

Issue #3, September 2016

Wagerup Refinery Interim Land Management Report for the period 10 June 2015 to 15 September 2016

1. Introduction

This report has been voluntarily prepared to provide an update on Alcoa's Land Management Plan Implementation.

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 June 2015 and 10 September 2016.

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 sales. This included phone, face-to-face and email discussions with at least ten individuals regarding potential property purchases.

A land update was provided to the Wagerup Community Consultative Network (CCN) on 17 June 2016. The minutes from the meeting have been published in *Harvey Waroona Reporter*.

As detailed in Table 1 below, *written offers on eight properties* were made during the report period. One owner has accepted the offer for two properties 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
2016	8 properties	2 properties	Nil	0.4 ha & 1 home

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

**An offer was presented to one landowner for one property on 3 June 2015. The home was destroyed by fire during 2016. Alcoa has offered to purchase the land from the landowner.

3. Area A land ownership as at September 2016

As demonstrated in Table 2, Alcoa now owns the majority of properties in Area A, including almost 90% of the eligible land. There remain nine dwellings to be purchased in Area A; offers have been made on two. This is a direct result of the implementation of the Wagerup Land Management Plan.

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.

In 2016 a bushfire destroyed a number of dwellings located in Area A. The fire destroyed four privately owned homes in Area A. Alcoa is working with three of these owners in an endeavour to purchase the properties. One offer has been made and accepted. Alcoa lost 41 houses in Area A as a result of the fire. To enable reconciliation of dwelling numbers between this report and Interim Land Management Reports #1 and #2 an additional row has been included in Table 2.

Table 2: Summary of Property Ownership Within Area A

Landowner	Alcoa	Private landowners	Other landowners (private & government)**
Properties	266	37 (18 landowners)	33
Dwellings (noise affected premises)	49*	9 (8 permanently inhabited)	N/A
Dwellings destroyed in 2016 bushfire	41	4	
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

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 June 2015 – 15 September 2016) offers have been made on eight properties, two have been accepted, with settlement expected, and six are open. A valuation has been undertaken on one further property and two offers from 2014 are still open with discussions continuing.