



PILBARA HALF YEARLY  
PROPERTY & LAND  
SNAPSHOT

July to December 2016

COMMERCIAL

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## PILBARA SUMMARY

Observations from this edition of the *Pilbara Commercial Property and Land Snapshot Report* include:

- 218 commercial properties were advertised for lease in the past 6-month reporting period.
- 134 commercial properties were advertised for sale in the same 6-month reporting period.

### Retail:

- The number of retail properties advertised for lease in the Pilbara has dropped from 34 in the previous 6 months, to the current 26.
- The number advertised for sale has increased from 10 to 23 in the same period.
- The average retail lease costs per square metre for properties has decreased from \$349 to \$334 per square metre in the last 6 months.
- The sale average has dropped from \$3,094 to \$2,917 in the same period.

### Office:

- The number of office properties advertised for lease in this reporting period has dropped from 33 to 28, with the number for sale increasing from 14 to 19 in the last 6 months.
- Average lease costs for office properties decreased from \$332 to \$331 per square metre in the last 6 months. The sale average dropped from \$3,293 to \$3,265 in the same period.

### Industrial/Warehouse:

- The number of Industrial/Warehouse properties advertised for lease has dropped from 146 to 134, with the number for sale dropping from 70 to 63 in the last 6 months.
- The average lease cost per square metre for Industrial/Warehouse properties has decreased from \$95 to \$74 per square metre in the last 6 months, with the sale average increasing from \$743 to \$859 in the same period.

### Vacant Land:

- The number of vacant land lots advertised for lease has increased from 19 to 23, with the number for sale dropping from 29 to 26 in the last 6 months.
- The average lease cost for vacant land has increased from \$17 to \$21 per square metre in the last 6 months, with the sale average increasing from \$205 to \$225 in the same period.

**Note:** When interpreting data relating to Retail and Office space, consideration must be given to the relatively small numbers of properties and varied location factors, which can result in wide fluctuations in data between reporting periods.

The Commercial report data is now collected and reported biannually (6 monthly). Previous Commercial reports data was collected and reported quarterly (3 monthly).

