

REGIONAL ROUNDUP

A SNAPSHOT OF WHAT WE ARE DOING IN REGIONAL WA

OCTOBER 2008

BROOME JANUBURU SIX SEASONS **02** | KUNUNURRA LAKESIDE PARK **02** | EXMOUTH **03** |
KARRATHA BUILDERS OPPORTUNITIES **03** | EXMOUTH BRIDGE **04** | WATERFRONT AT ALBANY **04** |
BUNBURY WATERFRONT **04** | MORE LAND COMING IN KARRATHA **05** | PILBARA BALLOT SUCCESS **05** |
COLLIE INDUSTRIAL LOTS **06** | GREENVIEW AT KARLKURLA **06** | KALBARRI LAND ON THE WAY **06** |

At LandCorp, we're helping establish **permanent sustainable communities** across regional WA. For more information on how we're **planning for long term regional development**, visit www.landcorp.com.au today.



ENCOURAGING PRIVATE DEVELOPMENT

One of our aims in regional WA is to encourage more private development - which also has the added benefit of increasing housing diversity. We're achieving this by introducing medium density sites in our estates, which can be developed for units and townhouses. We've recently released packages of lots to builders interested in developing house and land packages for the public. Here are some of those opportunities and details of recently awarded tenders:

KUNUNURRA LAKESIDE PARK

WITH OVER 165 LOTS RELEASED IN KUNUNURRA SINCE 2005, LANDCORP'S LAKESIDE PARK ESTATE CONTINUES TO TAKE SHAPE, WITH REGULAR RELEASES HELPING MEET ONGOING DEMAND.

A number of group housing sites and development opportunities for builders are now being released in the estate. A tender was recently advertised for the development of three group housing sites, and the preferred proponent will be announced in the next few weeks.

We'll also shortly be releasing a package of 10 single residential lots for builders interested in developing house and land packages for the public.

This will be a first for Kununurra and will provide an alternative and greater price certainty for buyers who do not want to organise building themselves.

In addition, single residential blocks are also available now for purchase through private treaty.

For further information contact Mandy Thorneycroft from Elders Real Estate on 0427 691 623.



BROOME JANUBURU SIX SEASONS

Following a tender process earlier this year, successful proponents for four group housing sites were chosen in July. The proposals for two, three and four bedroom properties showcase a range of high quality design features, including photovoltaic solar cells, greywater recycling and waterwise landscaping. The developers are now working towards obtaining the necessary Council approvals, with a view to starting construction next year.

More group sites are now available, ranging from 800sqm to 2,429sqm. Private treaty offers on the blocks need to be accompanied by a preliminary concept design, which

will be approved by LandCorp prior to offers being accepted. This is to encourage a high standard of development and ensure the estate design guidelines are met.

Meanwhile, a further package of residential blocks will be released shortly through an Expression of Interest process to builders interested in developing multiple single lots for house and land packages.

There are also single residential blocks available now for purchase through private treaty. For further information, contact Tony Hutchinson at Hutchinson Real Estate on 9192 1677.





EXMOUTH

AS ONE OF THE FASTEST-GROWING AREAS IN NORTHERN WESTERN AUSTRALIA, LANDCORP IS WORKING CLOSELY WITH THE SHIRE AND DEVELOPERS TO PROGRESS THE FUTURE DEVELOPMENT OF EXMOUTH.

We recently announced the Watson Property Group as the successful proponent to develop a 4,669sqm site in our Skipjack Circle development.

The Watson Group's proposal was chosen for the proactive sustainability initiatives including use of renewable systems in the construction of

the units, and their commitment to ensuring the local character of Exmouth is reflected in the design.

The development will consist of 12 homes overlooking 3,400sqm of parkland at the centre of the estate.



KARRATHA BUILDERS OPPORTUNITIES

WE RECENTLY LAUNCHED A SEARCH FOR PROPONENTS TO DEVELOP FIVE SITES FROM 2,784SQM TO 4,093SQM IN KARRATHA.

These sites, in the Nickol West and Tambrey residential estates, will be developed for unit and townhouse-style living, adding to the mix of housing available and helping to increase the amount of rental accommodation.

Two of the sites will be sold on the condition that they are developed for units with a maximum of two

bedrooms that are rental-only for at least 10 years.

Proponents may tender for some or all of the sites and submissions close at 2pm (WST) on Monday, October 20, 2008.

