found.

With prices tipped to begin moving upwards in 2020, buyers looking to reap the benefits of buying at the bottom of the market will need to move fast.

If you'd like a copy of the report, including market and economic analysis, please contact us by email on [buyers@irisresidential.com.au](mailto:buyers@irisresidential.com.au)



**CONSTRUCTION  
STARTING**

Artist Impression

# Amara City Gardens Booragoon

## Amara City Gardens, Booragoon

December has brought the news that leading shopping centre owner and operator Scentre Group had purchased a 50% stake in and management of Garden City Shopping Centre for \$570 million. Scentre Group moved quickly rebranding the centre Westfield Booragoon the same day and announced it was immediately starting work on new plans for a redevelopment of WA's leading retail centre not surprising given how much they spent. Scentre Group is

the original Westfield established by Sir Frank Lowy and grown into the world's pre-eminent shopping mall operator. Other Westfield centres include Westfield Fountain Gate in Melbourne - the biggest Westfield in Australia with Westfield Sydney second, Westfield London - the largest shopping centre in Europe and Westfield World Trade Centre - the largest shopping complex in Manhattan.

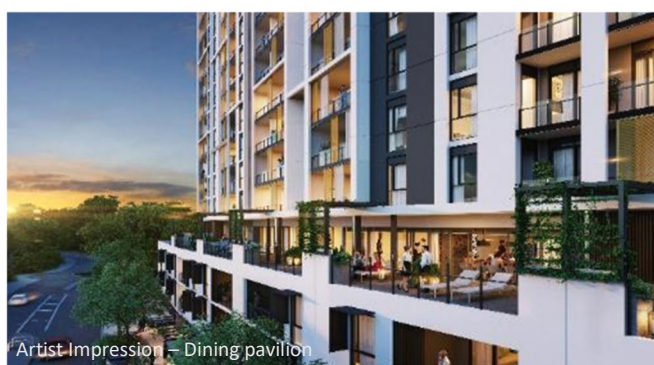
This announcement has followed the exciting news earlier this year that we had secured one of Australia's biggest and most-awarded builders, Multiplex, to deliver Amara City Gardens Booragoon.

In WA, Multiplex has successfully delivered premium apartment projects including The Old Swan Brewery and The Esplanade, Nedlands – formerly the historic Steve's Hotel. Major national projects completed by the builder include Lighthouse, Prima Pearl and EQ Tower in Melbourne, Central Park's DUO and Wonderland Towers in Sydney, and FV in Brisbane.

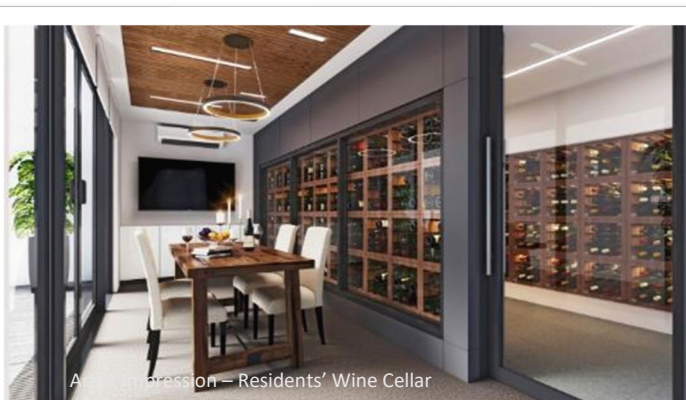
Multiplex's construction quality and expertise is beyond question having built Optus Stadium in Perth and being the builder of Australia 108, Melbourne, the tallest building in the southern hemisphere at 100 storeys.

Amara City Gardens will mark a new partnership between two strong and successful property companies in Iris Residential and Multiplex, both with their roots proudly in Western Australia. As previously announced, preparatory works have already been undertaken to prepare the site for Multiplex to begin construction in the new year.

