

WHEATBELT PERSPECTIVES

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NEW DEVELOPMENT IN DARKAN 02 | INDIAN OCEAN DRIVE SET TO INCREASE CERVANTES' TOURISM APPEAL 02 | AVON INDUSTRIAL PARK – HELPING TO GROW LOCAL BUSINESS 03 | LOOKING AT LIGHT INDUSTRIAL FOR BEVERLEY 03 | BOARD OUT AND ABOUT 04 | LAND FOR SALE 04



WE HOPE YOU ENJOY THIS FIRST ISSUE OF WHEATBELT PERSPECTIVES, A NEW SIX-MONTHLY NEWSLETTER THAT PROVIDES AN INSIGHT INTO LANDCORP'S PROJECTS ACROSS THE REGION.

Of course, with so much happening in the region, it's not possible to cover all our activities, so we invite you to visit our website, www.wheatbelt.landcorp.com.au for a more comprehensive overview.

In addition, each month we publish a short review of our development and community projects in our Ground Up columns in your local newspapers.

Regular updates are also circulated via email, and if you would like to receive these, please register your details on the website.

GROWING THE WHEATBELT

Like the rest of Western Australia, areas of the Wheatbelt are experiencing unprecedented growth and demand for residential and industrial land. With the population predicted to increase from today's levels of 72,000 to 118,000 by 2031, land supply for the future will be critical.

The construction of Indian Ocean Drive will serve as a catalyst for growth in coastal Wheatbelt towns from Ledge Point up to Jurien Bay. LandCorp is planning for this growth by identifying parcels of land throughout the region for future development.

In smaller towns, LandCorp is increasingly taking on a planning role and working with the Shires to develop their own freehold land. In many cases, Shires are local landowners, but due to their size and the high cost of construction, don't have the financial

capacity or in-house skills to undertake development themselves. This is where LandCorp can step in and provide the necessary expertise and funding to get construction underway. Many developments simply wouldn't be viable without Government subsidies and so there are few private developers in the Wheatbelt market.

All LandCorp blocks are sold fully serviced, so there are no unexpected headworks charges to add to the cost of the land. Development conditions apply, which require completion of construction within a given time frame, usually 30 months. This is to ensure new homes are quickly established in the community, and deter speculators who simply want to land bank and take advantage of capital gain without adding to a town's housing stock.



NEW DEVELOPMENT IN DARKAN

A LOCAL TEACHER COULD BE THE LUCKY BENEFICIARY OF A HOUSE TO BE BUILT IN A NEW RESIDENTIAL DEVELOPMENT IN DARKAN WITH VIEWS OVER THE TOWN AND THE VALLEY.



We now have 13 lots for sale on King Street after the Shire of West Arthur requested a land release to meet demand from local employees and retirees.

Shire chief executive Nicole Wasmann said interest in the blocks was strong.

The Shire had purchased a 1012 square metre lot on which it would build a four-bedroom, two-bathroom house to lease to Government Regional Officers' Housing.



"IT IS LIKELY THAT THE HOUSE WILL BE USED TO ACCOMMODATE ONE OF THE SENIOR TEACHING POSITIONS AT THE LOCAL SCHOOL," MS WASMANN SAID.



"A lot of people have taken interest in these blocks, from families wanting to move to country areas with a sense of community to farmers seeking accommodation for their employees and farmers wanting to retire to town."

The quiet country town, the administrative centre for the Shire of West Arthur, is just over 200 kilometres south of Perth and supports wool, sheep, grain and beef farming, forestry, cattle hide tanning, and engineering and earthmoving industries.

The King Street blocks range in size from 1012 square metres to 1518 square metres and are priced from \$53,000 to \$75,000. For more information contact selling agent Les Chitty of Elders Real Estate on 0427 900 327.

INDIAN OCEAN DRIVE SET TO INCREASE CERVANTES' TOURISM APPEAL



Cervantes' residents and local business owners have welcomed the early opening of the first stage of Indian Ocean Drive, with its promise to bring more tourists to the town.

LandCorp project manager Margriet van Tuyl said the 65km road will help drive tourism to the region and stimulate growth along the coast and to major attractions in the area such as the world-renowned Pinnacles Desert and Nambung Reserve.

"Indian Ocean Drive will become a link to major tourism and recreational towns in the area such as Cervantes, and LandCorp is responding to the anticipated demand by providing more residential and industrial land in the area."

In addition to our developments further up

the coast in Green Head and Leeman, we are working on a residential estate at Valencia Road in Cervantes. The estate will ultimately consist of 90 single residential lots, 3 group housing sites and a park. Stage 1 of the development is scheduled for release later this year.

