

# Press Release

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Both the Federal and State governments are planning to spend billions of dollars on new infrastructure projects to help boost the economy during the financial crisis.

The new projects will create opportunities for astute investors because major new projects can have a positive impact on property values.

For example, the decision by the State Government to extend the rail system to Butler and Brighton should help boost property values in this area.

The Peard Real Estate Group found the extension of the northern railway line to Clarkson had a positive impact on property prices by enabling homeowners to have faster access to the city centre.

In a similar way, the opening of train stations in Thornlie, Rockingham and Mandurah has had a positive impact on property values in those areas.

Even social infrastructure facilities, such as schools, can influence property values. For example, many people choose to buy homes in the Rossmoyne High School zone because the school has a high reputation.

Both governments plan to make a major investment in education. The State Government has plans for 14 new schools over the next six years at a cost of \$300 million. New schools in outer suburbs will give young buyers an added incentive to buy homes in those areas.

In addition, the commitment by the State Government for a new children's hospital and for the expansion of Joondalup hospital should also prove beneficial to surrounding property owners.

Buyers should be examining carefully the major new infrastructure projects being announced by both governments and determining if they will impact on local property values.

By investing in areas with enhanced levels of infrastructure, property buyers can ensure that their property will continue to achieve higher levels of capital growth over the longer term.