

Issue #5, September 2018

Wagerup Refinery Interim Land Management Report for the period 1 October 2017 to 31 August 2018

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 2017 to 31 August 2018.

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.

No property settlements were made during 2017 with two titles containing three lots settled in August 2018. 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

Area A land ownership as at September 2018

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

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	272	28	33
Dwellings (noise affected premises)	49*	8	N/A
Dwellings destroyed in 2016 bushfire	41	4	
Total area	6998 ha	710 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

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 2017 – 31 August 2018), two property settlements were completed by Alcoa.