## PILBARA COMMERCIAL OVERVIEW

### ADVERTISED PROPERTIES FOR LEASE

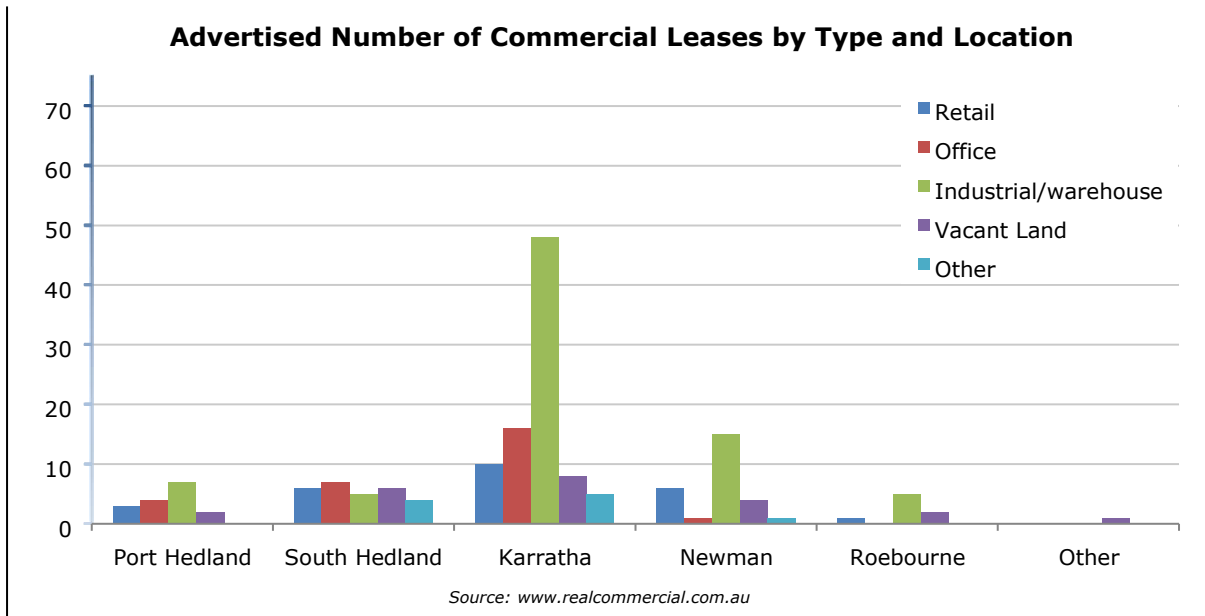


Figure 1

### ADVERTISED PROPERTIES FOR SALE & SETTLEMENT

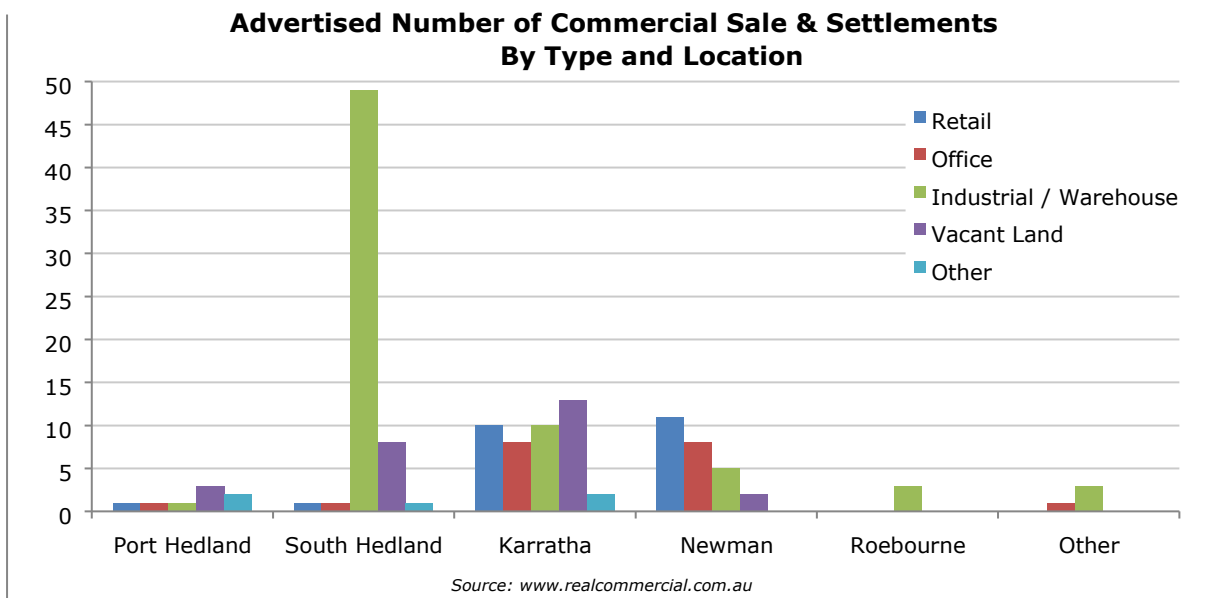


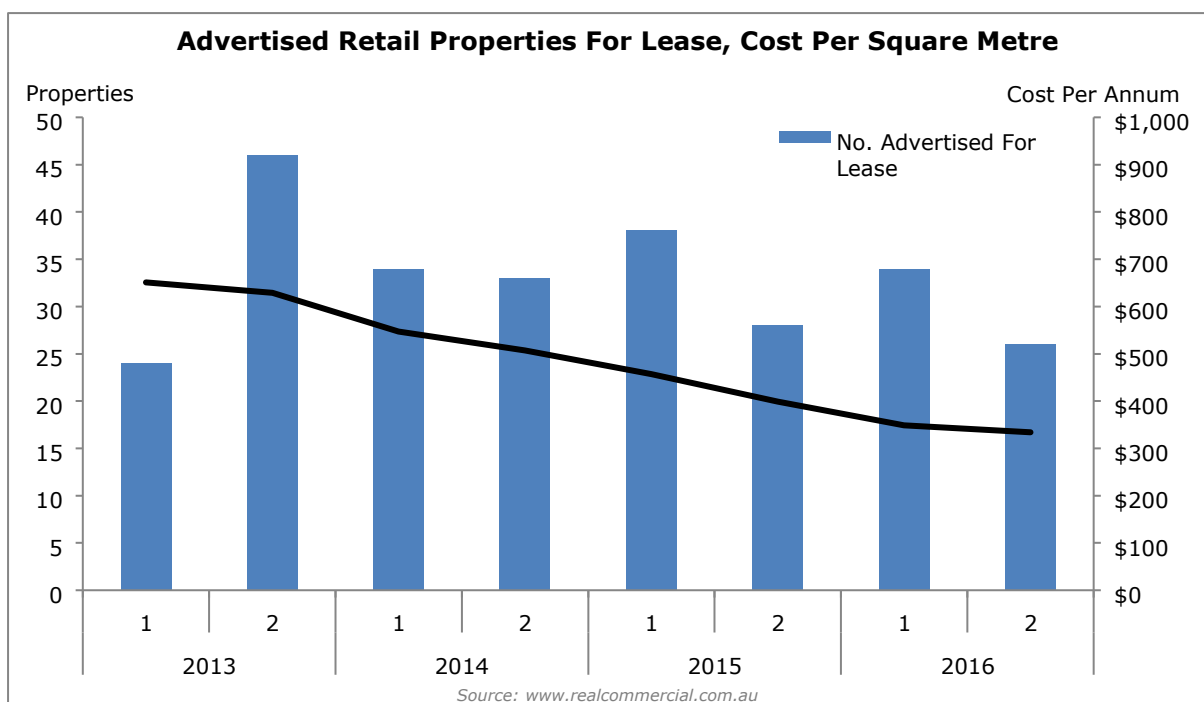
Figure 2

**Note:** Properties can be classified in more than one category, depending on zoning and building use.

## RETAIL

### ADVERTISED PROPERTIES FOR LEASE

Figure 3 shows the trend in the number of retail properties advertised for lease across the Pilbara, and the average advertised cost per annum. Table 1 illustrates the average annual lease cost per square metre of retail properties over the past 6 months.



