



New marina 'a bonus'

LOUISE BAXTER

The highly anticipated marina at Port Rockingham will have a positive impact on house values over the next 5-10 years, providing the area with infrastructure and prestige, according to property experts.

Comparisons have already been drawn between the \$50 million project and the Hillarys Boat Harbour, which revamped the suburb and its surrounds after construction in 1988.

The Rockingham marina is expected to have 475 boat pens, a shopping precinct and plenty of parking. It will offer much-needed facilities for Rockingham's boat owners because the closest marinas are at Mandurah and Challenger Harbour at Fremantle.

Gavin Hegney, executive chairman of property valuing firm Hegney Property Group, said a

large-scale development like a marina prompted a series of positive ripple effects within a suburb.

"With a marina, people tend to build newer and bigger houses around it, which starts an area upgrade," Mr Hegney said. "People also do a little more to their existing houses, and the area benefits.

"If you look at it this way: if you were to take out the Hillarys marina there would be a negative impact on surrounding suburbs, so similarly, if you add a marina into an area it would have a positive effect.

"The Rockingham marina will definitely be a bonus for the coastline through to Shoalwater and Safety Bay because of the boat pens and facilities."

Professionals Rockingham sales director Brett Lee said the standard of development would entice more

people to the area and have a flow-on effect on property values.

"Anything of that magnitude will always affect the area it is in, regardless of whether you are living near the infrastructure or not," Mr Lee said.

"There is already a high influx of visitors on the weekend to the beaches and the boardwalk; with a jetty area there will be a lot of people coming down with boats, wanting to use the area.

"A lot of what is proposed will give a positive spin to the place in the next 5-10 years. It's still relatively undervalued.

"We obviously won't know until the infrastructure is in place; capital growth rates are unknown but we are looking at upwards of 10 per cent over the next few years."



A marina should benefit the whole area, say experts.



A concept sketch of part of the proposed Port Rockingham jetty and marina development which is expected to have 475 boat pens, a shopping precinct and plenty of parking