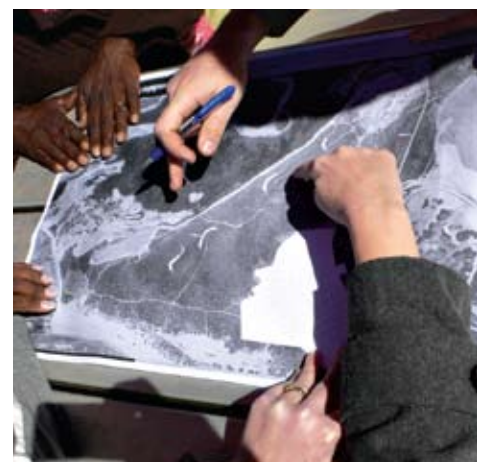


KIMBERLEY PERSPECTIVES

MAY 2010

HOME AMONG THE BOAB TREES 02 | LOCAL KIMBERLEY UPDATE 02 |
LIVING THE LAKESIDE LIFESTYLE 03 | NEW HOUSING TO EASE THE TRANSITION 03 | BROOME NORTH OPEN
FOR BUSINESS 04 | TOWN WALK A HIT IN HALLS CREEK 04 |



ORD OPENING UP INDIGENOUS OPPORTUNITIES

THE ORD-EAST KIMBERLEY EXPANSION PROJECT WILL REACH A MAJOR MILESTONE THIS MONTH WITH WORK COMMENCING ON INFRASTRUCTURE TO SERVICE 8,000 HECTARES OF AGRICULTURAL LAND, A SIGNIFICANT STEP FORWARD IN THE EXPANSION OF THE ORD VALLEY IRRIGATION AREA.

This follows Premier Colin Barnett's recent announcement that joint venture partners Leighton and Indigenous Business Australia (IBA), now known as the Moonamang Joint Venture, were the successful proponents for the first major construction contract – to build the 19km of irrigation channel, a 13km road extension and irrigation control structures.

However, the Ord Project is not just about agriculture, but about indigenous involvement and employment and giving Miriuwung Gajerrong (MG) People the opportunity to participate in the mainstream economy.

The tender assessment process for the main contract included a number of evaluation criteria, with a high weighting given to the proponents' proposed indigenous and community development programs.

Regional Development and Lands Minister Brendon Grylls said the criteria demonstrated the Government's commitment to improving the social and financial well-being of local indigenous people as a result of the project.

"The project is funded by the Government's Royalties for Regions program and will deliver significant outcomes for the traditional owners in the region, the MG People, including extensive training, employment and business opportunities," the Minister said.

MG Corporation Chairman Teddy Carlton agrees, saying the MG People were delighted and excited at the second stage of the Ord Project.

"We've now recognised and accepted the greater, real benefits and outcomes that are involved for us," Mr Carlton said.

"We also know that the Government and others understand we have a serious stake in all this – Aboriginal traditional owners realise we have to work strongly together with Government, local farmers and the local community in general for the best result for everyone."

Mr Carlton said it was a serious opportunity to develop positive strategies to complete projects and programs, to assist MG People overcome social dependency cycles as well.

"The Government has shown they're committed which is a good sign to advance further in the future," he said.



LANDCORP



A HOME AMONG THE BOAB TREES

INCREASED CHOICE AND MORE AFFORDABLE HOUSING IS SPRINGING UP ALL OVER THE KIMBERLEY, WITH RECENT RELEASES IN BOTH KUNUNURRA AND BROOME.

Four local builders are now offering great value house and land packages at the award-winning Januburu Six Seasons, providing a greater range of housing options in Broome.

Colin Wilkinson Developments, Williams Homes, H&M Tracey Construction and Australian Eco Constructions were the successful builders, following an expression of interest process.

Up to 20 packages are now available, with prices starting from \$525,000 and lots ranging in size from 325sqm to 740sqm.

Kununurra residents also have another opportunity to own their own home at

Lakeside Park residential estate with house and land packages currently available in Stage 5.

Three house and land package lots are also set for release by Northern Aspect Construction later this year.