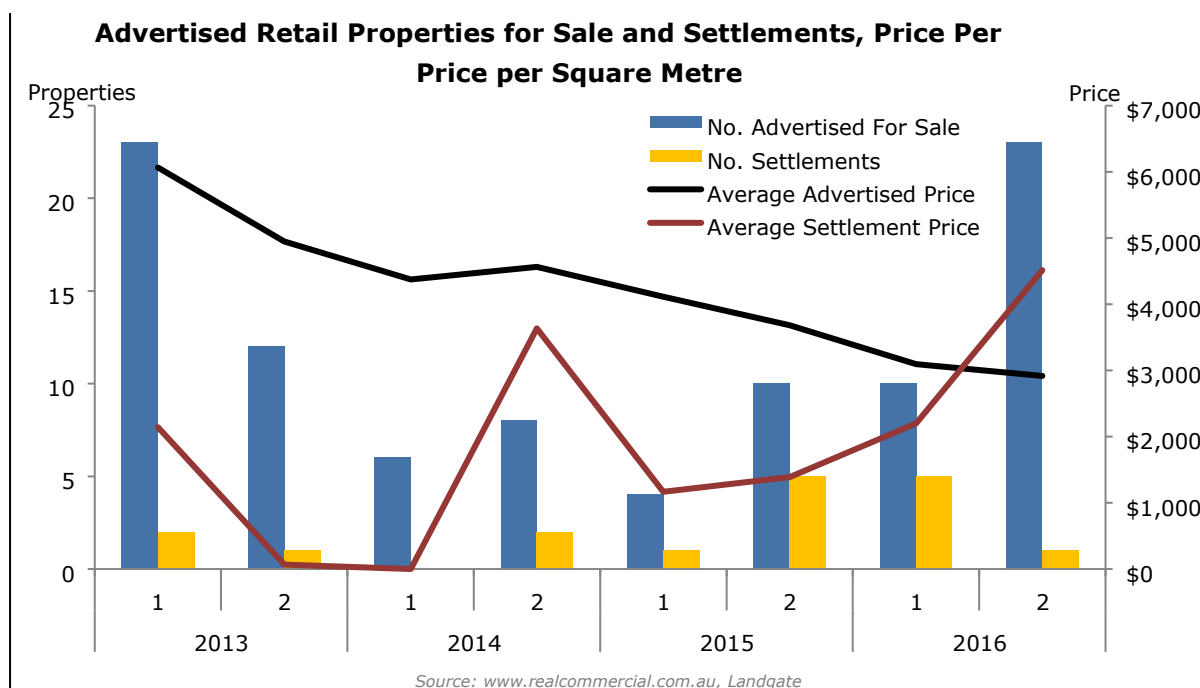
**Figure 3**

Retail	Number	Min \$	Max \$	Average \$
Port Hedland	3	\$300	\$476	\$365
South Hedland	6	\$182	\$678	\$332
Karratha	10	\$208	\$495	\$311
Newman	6	\$291	\$570	\$389
Roebourne	1	\$162	\$162	\$162
Other				
Total	26	\$162	\$678	\$334

**Table 1**

## ADVERTISED PROPERTIES FOR SALE AND SETTLEMENT

Figure 4 shows the trend in the number of advertised retail properties for sale and settlement, the average advertised price, average settlement price, number advertised for sale and number of settlements. Table 2 illustrates the average annual price per square metre by residential area for retail properties over the past 6 months.



**Figure 4**

Retail	Number	Min \$	Max \$	Average \$
Port Hedland	1	\$1,136	\$1,136	\$1,136
South Hedland	1	\$2,727	\$2,727	\$2,727
Karratha	10	\$1,155	\$5,294	\$3,166
Newman	11	\$438	\$4,521	\$2,870
Roebourne				
Other				
<b>Total</b>	<b>23</b>	<b>\$438</b>	<b>\$5,294</b>	<b>\$2,917</b>

**Table 2**

**Note:** The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the collection period stated. Updated figures, which may alter previous averages and totals, will be available in the following report.

## OFFICE

### ADVERTISED PROPERTIES FOR LEASE

Figure 5 shows the trend in the number of office properties advertised for lease across the Pilbara, and the average advertised cost per annum. Table 3 illustrates the average annual lease cost per square metre of office properties over the past 6 months.