In order to lock in your stamp duty savings under the State Government's new rebate scheme, you must sign up to buy an apartment off the plan before the start of construction – and that means your window of opportunity to save thousands of dollars on a new home at Amara City Gardens will close early in the new year expected end of February or beginning of March.



Artist Impression – Dining pavilion

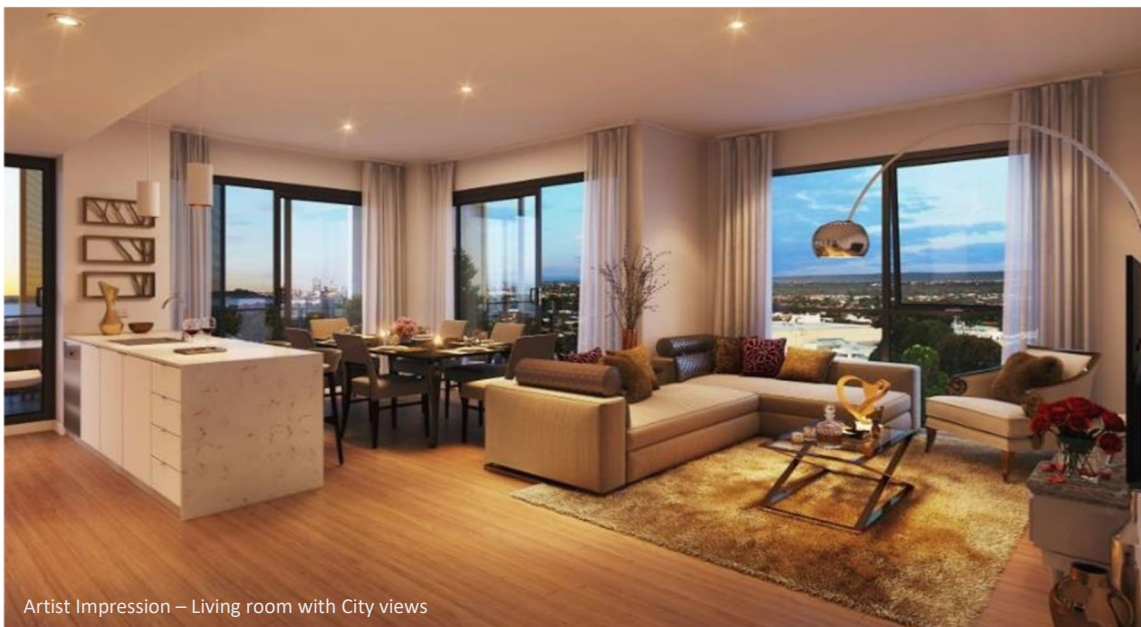


Artist Impression – Residents' Wine Cellar

With a premium location adjoining Westfield Booragoon, apartments at Amara City Gardens are a mix of three-bedroom, two-bedroom and one-bedroom residences. Apartments above level 7 will offer panoramic views of the river or the Darling Ranges, and those above level 4 will enjoy city skyline views.

Residents at Amara City Gardens will enjoy private amenities including a gymnasium and sauna, community garden, yoga and Tai-Chi deck, sunset terrace and BBQ, wine storage cool room and wine tasting area, and residents' lounge, dining room and caterer's kitchen. this unique lifestyle development and lock in your pre-construction savings.

For more information about Amara City Gardens, Booragoon, visit <https://amaracitygardens.com.au/>



