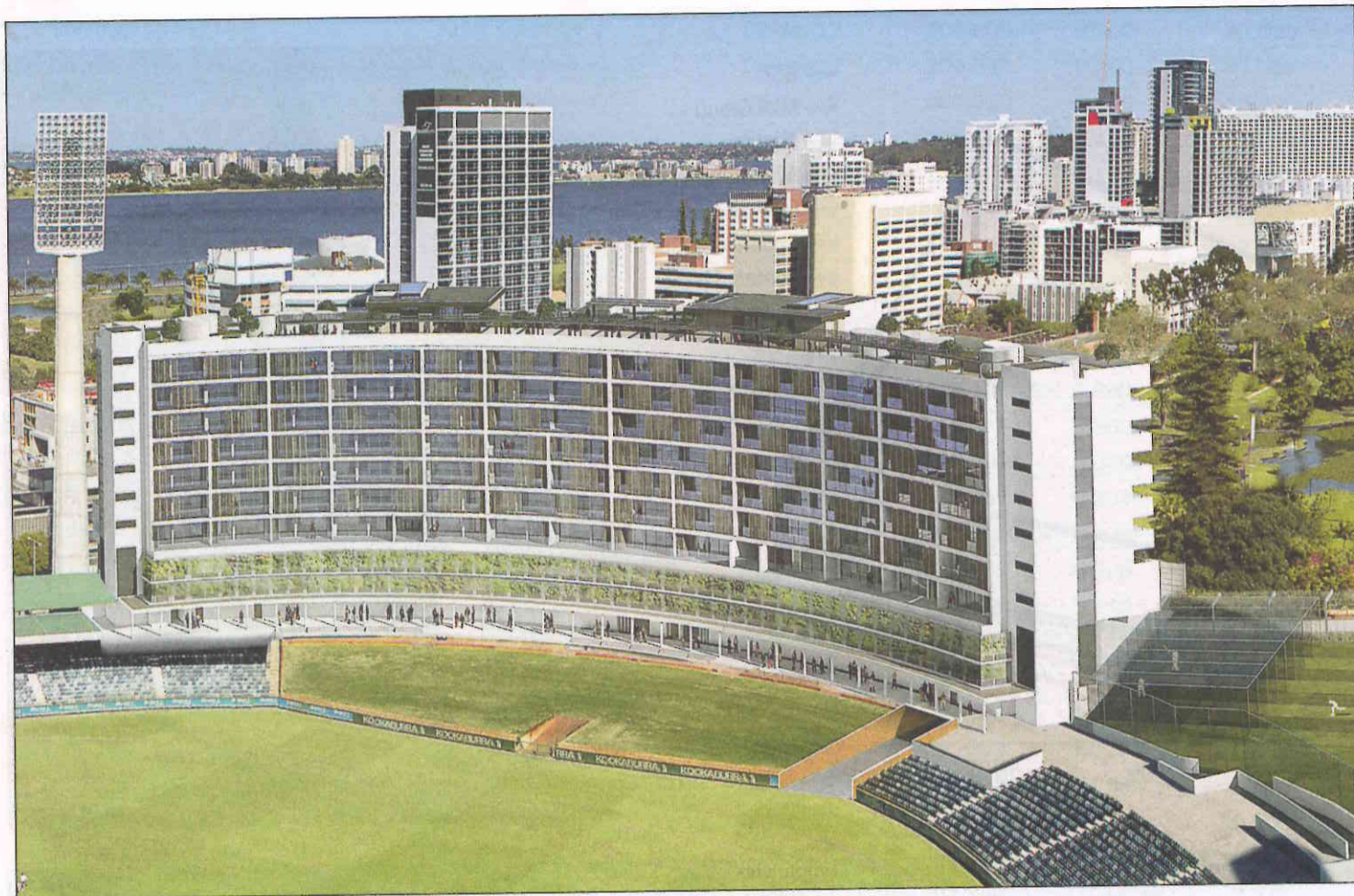


Members keen on The Gardens



GARDENS VIEW: An artist's impression of The Gardens Apartments. The developers are aiming for 80 per cent pre-commitment at the 137-apartment complex before starting construction. Photo: Verum Project Direction

WACA WORKS

WACA/Ascot JV begins first stage of WACA redevelopment.

137 apartments targeted for 2015 completion.

■ Mitch Crowe-Hardy

PROPERTY developer Ascot Capital and the Western Australian Cricket Association have started marketing the first stage of a major residential project at the WACA ground.

The submission period for expressions of interest in apartments in the project's first stage – a 10-storey, 137-apartment complex called The Gardens – closed last week, with 99 EOIs received from among the 7,500 WACA members.

The development will be officially launched on November 19.

The Gardens will be located on the western side of the ground next to the relocated practice nets, which will be moved to the north-west corner, the

original 19th century site of the practice wickets, with a new Centre for Cricket Excellence to be built alongside.