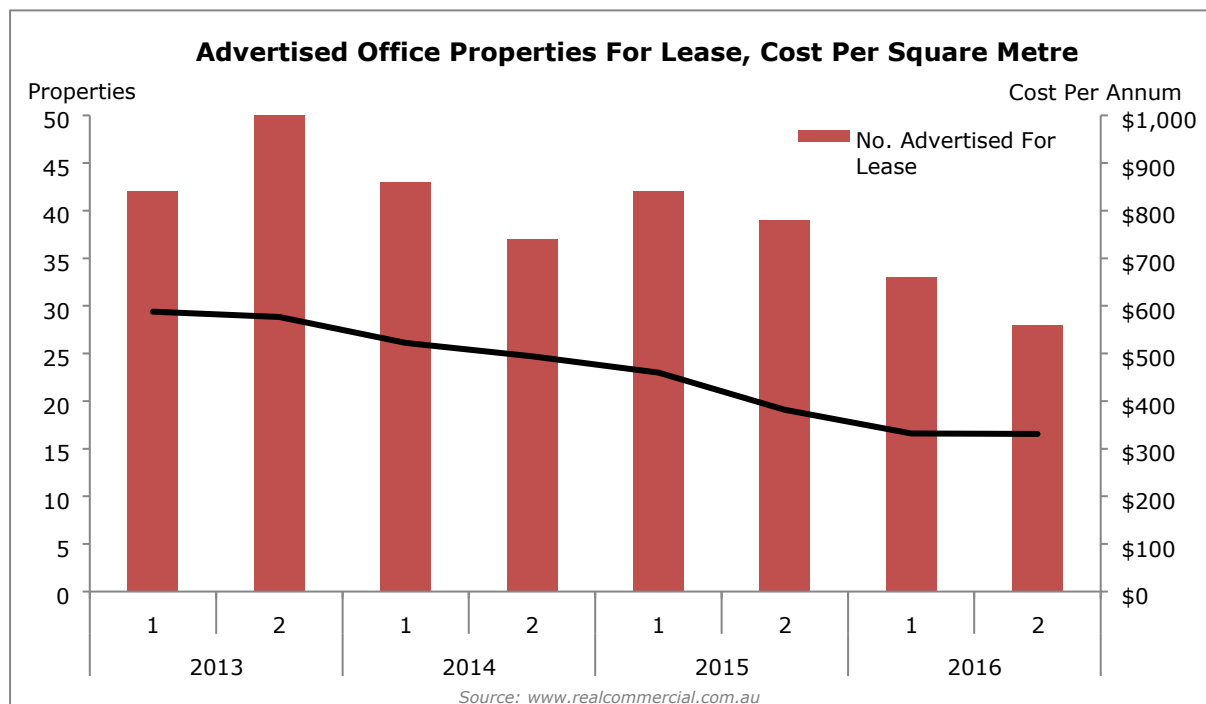


Figure 5

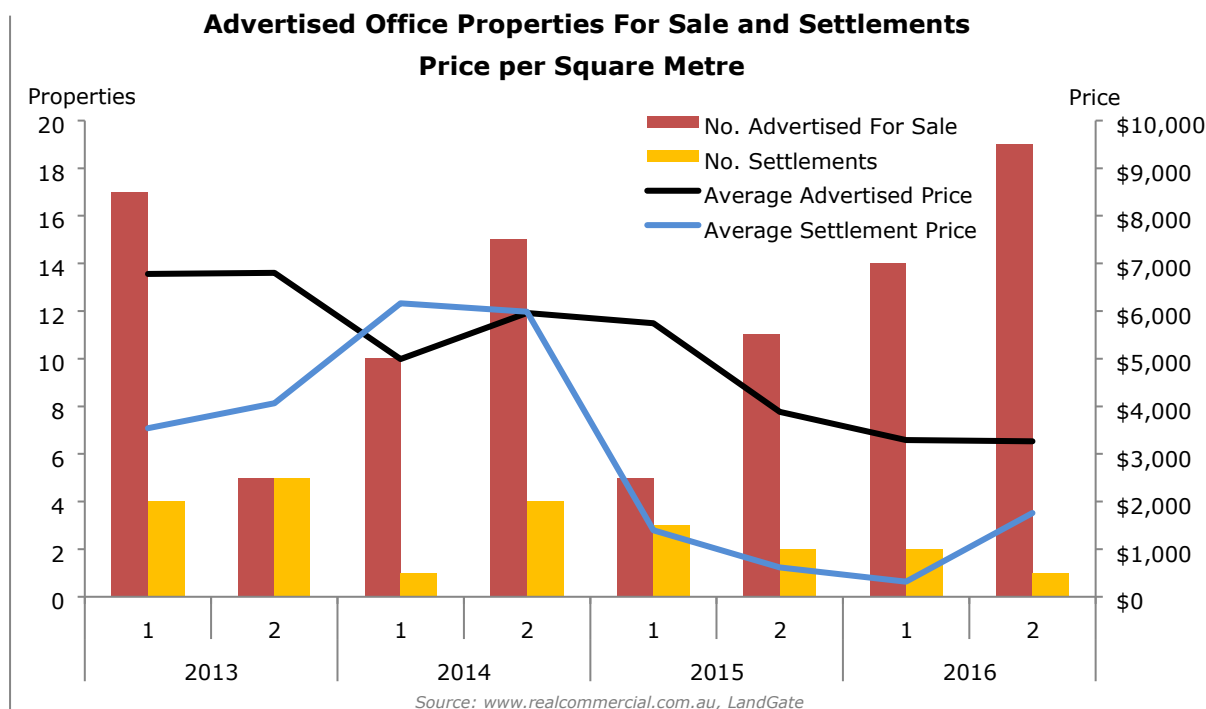
Office	Number	Min \$	Max \$	Average \$
Port Hedland	4	\$133	\$476	\$300
South Hedland	7	\$156	\$913	\$384
Karratha	16	\$150	\$660	\$315
Newman	1	\$349	\$349	\$349
Roebourne				
Other				
Total	28	\$133	\$913	\$331

Table 3



## ADVERTISED PROPERTIES FOR SALE AND SETTLEMENT

Figure 6 shows the trend in the number of advertised office properties for sale and settlement, the average advertised price, average settlement price, number advertised for sale and number of settlements. Table 4 illustrates the average annual price per square metre by residential area for office properties over the past 6 months.