Artist Impression – Living room with City views





# CONSTRUCTION STARTING

Artist Impression

## One Mabel Park Jolimont

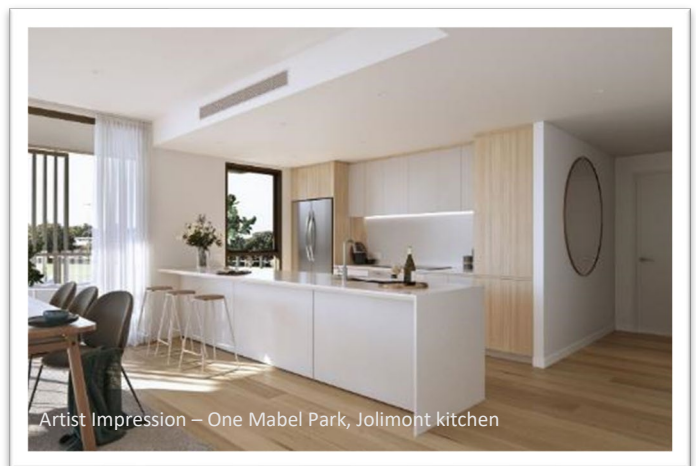
### One Mabel Park, Jolimont – enjoy peaceful luxury (How's the serenity?) amid the urban hustle

After a busy pre-sales campaign during winter, we are pleased to announce that Western Australian building company Pindan has been appointed to deliver One Mabel Park, Jolimont, with construction expected to start early in the New Year.

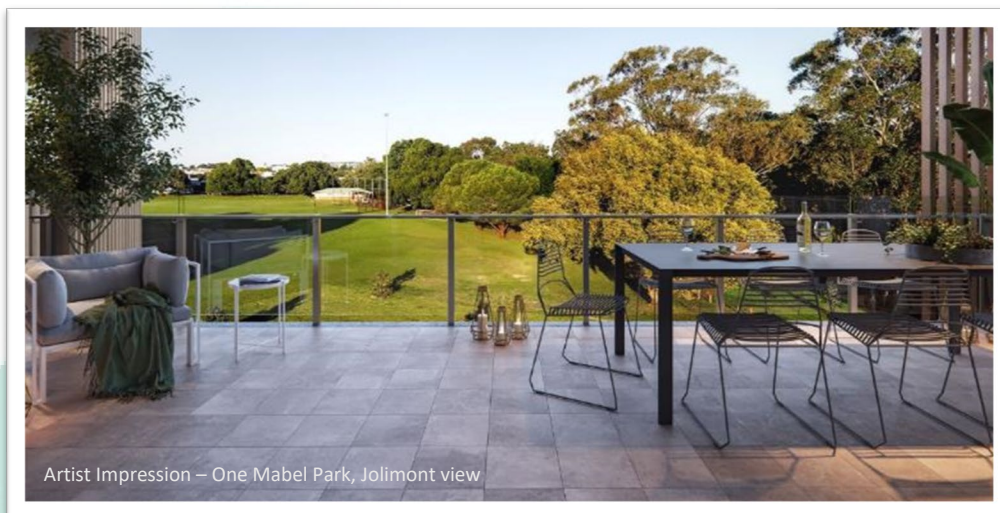
Buyers who secure apartments at One Mabel Park in the next few months will qualify for a 75% stamp duty saving under the new WA Government rebate for pre-construction contracts announced in October. Good opportunities are still available, but you will need to act quickly to ensure you don't miss out on your preferred choice or the stamp duty rebate.

Located on a new road, Pollen Grove, One Mabel Park offers a tranquil vantage across the established green belts of Henderson Park, Mabel Talbot Park and Jolimont Lake. The design makes the most of the beautiful views over the secluded parkland with extra large balconies. The balconies or terraces range from 29sqm up to 112sqm in the remaining three-bedroom apartments.

One Mabel Park's parkland frontage makes it the most secluded site in this Jolimont development and future residents will be able to walk out of their views building straight onto the parks.