The Gardens apartments range from one-bedroom studios to three-bedroom penthouses and are priced between \$540,000 and \$2.7 million.

Verum Project Direction is the JV's project manager, and development director for the Ascot/WACA project, Murray Johns, said the response from WACA members had been strong.

"We were hoping to sell 25 per cent of the apartments to members but due to demand it looks like it will be over half," he said.

A soft launch for the apartments was offered exclusively to WACA members last month and a ballot was drawn last weekend, which enabled members to buy off the plan.

Mr Johns said the project partners were aiming for an 80 per cent pre-commitment before construction.

Depending on the success of the first stage, Verum will seek development approval for the second stage that proposes a 20-storey, 250-apartment complex to the north-west end of the site.

Stage three comprises two 20-storey apartments on the south-east corner of the oval and is aiming for a 2020 completion date.

Forward works on The Gardens site is sched-

uled for an early 2013 start, after the conclusion of the international cricket season. Construction is scheduled to begin in the second quarter of 2013 with a mid-2015 completion target.

Mr Johns said Jaxon Construction had been working on the project as construction adviser and was currently in negotiations with the JV partners over the terms of the construction contract.

Work on the WACA redevelopment project started in 2007, but was put on hold in late 2009 due to the slump in Western Australia's property market.

However the current growth in the market – in particular strong demand for apartments – convinced the JV partners to revisit the project.

The WACA redevelopment project was devised with the primary goal of securing the ground's long-term financial security.

WACA chairman David Williams chairs the redevelopment committee, which includes local businessmen George Jones, Sam Gannon and Allan Rule.

Meanwhile, another Ascot Capital JV, with FJM Property, is awaiting approval in Innaloo.

The partners are proposing two office towers for the 2.3-hectare site, located next to the Ikea store.

Cooper & Oxley to build Kununnura court

COOPER & Oxley Builders has won a \$22.6 million contract to construct a new courthouse in Kununnura.

Cooper & Oxley was selected from a range of Western Australian builders in a tender process run by the Department of Finance, according to an update on tenders.wa.gov.au.

The unsuccessful bidders were Cimeco, Emco Building and Norbuilt, which all tendered to build the courthouse at a cost between \$23 million and \$24 million.

The Department of the Attorney General has previously said the courthouse project would cost \$43 million to complete, with that cost including pre-construction design works and final fit-out, and be completed in 2014.

Another recent win by Cooper & Oxley was its appointment by the state government to build a \$22 million Park 'n' Ride train station at Butler.

Perkins contracted to build Busselton retirement home

BUNBURY-BASED Perkins Builders has been awarded a \$16.5 million contract to build Aegis Aged Care's Ellenvale residential facility in Busselton.

Ellenvale will have 140 rooms, all with ensuite, together with supporting dining and recreational facilities. Planning for future stages of this development is well under way.

"We are very pleased to be able to continue to provide training and employment opportunities in the Busselton community," Perkins Builders general manager Mark Parish said.

Mr Parish said the contract further strengthened Perkins' reputation as the South West's largest commercial builder.

Last month, Perkins won its largest contract, worth \$70 million, to build four satellite transmission centres across WA as part of the National Broadband Network.

Salitage sells-off suites

PEMBERTON-BASED Salitage Winery is selling its luxury chalets located at the vineyard on Vasse Highway.

Overlooking the vineyard, the Salitage Suites are situated on a 2.26-hectare block and include a four-bedroom home and four chalets, which can accommodate up to four people in each chalet.

The winery owners, John and Jenny Horgan, have listed the Salitage Suites for \$1.795 million.

Mr and Mrs Horgan are selling the accommodation as they want to focus their attention on the winery.

Colliers International selling agent Greg O'Meara said the property had a well-established corporate client-base who regularly frequented the region.

The couple established the Pemberton winery in 1989 and it now exports wine to over 15 countries.

■ Staff reporters

Expression of Interest

Commercial Office Development – City of Joondalup

The City invites expressions of interest from suitably qualified and experienced respondents for the development of a multi-storey, commercial office landmark building on City owned property within the Joondalup City Centre.

Submissions close:

11.00am WST, Wednesday 13 February 2013

Contact:

Blignault Olivier (08) 9400 4201

The Expression of Interest document can be downloaded from the City's website joondalup.wa.gov.au

Garry Hunt

Chief Executive Officer

Canvassing of Elected Members will disqualify respondents from further consideration



- Located 30kms north of the Perth CBD;
- Strategic proximity to integrated public transport and road infrastructure;
- Reduced travelling time and distances to work for northern suburbs residents;
- A highly skilled and growing workforce for business;
- Strong existing retail and service amenity together with State and Commonwealth Government agencies;
- Strong established industries related to health, education and training;
- Available and affordable car parking;
- Cost benefits in terms of rental and parking costs;
- Planning flexibility to accommodate developments of the nature proposed and the effective facilitation of development applications; and
- Established bicycle network for cyclists commuting to the workplace.