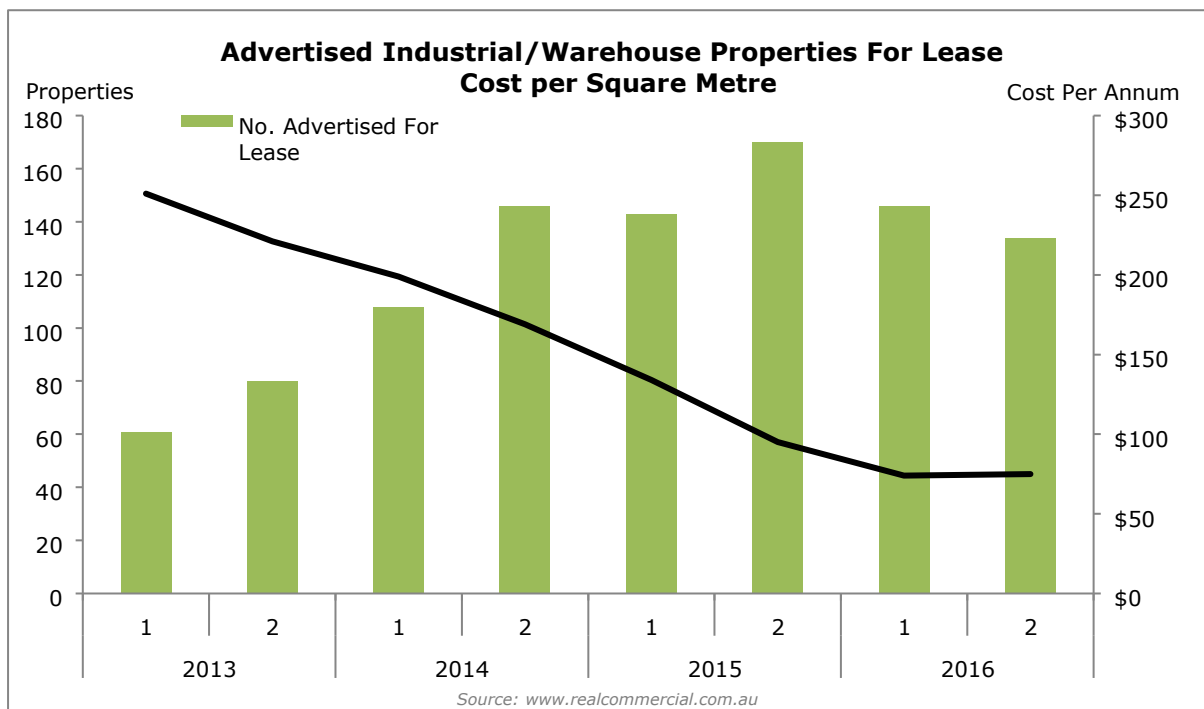
**Figure 6**

Office	Number	Min \$	Max \$	Average \$
Port Hedland	1	\$8,153	\$8,153	\$8,153
South Hedland	1	\$2,800	\$2,800	\$2,800
Karratha	8	\$400	\$4,500	\$2,709
Newman	8	\$438	\$6,087	\$2,852
Roebourne				
Other	1	\$6,600	\$6,600	\$6,600
Total	19	\$400	\$8,153	\$3,265

**Table 4**

## INDUSTRIAL/WAREHOUSE ADVERTISED PROPERTIES FOR LEASE

Figure 7 shows the trend in the number of industrial/warehouse properties advertised for lease across the Pilbara, and the average advertised cost per annum. Table 5 illustrates the average annual lease cost per square metre of industrial/warehouse properties over the past 6 months.



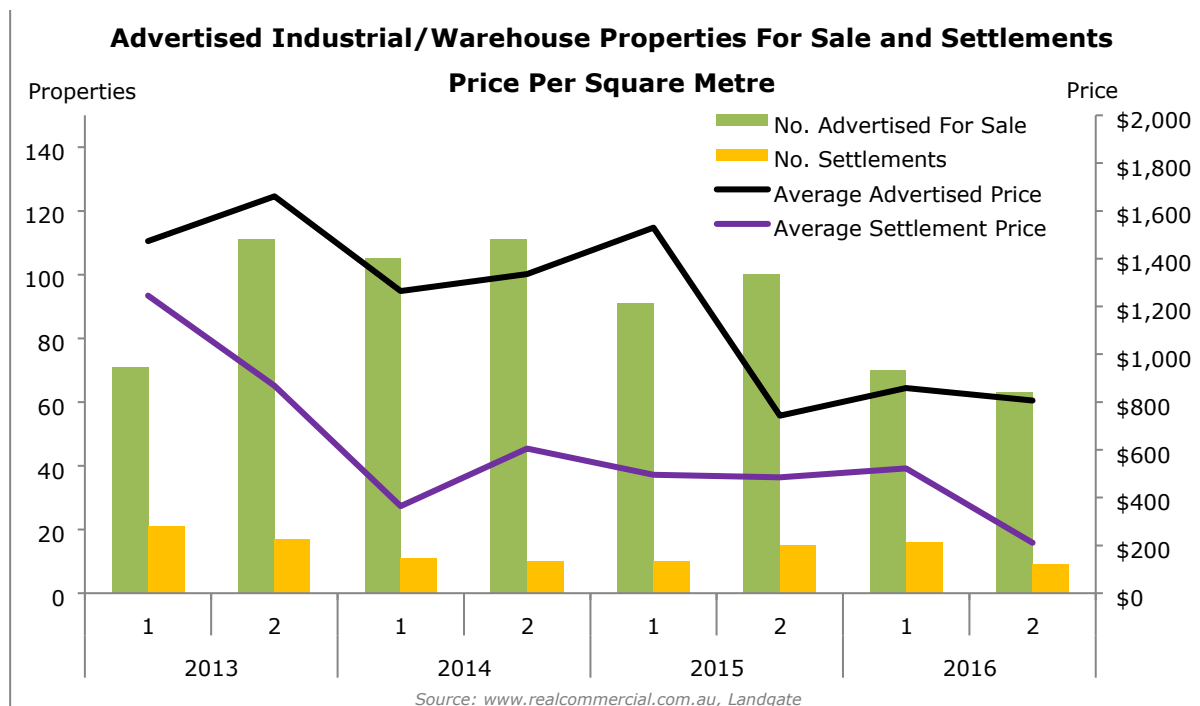
**Figure 7**

Industrial/Warehouse	Number	Min \$	Max \$	Average \$
Port Hedland	7	\$11	\$276	\$69
South Hedland	5	\$8	\$399	\$99
Karratha	48	\$4	\$228	\$62
Newman	15	\$17	\$456	\$96
Roebourne	5	\$8	\$399	\$99
Other				
<b>Total</b>	<b>134</b>	<b>\$4</b>	<b>\$741</b>	<b>\$75</b>

**Table 5**

## ADVERTISED PROPERTIES FOR SALE AND SETTLEMENT

Figure 8 shows the trend in the number of advertised office properties for sale and settlement, the average advertised price, average settlement price, number advertised for sale and number of settlements. Table 6 illustrates the average annual price per square metre by residential area for office properties over the past 6 months.