Tenders for the site works at Valencia Road are currently being considered and the successful bid will be announced later this month. The contractor for the residential estate will also carry out civil works on three light industrial lots on Gazeley Way.

To register your interest for both the residential and industrial releases contact selling agent Ian Kelly at Professionals Jurien Bayview Realty on 9652 2055.

AVON INDUSTRIAL PARK – HELPING TO GROW LOCAL BUSINESS



WHEATBELT INDUSTRIAL LAND SUPPLY WILL BE BOOSTED FOLLOWING THE START OF SITE WORKS ON STAGE 2 OF THE AVON INDUSTRIAL PARK.

A two-kilometre road extension, water and electricity supply, communication and fencing works are under way at the Northam estate, ideally located near Great Eastern Highway and the trans-Australian rail line.

Wheatbelt Development Commission Chairman David Singe said the industrial estate was strongly supported by the local community.

“The Avon Industrial Park is unique in its establishment and operation as it has a very strong connection to the community and the high demand for Stage 2 recognises the success of that project,” Mr Singe said.

“Many of the lots in Stage 2 will be considerably larger than traditional Perth industrial offerings, therefore meeting the needs of businesses which have requested larger lots for their operations.”

The 57ha Stage 2 will deliver 17 lots ranging in size from 5500sqm to 12.5ha and averaging 3.3ha. Lots are expected to be ready for sale in the middle of 2008.



LOOKING AT LIGHT INDUSTRIAL FOR BEVERLEY

Beverley is a vibrant rural community located in the western central Wheatbelt region, less than 140km east of Perth.

LandCorp is investigating the possibility of developing a 4 hectare parcel of land for industrial use in the town due to the increasing demand for industrial land in the area.

The Shire is home to a highly productive broad acre farming industry with a smaller diversified agricultural base.

Shire of Beverley CEO Keith Byers said Beverley will be able to attract companies wishing to set up a business in town with this development.

“There is currently no industrial land available in Beverley and this initiative will assist the town to capture future business opportunities.

“I have been approached on numerous occasions by companies wanting to establish a business and unfortunately have not been able to accommodate them,” Keith said.

The project is still in the very early stages of feasibility, with LandCorp currently working with the Shire on a subdivision plan which will be lodged with the Western Australian Planning Commission.

WILLIAMS LAND DEVELOPMENT UNDERWAY



BOARD OUT AND ABOUT

LandCorp's Board regularly travel around the State to gain a first hand knowledge of issues that impact local communities and influence development needs.

Last week, members of the Board and senior management team, accompanied by our project manager Kylie Coman and business development manager Suzanne Woolhouse, were recently out and about in the region, having a look at our projects on the ground, and meeting local Shires and other stakeholders along Indian Ocean Drive.

LAND FOR SALE

LandCorp currently has residential and/or commercial/industrial land available in the following Wheatbelt towns: Ballidu, Beacon, Burracoppin, Coomberdale, Dalwallinu, Darkan, Kalannie, Karlgarin, Koorda, Kondinin, Koorda, Kukerin, Kulin, Kununoppin, Lake Brown, Lake King, Merredin, Moorine Rock, Mukinbudin, Narrogin, Newdegate, Quairading, Southern Cross, Tammin, Varley, Westonia, Wubin and Wundowie.

FOR THOSE WANTING TO ENJOY LIFE IN A QUIET AND FRIENDLY RURAL COMMUNITY, THE TOWN OF WILLIAMS COULD BE JUST THE PLACE.

Known as the "Gateway to the Great Southern region" Williams is a popular spot for tourists travelling along the Albany Highway, offering scenic walks through the Williams Nature reserve, picnics along the Williams River, and heritage trails to enjoy.

LandCorp will be shortly be releasing 18 new lots bordering the picturesque Williams River.

The land was gifted to LandCorp by the Shire of Williams for a residential development to meet growing local housing demand.

Shire of Williams CEO Jim Epiro said with growing demand in country towns within two hours from Perth and with the nearby Boddington gold mine, this new development would attract many buyers.

"There is only a limited supply of serviced lots currently available in Williams so this development will cater for the high demand in residential land and bring more people and services to Williams," Mr Epiro said.

Civil works for Stage 1 of the development, on Munthoola Road and Fry Street, are close to completion. The lots, which range in size from 814sqm to 1,389sqm, are expected to be released in the next couple of months.

To register your interest in the land, contact selling agent Kellie Grant from Elders Real Estate on 0400 813 012.



If you want to find out more about any of the other LandCorp projects in the Wheatbelt, please contact our information line on 1300 730 479, or visit www.wheatbelt.landcorp.com.au