For more information about the tender, please visit www.pilbara.landcorp.com.au



WORKS UNDERWAY AT THE WATERFRONT AT ALBANY

It's full steam ahead for The Waterfront at Albany with work underway on the Albany Entertainment Centre and tenders now closed for Stage 2 civil works, which include the construction of the breakwater and marina.

Tender submissions are currently being assessed, and it is anticipated that works to the eastern side of the jetty will commence in the next six to eight weeks, following the Environment Minister's final sign off of the Environmental Protection Authority recommendations.

The Waterfront hotel and short stay apartment sites will also be released early next year. The date has been revised to ensure civil works are well advanced before the site is released to market, as demonstrating work is underway and the associated certainty of completion dates are key factors in attracting the highest quality proposals.

The Waterfront is revitalising the undeveloped foreshore into a sought-after destination, and will bring significant community infrastructure to Albany and the wider Great Southern region as well as driving economic investment and delivering new business opportunities.

WHILST WE CONTINUE ON WITH THE TASK OF DELIVERING RESIDENTIAL AND INDUSTRIAL LAND ACROSS THE REGIONS TO SUPPORT RESOURCE DRIVEN DEMAND, WE'RE ALSO HARD AT WORK ON A NUMBER OF WATERFRONT PROJECTS WHICH WILL PROVIDE NEW BUSINESS, TOURISM AND RESIDENTIAL OPPORTUNITIES.

AWARD WINNING BRIDGE IN EXMOUTH

Our Exmouth Marina footbridge is not only a record breaker, being WA's longest single-span footbridge over water, but also an award winner.

The bridge recently picked up the Structural Engineering Steel Design WA award at the Australian Steel Institute's national convention in Perth.

Structural engineers BG & E Pty Ltd came up with the award winning design while head contractor Bocol set about the task of overseeing the fabrication of the bridge, transporting it to Exmouth and finally lifting it into place.

The \$4.8million 90m arch-suspension footbridge has already become a landmark and local attraction for area, providing easy access across the main canal.



WORKING TOGETHER ON BUNBURY WATERFRONT

A cross-section of Bunbury locals representing the community, hospitality, tourism and business sectors will help us progress plans for the city's waterfront.

The project will cement Bunbury's reputation as a modern city while connecting the CBD with Leschenault Inlet, Koombana Bay and the Indian Ocean.

The City of Bunbury is now considering almost 900 submissions lodged during the statutory comment period for the concept plans. This process is separate to

our ongoing program of consultation with community groups, government bodies and local businesses.

As part of this program, we are beginning the next stage of dialogue with the Greater Bunbury community by establishing a Community Reference Group (CRG).

The CRG, which will initially run for 12 months, will allow different viewpoints to be heard and understood, and ensure the lines of communication with

LandCorp are open and inclusive.

Developing a vibrant waterfront presents many challenges and we are confident that members of the CRG will make a valuable contribution to ensuring a great outcome for the city.

We have been delighted by the level of interest from Bunbury residents in providing feedback and appreciate that so many people are passionate about the future of the city.



LAND RELEASE OVERVIEW

THE LAST SIX MONTHS HAVE SEEN US DELIVER LAND FOR MORE THAN 600 NEW HOMES, FROM AREAS OF CONTINUING HIGH DEMAND IN THE PILBARA AND KIMBERLEY, THROUGH TO RESIDENTIAL AND INDUSTRIAL RELEASES TO SUPPORT A GROWING INLAND POPULATION IN SMALLER TOWNS SUCH AS MINGENEW, COLLIE AND DARKAN. HERE'S AN OVERVIEW OF RECENT SALES AND WHAT'S IN THE PIPELINE FOR THE NEXT SIX MONTHS.

MORE LAND COMING IN KARRATHA

The next land release in Karratha will provide Pilbara homebuyers with more building options.

In addition to standard size blocks, our new Baynton West subdivision will feature cottage lots - about 300sqm in size - for buyers seeking more compact homesites.

Civil works have begun to create over 350 home sites in less than 12 months and we are working as fast as possible to get this land to market. These lots, forming Stages 1 to 4, will be released as soon as allocations to third parties have been determined, with titles expected in mid-2009.

More than 100 lots will be sold to the public by ballot and through house and land packages, offering an alternative to buying land and sourcing a builder separately. Preferences in the ballot will be given to local first homebuyers and owner occupiers.

A 50 lot allocation will also be set aside for local small businesses to help ease pressures for staff housing. The balance of the lots will be allocated to Government agencies and resource companies to house employees, as well as native title claimants.