The company was one of last year's REAL (Regional Environmental Affordable Living) Challenge winners, an initiative which encouraged builders and architects to collaborate and design new homes for specific climate zones within an affordable price range.

A display home showcasing their winning design will open in August this year.

LOCAL KIMBERLEY UPDATE

IT'S BEEN A FAST PACED FEW MONTHS HERE IN THE KIMBERLEY, WITH A HUGE AMOUNT OF WORK GOING INTO GETTING SIX PROJECTS ACROSS THE REGION READY FOR THE START OF CONSTRUCTION.



In the east, we've seen demand for land increase in Kununurra with huge interest in the town as a result of the \$415million Government funded Ord-East Kimberley Expansion plan. The Moonamang JV are mobilising to Kununurra to start works on the irrigation expansion, but we've had contractors on site throughout the wet getting the workers' accommodation, now known as Garrjang Village, ready for the start of the main contract.

Behind the scenes, we've been working closely with all the local shires to look at future development options to ensure there is sufficient residential and industrial land in the pipeline to cope with demand right across the region.

House and land packages are the flavour of the month, with up to 20 house and land packages recently released at our award-winning Januburu Six Seasons estate in Broome, as well as 20 packages in Kununurra.

Broome North has maintained its breakneck pace with all approvals obtained in record time, the start of construction imminent and agents appointed for this year's residential and industrial land releases.

The Halls Creek Town Walk, which opened late last year, is proving popular with both locals and visitors stopping to admire the visual narratives displayed on the totem poles.

And with our Bloodwood Crescent estate in Derby nearly sold out, we're planning a new development on Ashley Street.

It's an exciting time for the Kimberley and we're proud to be a part of the region's future.

HILARY WOODLEY
Kimberley Regional Manager

LIVING THE LAKESIDE LIFESTYLE

LOCAL RESIDENTS KYM ARDAGH AND MURRAY COATES ARE THE PROUD NEW OWNERS OF LOTS AT OUR LAKESIDE PARK ESTATE, FOLLOWING A DRAW FOR LOCAL OWNER OCCUPIERS AND BUSINESS OWNERS EARLIER THIS YEAR.

Kym Ardagh and his wife Helen moved to Kununurra from Perth 12 months ago. After initially living in subsidised Government housing, the couple found the draw a saving grace.

“Affordability restricts a lot of people up here but I think the LandCorp releases are making it easier to own your own home,” Mr Ardagh said.

“It all happened very quickly – we were told on the Wednesday that we had been successful and by Friday we were signed up, following financial approval. We’re now sourcing local builders to build a three-bedroom, two-bathroom home on the 576 square metre block,” he said.

Mr Ardagh said releasing the additional lots was a good idea, as many locals missed out last time.

“It was a great opportunity for us. Our son has just moved up to Kununurra too and I think he

would have liked to secure some land in this release. He will have to wait for the next one.

“We just love it up here. It’s special country. We love the small friendly community and the natural beauty of the place. We plan on being here a lot longer,” Mr Ardagh said.

Murray Coates, who has lived and worked in Kununurra for the past four years, said because of the high cost of rent in town, he was keen to own his own home.

“I was looking at buying an established home in the area when the LandCorp opportunity came up. I think the way this latest release was done is better than the previous system in place – I think it’s fairer,” Mr Coates said.

Five lots from Stages 4 and 5 of the estate were released earlier this year via a registration of interest process, with preference given



to local residents planning to live in the estate, as well as local businesses wanting to accommodate employees.

Construction will start this month on 49 single residential lots in Stage 6 of our Lakeside Park estate, which will be released later this year.

For more information visit www.landcorp.com.au/lakesidepark

NEW HOUSING TO EASE THE TRANSITION

124 new homes will be built in LandCorp’s newest development in Kununurra, the Coolibah estate. The development will contain a mix of single, duplex, triplex and group sites and will be a demonstration project for high quality medium density housing. The civil contractor is due to start site works this month and will continue with its successful indigenous employment program.

As part of the East Kimberley Development Package, the Commonwealth Government has funded the Department of Housing to build 40 transitional homes in Kununurra.