Artist Impression – One Mabel Park, Jolimont kitchen



Artist Impression – One Mabel Park, Jolimont view

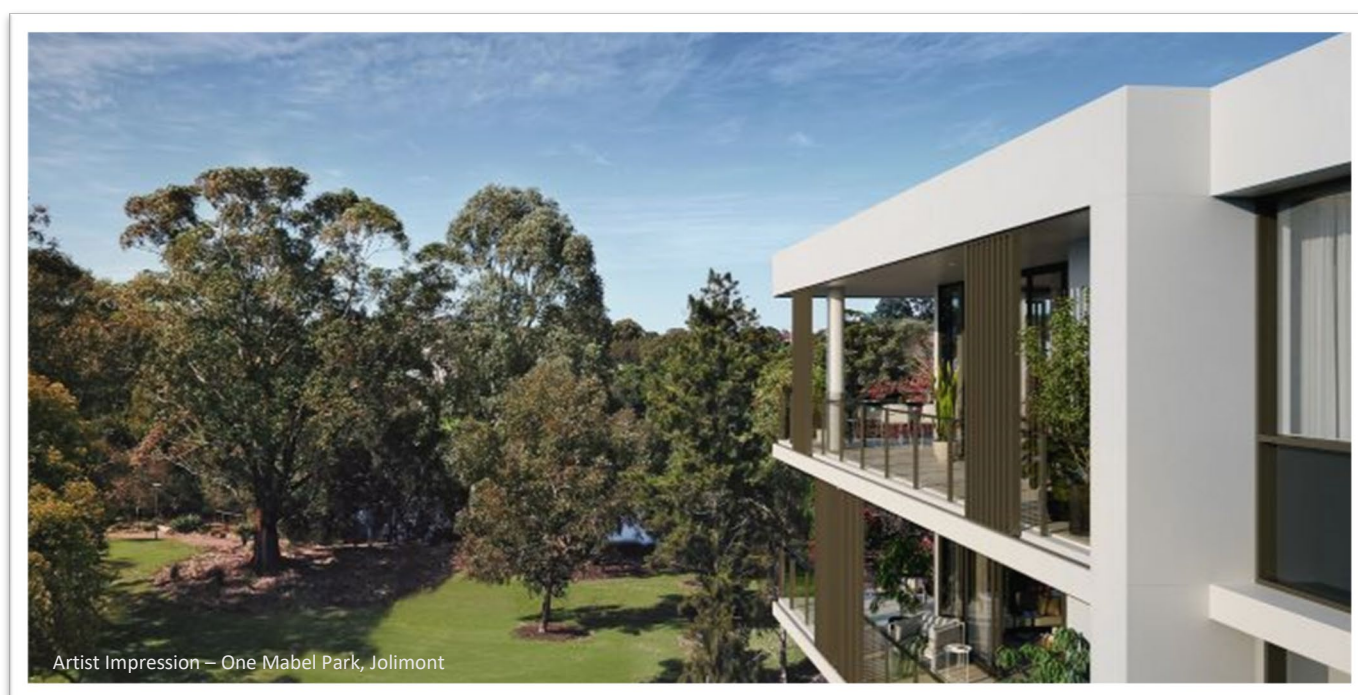
Special design consideration went into the three-bedroom apartments at this development, which have two car bays, spacious floorplans and extra storage.

Residents at One Mabel Park will be able to enjoy a private air-conditioned dining area with fully-fitted kitchen, BBQ, sitting area and alfresco/deck space overlooking Mabel Talbot Park and Jolimont Lake, together with a 9-metre solar heated pool and lounge deck and air-conditioned residents' gymnasium.

One Mabel Park will have a 7.1 NatHERS star rating, from an extensive line-up of sustainability features to future-proof the development. A 25kW Solar PV system will provide comfort and energy savings for residents, while all apartments will have access to their own energy data – allowing owners to monitor and modify their power and water consumption through an individual log in system.

Because we know that pets are treasured members of many households, family pets will also be welcome to join the new community at One Mabel Park.