On the industrial front, site works are also well underway on a 20ha extension to the Karratha Light Industrial Area. The lots range in size from 2,400sqm to 1.2ha, along Seabrook Crescent and Augustus Drive.

The estate will accommodate a mix of businesses and support the construction associated with Karratha's escalating residential projects, including hire services, motor vehicles, marine repairs, showrooms and warehouses.

For further information, contact sales agent Lindsay Gibson of Ray White Karratha on 9185 2444.

BALLOT SUCCESSES IN THE PILBARA

35 lots within our Pretty Pool residential estate in Port Hedland were sold via public ballot in September, as part of a 70-lot release in which land was also allocated to government agencies and resources companies for housing local staff.

House construction on the 95 lots previously sold at Pretty Pool is well underway with more houses springing up every week and landscaping is also now complete.

29 home sites were also sold in Newman, where our 50ha residential estate will deliver up to 380 lots on the eastern side of the existing township. The estate will also improve community facilities with quality open spaces, landscaped gardens, a playground, paths for walking and cycling and an amphitheatre for local events.

Another 26 blocks in Newman have been allocated for essential service workers, while three lots will be used by builders to construct demonstration homes.





GREENVIEW @ KARLKURLA, KALGOORLIE

Purchasers at our GreenView estate in Kalgoorlie will be the first to have a postcode in the new suburb of Karlkurla. The estate, which was launched in July, is already selling well, with 20 lots sold to date and another 14 set aside for a display/demonstration village.

The estate sets new regional benchmarks for the State in terms of sustainability, housing diversity, quality design and community living. We're offering a \$5,000 rebate for purchasers who install Grid Connected Solar Power Supply systems which contribute to the home's

power supply and feed excess power into the grid.

Almost 100% of water will be reused through an innovative recycling system directing stormwater flows to the city's Piccadilly Street Stormwater Harvesting dam which will then be pumped back to water the grass golf course currently under construction.

Sewer wastewater will also be recycled in the City's treatment plant and pumped back in a re-useable form to water the public open spaces within the estate and to supplement the stormwater supply for the golf course.

SERVING UP LAND IN CERVANTES

Civil works are almost complete on our Valencia Road residential development and three light industrial lots on Gazeley Way in Cervantes.

19 single residential lots and the light industrial lots are set to be released for sale in Cervantes in November, with two grouped housing sites to follow in early 2009.

THE LAND RELEASES WILL HELP THE DEVELOPMENT AND GROWTH OF THE TOWN AND PROVIDE OPPORTUNITIES FOR LOCAL BUSINESSES AND THE COMMUNITY.

For further information, contact Ian Kelly of Professionals Jurien Bayview Realty, on 9652 2055.

INDUSTRIAL LOTS TO SATISFY POWERHOUSE COLLIE ECONOMY

WITH COLLIE'S GROWING ECONOMY AND INCREASED EMPLOYMENT OPPORTUNITIES IN MINING, POWER PRODUCTION AND SERVICE BUSINESSES DRIVING DEMAND FOR INDUSTRIAL LAND IN THE TOWN, WORKS ARE UNDERWAY CREATING 21 NEW LIGHT INDUSTRIAL LOTS.

These sites, in an extension of the existing light industrial area (LIA), range from 2,000sqm up to 4,133sqm.

The release will be particularly suited to businesses which support and service BHP's expanding Worsley Alumina Refinery and the BlueWater Power Station, where the first stage is expected to come online next year.

Currently, Collie's light industrial area is home to storage, manufacturing, warehousing and car wrecking businesses as well as transport depots.

Our future plans for the LIA include a further 10 lots in Stage 2, which will include three larger lots of over 1.0 Hectare in size; and Stage 3 will provide an additional 21 lots, subject to demand for the first two stages.

For more information or to register your interest, please contact Trevor Willison from Elders on 9780 9721.



KALBARRI LAND ON THE WAY

Moving to the Mid West, our residential development in Kalbarri is located less than two kilometres from the coast, a short walk into town and close to Kalbarri National Park.

The first release of 10 lots is expected to go on sale in November 2008, with the development ultimately providing 41 new homes for the town. The development is

located on prime elevated land and will consist of lots ranging in size from 600sqm to 879sqm.

16 light industrial lots are also scheduled to be released in October to help provide new premises for local businesses.

To register your interest contact Ron Hayward of Ray White Kalbarri on 9937 1711.