**Figure 8**

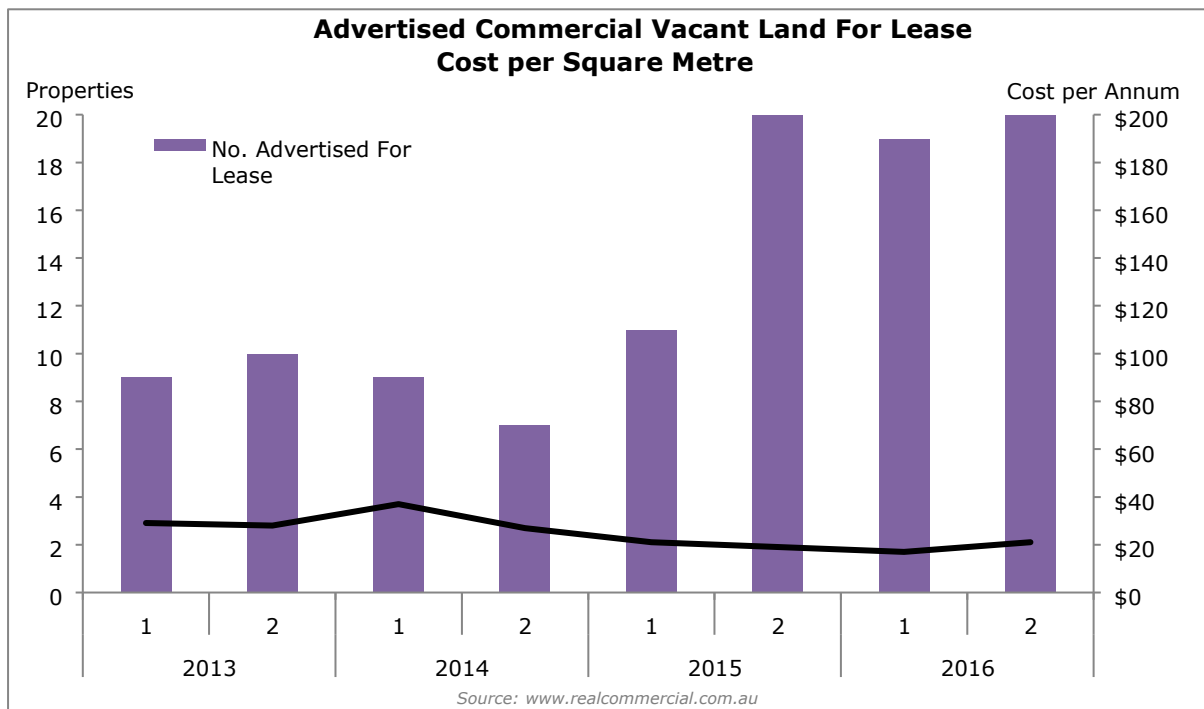
Industrial/Warehouse	Number	Min \$	Max \$	Average \$
Port Hedland	1	\$817	\$817	\$817
South Hedland	41	\$100	\$2,900	\$877
Karratha	10	\$122	\$2,335	\$458
Newman	5	\$457	\$4,382	\$1,403
Roebourne	3	\$166	\$203	\$182
Other	3	\$62	\$1,354	\$919
<b>Total</b>	<b>63</b>	<b>\$62</b>	<b>\$4,382</b>	<b>\$807</b>

**Table 6**

## LAND

### ADVERTISED FOR LEASE

Figure 9 shows the trend in the number of vacant land (including all commercial zonings) advertised for lease across the Pilbara, and the average advertised cost per annum. Table 7 illustrates the average annual lease cost per square metre of vacant land over the past 6 months.