For more information about One Mabel Park, Jolimont, visit <https://onemabelpark.com.au/>



Artist Impression – One Mabel Park, Jolimont



# SUMMER ON THE BEACH

## Marina Edge Port Coogee

### Don't miss out on coastal living at Marina Edge, Port Coogee

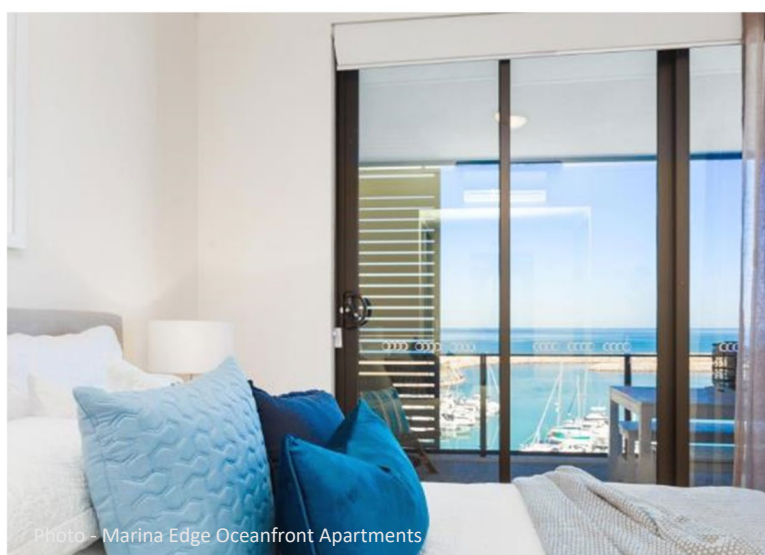
After 14 sales in the past three months, we're gearing-up for the final apartment sales at Marina Edge in Port Coogee. Just ten apartments remain available for sale and with summer arriving early, the last of Marina Edge's two bedroom, two-bathroom apartments, which are priced from \$595,000, are expected to be snapped up soon.

At this premium location in Port Coogee, we delivered an oceanfront apartment building with the marina and a beach on its doorstep and all the convenience of a high-amenity address.

Marina Edge residents are now part of a thriving coastal community, with landscaped parks lining the waterfront and residents able to enjoy the marina's atmosphere from their apartment balconies or from Dome Cafe, which is directly adjacent. Residents are also just 200 metres from the Port Coogee Village Shopping Centre, which is home to a Woolworths supermarket, health and medical services and a mix of cafes and restaurants.

And of course, in addition to enjoying direct access to Port Coogee's beach lifestyle, Marina Edge residents are just a few minutes from Fremantle's bustling city centre.

For more information on Marina Edge Oceanfront Apartments, visit <https://marinaedge.com.au/>



**“Early bird incentives”  
before launch early  
2020**

Artist Impression

# Shenton Quarter Shenton Park

Imagine living in a luxury apartment surrounded by abundant parkland, with a range of specialist shops and dining options literally on your doorstep, just a short stroll to the train station and with an address in one of Perth’s most sought-after inner-city suburbs.

All that and much more is on offer at Shenton Quarter, the stunning new development set to take shape at the master-planned Montario Quarter precinct in Shenton Park. Shenton Quarter will be launched next year but is already selling well pre-launch to Iris Residential’s customers with ‘early bird’ incentives for the first buyers. You need to act quickly to secure your place in what will be a standout apartment project.

Designed by Cameron Chisholm Nicol, Shenton Quarter will deliver a level of luxury, lifestyle and amenity unlike anything else in this popular western suburbs location.

At the heart of the development will be an elevated landscaped podium deck designed by WA landscape architects Propagule as the ‘backyard’ for future residents. More than half an acre in size, the podium will include a community herb and vegetable garden, children’s playground, a fitness deck and exercise area, extensive planting with feature trees and a 20-metre solar heated swimming pool with barbecue terrace.

A residents’ pavilion featuring a fully-equipped kitchen, dining and lounge room will connect to the swimming pool area, and be available to residents for private and community events, and residents will also have access to an air-conditioned and fully-equipped gymnasium.

A private road on the west side of Shenton Quarter has been designed as a shared pedestrian-car laneway drawing its inspiration from King Street in the city, and will be lined with cafes and al fresco dining, and the ground floor of the development will be home to a new supermarket offering together with a range of specialist shops and commercial tenancies.



