

# More than 200,000 old homes ripe for redevelopment in WA

Builder sees growing trend towards rebuilding, especially in more established suburbs

**THERE** are more than 200,000 homes which are currently over 40 years old and lend themselves to redevelopment, according to Anthony Kinder, managing director of home builders Wilson & Hart.

Mr Kinder said the 1966 census showed there were 222,000 private dwellings in WA that were over 40 years old, generally the trigger point for redevelopment as the buildings had been fully depreciated.

"The redevelopment of these older homes will become a growing trend in Western Australia over the coming decade, especially in the more established parts of Perth," he said.

"For example, ABS figures for the last financial year show that the

value of new residential housing approvals for the Central Perth area, which covers most of the western suburbs, totalled \$285 million.

"The ABS figures also show that new residential housing development was particularly strong last financial year in the Town of Cambridge (\$78 million) and City of Nedlands (\$64 million)."

Mr Kinder, who is a former president of the HIA in WA, added that the trend towards new home building in established areas was set to increase as a result of the State Government's recently announced Directions 2031 proposed planning scheme.

"Directions 2031 seeks to deliver 47 per cent of Perth's

future housing – equating to 121,000 new dwellings – through the creation of new lots in established areas of Perth by 2031," he said.

Mr Kinder said anyone who was considering buying an older home with a view to demolishing the property should check relevant government regulations.

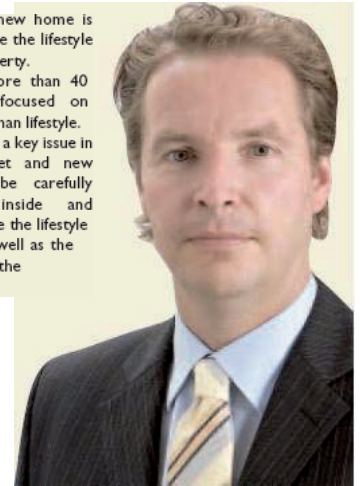
"The property could be heritage-listed and that may prevent such a demolition," he said. "There are also a myriad other regulations and rules related to various government agencies which individual developers have to comply with and it is therefore wise to get professional assistance before deciding to demolish.

"When building a new home on an old site, the home buyer should

try to ensure the new home is designed to maximise the lifestyle potential of the property.

"Homes built more than 40 years ago were focused on functionality rather than lifestyle.

"Today, lifestyle is a key issue in the housing market and new homes have to be carefully designed both inside and externally to enhance the lifestyle of the residents as well as the resale value of the property." ■



*Anthony Kinder, managing director of Wilson & Hart, points out the pluses and pitfalls of redeveloping older homes.*