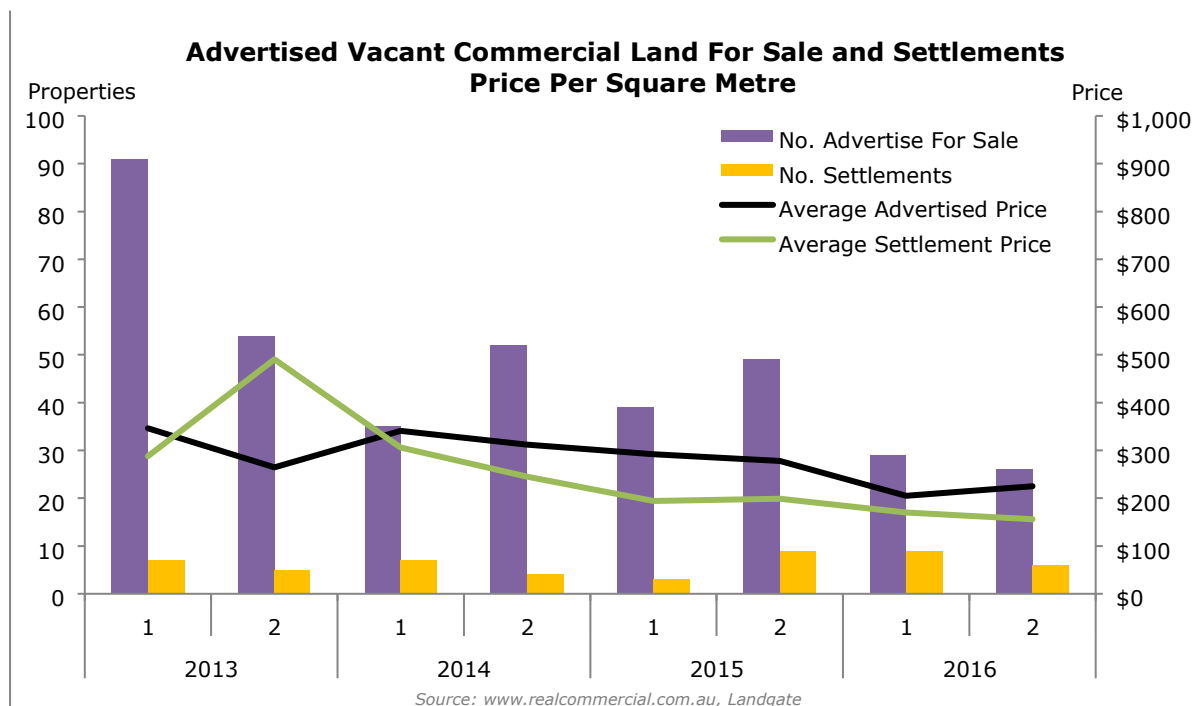
**Figure 9**

Vacant Land	Number	Min \$	Max \$	Average \$
Port Hedland	2	\$10	\$15	\$13
South Hedland	6	\$3	\$38	\$19
Karratha	8	\$13	\$25	\$17
Newman	4	\$24	\$56	\$35
Roebourne	2	\$5	\$28	\$16
Other	1	\$24	\$24	\$24
Total	23	\$3	\$56	\$21

**Table 7**

## ADVERTISED FOR SALE AND SETTLEMENT

Figure 10 shows the trend in the number of advertised vacant land (including all commercial zonings) for sale and settlement, the average advertised price, average settlement price, number advertised for sale and number of settlements. Table 8 illustrates the average annual price per square metre by residential area for vacant land over the past 6 months.



**Figure 10**

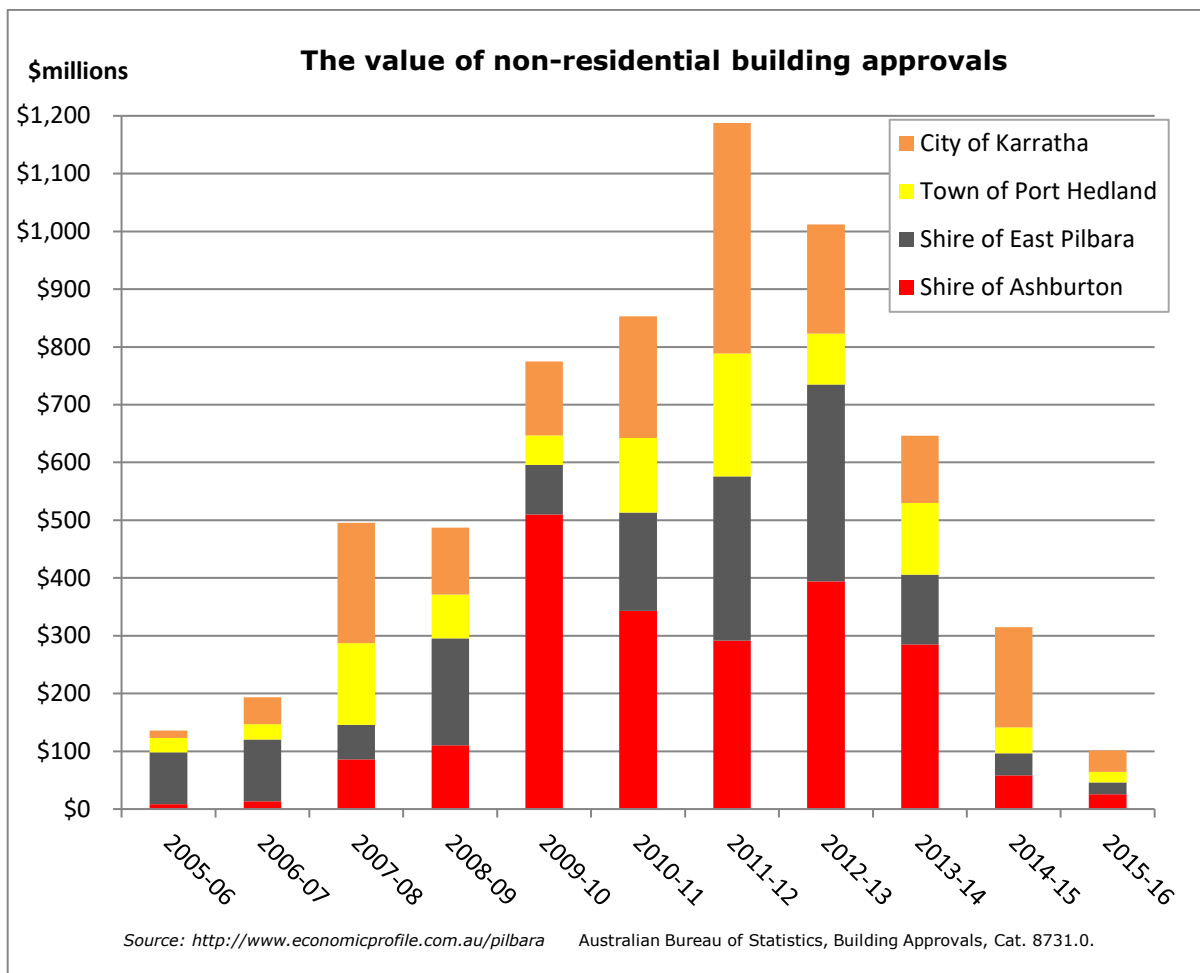
Vacant Land	Number	Min \$	Max \$	Average \$
Port Hedland	3	\$140	\$791	\$410
South Hedland	8	\$164	\$655	\$268
Karratha	12	\$10	\$353	\$163
Newman	2	\$249	\$262	\$256
Roebourne				
Other	1	\$7	\$7	\$7
Total	26	\$7	\$791	\$225

