

Wagerup Refinery Interim Land Management Report for the period 10 December 2014 – 10 June 2015

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 2014 and 10 June 2015.

2. Noise affected property acquisition

During the report period, Alcoa personnel continued to undertake 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:

- Phone, face-to-face and email discussions with at least four individuals regarding potential property purchases.

A land update was provided to the Wagerup Community Consultative Network (CCN) on 19 June 2015. The minutes from the meeting will be published in *Harvey Waroona Reporter* in due course.

As detailed in Table 1 below, *one written offer* was made to one potential seller during the report period. Settlement for *one property (including one home)* purchase occurred during the report period.

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**
2015	1 property	Nil	Nil***	Nil

*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.

***An offer was presented to one landowner for one property on 3 June 2015. This is currently being considered by the landowner.

¹ April 2015 version, amended following DER 2014 consultation program and subsequent DER request.

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 June 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 June 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 - 19***	Other landowners (private & government)**
Properties	266	39****	33
Dwellings (noise affected premises)	90*	13 (11 permanently inhabited)	NA
Total area	6763 ha	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

***The number of private landowners (19) has reduced by one (1) since the last report period as properties previously owned by two family members have been brought under one administration.

****The number of properties held by private landowners (39) has increased by one (1) since the last report period as one property was subdivided.

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 2014 – 10 June 2015) settlement for one property purchase occurred. In addition, one offer to purchase one property was made and is currently being considered by the landowner.