Artist Impression – Half an acre of residents’ amenity



In keeping with our approach to development, Shenton Quarter will feature best-practice sustainability features with more than 70% of apartments enjoying cross ventilation, a central circulating gas hot water system and an extensive 85kW rooftop solar array, which will directly benefit residents by reducing their strata levies.

Shenton Quarter is located just 400 metres from Shenton Park train station and 300 metres from Shenton College, with the new Perth Children's Hospital, Sir Charles Gairdner Hospital and University of WA all located within a 2.5-kilometre radius.

An address at Shenton Quarter will be one to be proud of, and opportunities will be snapped up quickly. Act now to secure your choice, and take advantage of the 75% stamp duty savings on offer for off-the-plan purchases.

For more information on Shenton Quarter, and to register your interest, visit <https://shentonquarter.com.au/>



**COMING SOON**

# The Terraces Claremont

Artist Impression

## The best was saved for last - The Terraces, Claremont

With development approval now secured, we're delighted to be moving ahead with The Terraces, Claremont and look forward to delivering what will become a new benchmark for apartment living in WA. Set to take shape on the only north-facing site at the sought-after Claremont on the Park precinct, The Terraces offers a choice of luxurious one, two and three-bedroom, all with Iris Residential's signature expansive balconies/terraces offering sweeping northern views over Claremont Oval. The innovative design for the development, by award-winning architecture firm HASSELL, features a terraced frontage to the famous oval opening the building up to the central parkland space.

Sustainable living has been incorporated with world's best practice environmental design expected to deliver an 8.5 Star average NATHERS rating including a 35% reduction in energy use to enable buyers to save the environment and money.

This what will surely be an iconic development, has made no compromise on design excellence and will make the most of The Terraces' enormous north-facing frontage, maximises light and views for residents. The Terrace's design means that 95% of apartments are northerly-oriented, while adopting industry-leading sustainability features including double glazing, sliding balcony screens, cross-ventilation and passive solar principles are expected to reduce the need for artificial lighting in apartments at The Terraces by up to 40 per cent, and the need for artificial heating and cooling by one third on the already high standards required by the Claremont on the Park precinct Design Guidelines.

Apartments on upper levels will offer views of the Swan River, CBD and Claremont Oval, with residents able to enjoy a range of luxury in-house amenity with two private landscaped podiums overlooking the oval, a residents' lounge, a private dining facility with wine cellar, BBQ terrace and a fully equipped gymnasium.

The premium western suburbs lifestyle gives you the best views of the oval while keeping you close to Bayview Terrace - the boutique fashion retail centre for Perth, Claremont Quarter, Claremont Tennis Club, Claremont Aquatic Centre, Claremont Train Station and key bus stops. Cycle paths north towards the City and south to Fremantle are close by and some of WA's best beaches are just a short drive away.



Artist Impression – The Terraces at Claremont



With such a prime location and quality design, The Terraces attracted buyer enquiry even before development approval was secured. Registrations are now open on this exciting project, and we expect very strong interest ahead of an off-the-plan launch in 2020.

For more information on The Terraces, please visit <https://terracesclaremont.com.au/>



## About Iris Residential

Iris Residential is one of Western Australia's leading apartment developers, with a long track record of delivering high quality, beautifully liveable homes in premium locations. Proudly Western Australian and family owned, we've built our reputation over the course of more than two decades by securing the most sought-after sites and building intimate communities of residences designed for homeowners.

Our Directors are personally involved in the development process, delivering homes characterised by impeccable quality, thoughtful design, and addresses offering a rich level of amenity and lifestyle.

With more than \$1 billion of developments behind us, we are proud to have completed 24 apartment projects and handed over the keys to more than 1,100 new residences to local buyers – and every apartment we have taken to market has been delivered. Across our current projects, we have a further 450 apartments in the development pipeline at Perth's best locations.