



Jandakot Rural Landowners Inc.

Residents in Area 1 - Don't be lowballed by Stockland!

There are many compelling reasons why re-zoning won't happen and town planners agree, changes will take some doing. The developers are speculating and will therefore be offering low values. Don't be fooled.

Before you attend the Stockland Meeting on Monday; please consider this.....

- Do you love your rural lifestyle?
- Have no real need or desire to move?
- Make sure you let Stockland know that they better have an offer *too good to be true*, if they are serious about turning this area into another residential development.

Our Jandakot rural area is unique – How many cities in the world have this 5 acre lifestyle so close to the CBD and Fremantle, access to the Freeway, Public and Private Hospitals, Shopping centres and more?

Our properties are very desirable to Stockland as large parcels of land in such a great location outside of the ANEF noise contours of Jandakot Airport and they recognise its value – but how much?

Stockland recently purchased land 25km north of Perth at Sinagra for **\$1.325m** per hectare (valuing 5 acres at around **\$2.65m** in that area) and we all know Jandakot is much closer to Perth with better amenities and greater access.

Land in Calleya sells for around **\$1000/m²** – that's **\$20m** for your average rural property (less the development costs of creating a residential estate). It's in the salespersons interest to talk the values down, but Stockland still face considerable challenges to re-zone. **This is not a done deal by any means.** They need contiguous plots of land to develop, and our land is a prime location right opposite Calleya.

Consider the REAL VALUE of your current home:

- The initial Purchase price
- PLUS Stamp duty you paid
- PLUS Interest repayments
- PLUS Improvements
- PLUS Hours spent looking after your property to create your unique lifestyle

THEN think about

- Where would you go to replace the lifestyle you have here?
- If you can find something comparable, what would it cost?
- How much stamp duty would be added to the price?
- How much further would you have to travel each day?
- How long would it take to create the lifestyle you're after?

www.jandakotrural.net