**Table 8**

**Note:** The average settlement price and figures represented are based on sales evidence available from Landgate at the end of the collection period stated. It does not differentiate between the various commercial zonings. Updated figures, which may alter previous averages and totals, will be available in future reports.

### COMMERCIAL BUILDING APPROVALS

The following graph highlights the growth of non-residential building approvals in the Pilbara over the last 11 years.



## DEVELOPMENT PROPOSALS

For up to date information on development proposals, including temporary and permanent accommodation, visit the local government website.

<b>Shire of Ashburton</b>	Ph: (08) 9188 4444	<a href="http://www.ashburton.wa.gov.au">www.ashburton.wa.gov.au</a>
<b>Shire of East Pilbara</b>	Ph: (08) 9175 8000	<a href="http://www.eastpilbara.wa.gov.au">www.eastpilbara.wa.gov.au</a>
<b>Town of Port Hedland</b>	Ph: (08) 9158 9300	<a href="http://www.porthedland.wa.gov.au">www.porthedland.wa.gov.au</a>
<b>City of Karratha</b>	Ph: (08) 9186 8555	<a href="http://www.karratha.wa.gov.au">www.karratha.wa.gov.au</a>

For up to date information on Land and Development sites, visit the LandCorp website and search for Pilbara. [www.pilbara.landcorp.com.au](http://www.pilbara.landcorp.com.au)

## REAL ESTATE AGENTS

CBRE	Ph: (08) 9320 0000	<a href="http://www.propertyconnector.cbre.com.au">www.propertyconnector.cbre.com.au</a>
Crawford Realty South Hedland	Ph: (08) 9172 5300	<a href="http://www.crawfordrealty.com.au">www.crawfordrealty.com.au</a>
Hedland First National Port Hedland	Ph: (08) 9173 9200	<a href="http://www.hfn.com.au">www.hfn.com.au</a>
LandCorp	Ph: 1300 730 435	<a href="http://www.landcorp.com.au">www.landcorp.com.au</a>
O'Toole Realty	Ph: (08) 9277 4266	<a href="http://www.otoolerealty.com.au">www.otoolerealty.com.au</a>
Vend Property	Ph: (08) 9382 2211	<a href="http://www.vendproperty.com.au">www.vendproperty.com.au</a>
Ray White Karratha	Ph: (08) 9185 2444	<a href="http://www.raywhitekarratha.com.au">www.raywhitekarratha.com.au</a>
Ray White Port Hedland	Ph: (08) 9140 2300	<a href="http://www.raywhiteporthedland.com.au">www.raywhiteporthedland.com.au</a>
Realmark Commercial - Pilbara	Ph: (08) 9197 2600	<a href="http://pilbara.realmark.com.au">http://pilbara.realmark.com.au</a>

## SOURCES OF INFORMATION

### REALESTATE LISTINGS

Real Commercial.com.au	<a href="http://www.realcommercial.com.au">www.realcommercial.com.au</a>
REIWA	<a href="http://www.reiwa.com.au/commercial/">www.reiwa.com.au/commercial/</a>

### LAND INFORMATION & SALES

LandCorp Regional Manager	Ph: (08) 9482 7529	<a href="http://www.landcorp.com.au/pilbara">www.landcorp.com.au/pilbara</a>
Landgate	Ph: (08) 9273 7373	<a href="http://www.landgate.wa.gov.au">www.landgate.wa.gov.au</a>

## DISCLOSURE

To ensure an accurate portrayal of the commercial real estate market, the Commission will make a determination on certain advertised properties deemed not purely for the commercial market and remove them from the data base. This report, therefore, should be viewed with this disclosure in mind.

Advertised commercial properties which are also clearly advertised as residential properties on realestate.com are removed.

Commercial land for sale, which is promoted, or clearly identified as land zoned residential, is not included in the land figures presented in this report.

Karratha includes Karratha Industrial Estate and Dampier; South Hedland includes Wedgefield; Port Hedland includes Redbank; "Other" for locations refers to the whole local government area outside of the specified areas and "Other" for type refers to rarely advertised zoned properties i.e. rural, hotel/ leisure and storage.



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KARRATHA | Level 2, The Quarter 20 Sharpe Avenue Karratha, WA 6714

PORT HEDLAND | Shop 2, 6 Wedge Street Port Hedland, WA 6721

PERTH | Level 12, 140 William Street Perth, WA 6000

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