

March 2018

Land management

Alcoa Wagerup Refinery

Alcoa implemented a land management strategy in 2001/02 which enabled people living in the immediate vicinity of the Wagerup refinery, who felt impacted by the operations, to sell their property to Alcoa. The strategy comprises of two areas shown on the adjacent image.

Area A - immediately surrounding the refinery; and Area B - the townships of Hamel and Yarloop.

The land management strategy is implemented by Alcoa and has no formal status in planning schemes or legislation. The characteristics of Area A and B are outlined here.

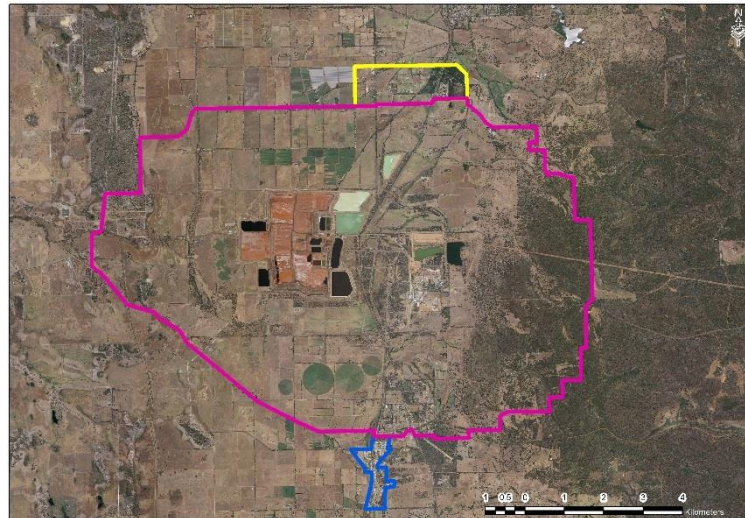
Area A

- Area A was delineated on to the north and south based on the 35dB(A) noise contour.
- It allows for future expansion of Alcoa's bauxite residue storage area to the west (the actual footprint of the refinery will stay the same, even if production is increased in the future).
- Alcoa does not on-sell properties purchased in Area A.
- Some Area A properties (northern Yarloop townsite) are rented out by Alcoa; sometimes to the previous owners.
- Properties in Area A are purchased at a premium of 35 percent above unaffected market value plus Alcoa contributes \$7000 towards residential relocation costs.

Area B

- Alcoa's land management strategy was extended to the townships of Yarloop and Hamel to enable people who owned property before 1 January 2002 to sell that property to Alcoa at unaffected market value. This area is known locally as Area B.
- No environmental factors influenced Area B boundaries. It was established to help ensure township viability into the future.
- Properties in Area B are resold to maintain property values and support the viability of the town sites.
- Alcoa will only purchase an Area B property once and no premium or relocation assistance is paid.
- Alcoa will purchase eligible properties after the property owners have marketed the property for sale on the open market for six months and they can demonstrate that they have been unable to sell the property.

Map of Area A and B



(Aerial image as at March 2018)

Legend

- Area A
- Hamel
- Yarloop

In September 2006 Alcoa agreed to use the 'Harvey Waroona Index' for valuations of property purchases in Area A and B. This means sales data from the townships of Harvey and Waroona will be considered in determining unaffected market value.

Note: The Supplementary Property Purchase Program (SPPP), established and administered by the WA government in 2006, is now closed.

For more information, please contact:

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