25 of these homes will be located in one of our newest residential developments, the Coolibah estate, located on Coolibah Drive and Chestnut Avenue. The remaining 15 homes will be built in other developments throughout the town.

The Department of Housing has teamed up with the Wunan Foundation, to develop a new housing option for East Kimberley Aboriginal people who are finding a lack of suitable housing a barrier to sustaining employment.

Wunan project manager Sarah Strutt said the program’s underlying philosophy was to create a supportive housing environment, encourage an everyday culture of work and create pathways out of social housing into mainstream housing.

“Many people are reliant on sharing overcrowded homes, often with people with no commitment to work,” Sarah said.

“This creates difficult circumstances for those who are trying to work and create a stable home life for their children.

“Very long waiting lists for Homeswest housing and the lack of alternate affordable housing is holding these people back from buying their own home,” she said.

Sarah said the program aims to integrate housing, employment and education with personal and family support.

A \$4million patient Short Stay Accommodation (SSA) facility will also be built in the estate.

Coolibah is located within walking distance to the Kununurra Hospital, allowing easy access to patient and hospital care.

The SSA will cater for those requiring accommodation while undergoing medical treatments or discharged patients waiting to return home.

For more information on the Transitional Housing Program, contact Sarah Strutt at sarahs@wunan.org.au



Construction of transitional housing at Wunan Pindan Place.



BROOME NORTH OPEN FOR BUSINESS

DESCRIBED BY SHIRE PRESIDENT GRAEME CAMPBELL AS THE "SINGLE MOST IMPORTANT PLANNING EXERCISE IN BROOME'S HISTORY", BROOME NORTH CONTINUES TO GATHER PACE AND CONSTRUCTION WILL START ON SITE IN THE NEXT FEW WEEKS.

Last month we encouraged potential buyers to register their interest in the first Broome North release and we received a big response.

Kimberley regional manager Hilary Woodley

said the feedback gave useful insight into what purchasers are looking for and the level of likely demand for the first stages.

"People want more affordable land and homes, with a range of housing options to choose from," Hilary said.

"60 per cent of respondents were people looking to buy a house to live in."

LJ Hooker has been appointed for this year's residential land sales in Broome North, with First National Real Estate Broome the appointed agent for sales in the

Blue Haze light industrial estate extension. "We're already receiving a lot of enquiries which will now be handled by the respective agents," Hilary said.

Interested parties and potential purchasers of residential land who haven't already registered their interest in the recent online survey should contact the LJ Hooker team on 9192 6633.

To register your interest in light industrial land contact First National Real Estate Broome on 9192 2000.

TOWN WALK A HIT IN HALLS CREEK



Peggy Chadwick (Halls Creek Tafe Campus) paints the totems.

THE HALLS CREEK TOWN WALK, WHICH OFFICIALLY OPENED IN OCTOBER LAST YEAR, IS PROVING A HIT WITH BOTH LOCALS AND VISITORS.

Shire of Halls Creek chief executive Warren Olsen said the Town Walk is already a key point of interest in the town.

"The Walk has provided a real depth to Halls Creek and really embodies the positive image the town has been cultivating for some time now," Mr Olsen said.

"Many people stop to admire the mosaic as they make their way home in the evenings."

The Halls Creek Town Walk is the culmination of the efforts of many passionate, committed people coming together to respect their town and its history.

Comprising nine stations located throughout the townsite, each marked by a handcrafted wooden totem pole,

the stopping points identify different cultural aspects and places of interest around Halls Creek.

The Walk takes the visitor on a chronological journey to discover and explore the town's rich heritage, in around 40 minutes.

We are working towards the delivery of land for up to 50 homes in Halls Creek soon, with civil works almost complete on a two grouped housing site on Bridge Street and Roberta Ave.

The homesites will support locals wanting to build houses and supply accommodation for government staff, providing health and community services to the region.

If you want to find out more about any of the other LandCorp projects in the Kimberley, please contact the LandCorp Kimberley office on 9192 6557 or visit www.kimberley.landcorp.com.au

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