

Issue #1, February 2015

Wagerup Refinery Interim Land Management Report for the period 10 December 2013 – 10 December 2014

1. Introduction

This report has been prepared to meet the interim land management reporting commitments made by Alcoa in section 3.3 of the Wagerup Alumina Refinery Noise Amelioration Plan¹ which has been prepared to meet the requirements of Clause 6 (1) and (2) of the *Environmental Protection (Wagerup Alumina Refinery Noise Emissions) Approval 2012* as amended².

This interim land management report provides information on the number of written offers to purchase noise-affected land and the actual purchases of noise-affected land made by Alcoa during the period 10 December 2013 to 10 December 2014.

2. Noise affected property acquisition

During the report period, Alcoa personnel continued to undertake formal and informal communication with landholders in an effort to ensure understanding and awareness of Alcoa's willingness to purchase properties in Area A (under the terms of the Wagerup Land Management Plan), and where appropriate progress formal sales. This included:

- Mail out to all Area A landholders referencing the Land Management Plan and providing contact details for land administration personnel.
- Phone, face-to-face and email discussions with at least 12 individuals regarding potential property purchases.
- Annual land update to the Wagerup Community Consultative Network (CCN).
- Publication of minutes providing details of the CCN land discussion in the *Harvey - Waroona Reporter*.
- Briefings to Shire of Harvey and Waroona staff on land matters.

As detailed in Table 1 below, *three written offers for three properties* were made to potential sellers during the report period. One offer was accepted and the remaining offers remain open.

Table 1: Summary of Offers Made and Assets Acquired by Alcoa

Year	Number of written offers to purchase	Number of purchase offers accepted	Number of written offers declined	Assets acquired
2009	5 properties	5 properties	Nil	59 ha & 4 homes
2010	7 properties	7 properties	Nil	206 ha & 2 homes
2011	14 properties	14 properties	Nil	371 ha & 1 home
2012	2 properties	Nil	2 properties	Nil
2013	2 properties	1 property	1 property	1.9ha & 1 home
2014	3 properties	1 property	Nil*	74ha & 1 home**

*Two offers were made to one landowner for two properties. The offers have not been accepted or declined and remain open.

**A contract of sale was executed on 24 October 2014. Settlement proceeded on 24 December 2014.

¹ Feb 2015 version, amended following DER 2014 consultation program.

² Clause 6 was amended by the *Environmental Protection (Wagerup Alumina Refinery Noise Emissions) Amendment Approval 2013*, gazetted on 10 December 2013.

3. Area A land ownership as at February 2015

As demonstrated in Table 2, Alcoa now owns the majority of properties in Area A, including almost 90% of the eligible land and 87% of existing dwellings. This is a direct result of the implementation of the Wagerup Land Management Plan.

The table highlights the relatively small number of private landholdings, among which there are just 13 dwellings, potentially available for Alcoa to purchase as at February 2015.

It should be noted that a number of properties are subject to issues related to deceased estates. These must be treated with due sensitivity and legal constraints can delay or prevent sales processes.

Table 2: Summary of Property Ownership Within Area A

Landowner	Alcoa	Private landowners - 20	Other landowners (private & government)**
Properties	266	38	33
Dwellings (noise affected premises)	90*	13 (11 permanently inhabited)	NA
Total area	6763ha	945 ha	733ha

* Existing dwellings. A number of dwellings have been demolished following purchase by Alcoa as they were derelict and attracting anti-social behaviour.

** Properties not eligible to be purchased by Alcoa

4. Summary

Alcoa continues to use best endeavours to acquire property in Area A under the terms of the Wagerup Land Management Plan while respecting the rights of private landowners not to sell.

During the report period (10 December 2013 – 10 December 2014) one contract of sale was executed. Two additional offers to purchase were made. These offers remain open.