

Issue #6, September 2019

Wagerup Refinery Interim Land Management Report for the period 1 October 2018 to 31 August 2019

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 1 October 2018 to 31 August 2019.

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 five individuals regarding potential property purchases.

Two properties were purchased during 2019 with settlement due in September 2019. Information on property purchases is shown in Table 1.

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	8 properties	Nil	231 ha & 3 homes
2017	0 properties	0 properties	Nil	Nil
2018	2 properties	2 properties	Nil	4.42 ha
2019	2 properties	2 properties	Nil	24.17 ha

Area A land ownership as at September 2019

As demonstrated in Table 2, Alcoa now owns the majority of properties in Area A, including over 90% of the eligible land. This is a direct result of the implementation of the Wagerup Land Management Plan. There are eight dwellings eligible to be purchased by Alcoa in Area A, one has been rebuilt after it was destroyed in the 2016 fire.

In 2016 a bushfire destroyed a number of dwellings located in Area A. The fire destroyed four privately owned homes in Area A, Alcoa has purchased two of these properties. 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	Other(private & government)**
Properties	274	25	33
Dwellings (noise affected premises)	49*	8	N/A
Dwellings destroyed in 2016 bushfire	41	4	
Total area	7022 ha	686 ha	733 ha

* 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

3. 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 (1 October 2018 – 31 August 2019), two properties were purchased by Alcoa with settlement due in September.