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Media backgrounder:

Pilbara and Kimberley land supply

Originally prepared in response to article by Kim MacDonald / West Australian:

Amended for Minister for Planning John Day

16 September 2009

At the conclusion of the 2008-09 period LandCorp had a total of 1023 lots available for sale. This comprised a total of 269 lots within metropolitan Perth (where LandCorp landholdings represents less than three per cent of total market share) and 854 in regional WA and reflects not only single residential lots, but also grouped housing lots and superlots.

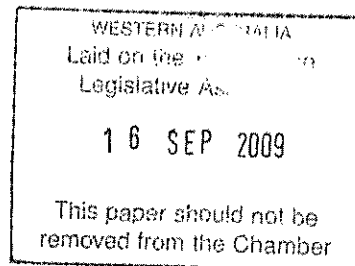
Superlots ultimately will be sub-divided and developed by the private sector to support the state's economic growth and increase the overall yield. For example, one superlot in Karratha has the potential to yield 250 dwellings.

LandCorp has land available throughout the state, from Denmark to Kununurra, and including major centres like Karratha and Broome.

In the Pilbara, LandCorp has been working flat out getting land onto the market with nearly 1,000 lots released in the last three years. The latest 190 lot release in Karratha – making a total of 230 lots released in the township since the beginning of the year.

Whilst the market is still strong, there signs that is starting to normalise however LandCorp recognises that the resources sector boom times are cyclic and therefore it is working with other areas of Government to get land market ready in anticipation of another major uplift in the economy.

This is particularly important in the North West with projects such as Gorgon, Ord and the Kimberley LNG precinct moving forward.



In South Hedland a revitalisation of the town centre, a project that comes under the Royalties for Regions program, will see up to 600 new homes brought to market. LandCorp is looking to release the first parcel of land for these homes within the next 12 months and is working with the community to help ensure the development is well suited to their needs. The remaining parcels of land for the South Hedland project are anticipated to be released approximately 12 months later, subject to receiving timely, expedited development approvals from the relevant regulatory agencies.

In the next 18 months LandCorp is looking to release up to 30 lots in Onslow, with 4 lots coming to market by the end of this year. Planning for another 650 or so lots are in the pipeline, though in order to accelerate delivery, LandCorp is where possible undertaking a number of processes concurrently.

LandCorp has recently been tasked by Minister Grylls to identify what investment would be required from Government to allow the provision of 1000 lots per year for the next five years in Karratha. LandCorp is currently undertaking scenario planning to identify development opportunities, any impediments to releasing the identified land and both bulk supply and transmission infrastructure implications to service the identified areas. Of the total 1430 ha of undeveloped zoned land, 849 ha is located at 'Regals' south of the Karratha Hills and its development would require significant infrastructure investment. Master planning for this area would need to begin soon if development in the area was to commence in three years time.

In Newman LandCorp is progressing native title negotiations for next stage release of over 50 residential lots.

For light industrial needs, LandCorp will be releasing 9 light industrial lots in Newman within next few months, while in Karratha, 15 light industrial lots are on the market, with another 20 anticipated for release in approximately 12 months time.

Apart from land development, LandCorp has also been working with the private sector to bring housing alternatives, including those with fast construction times, to the regions.

By bringing greater diversity and choice to regional housing, through a mix of lot sizes from cottage lots to more traditional sizes, and grouped housing for townhouses and apartments, this approach helps address capacity of the building industry.

New initiatives never before seen in the North West, including display homes and house and land packages to help demonstrate new and innovative products, and give greater price certainty to buyers.

Two months ago LandCorp launched the REAL Challenge, a competition which was conceived by LandCorp in response to the need to find solutions to the combined issues of affordability and housing designs suited to the local climate. Architects and builders were encouraged to collaborate and come up with innovative, affordable designs.

Improving the amenity of regional towns is also high on LandCorp's agenda, and key to attracting new residents.

The aim is to create permanent, resilient communities where people want to bring up their families and stay for the long term.

In Broome, LandCorp is planning for the almost doubling of the population, with a new development for up to 5,000 homes in the pipeline.

LandCorp also has significant activity in urban renewal where pockets of old or disused land are being rejuvenated.

This approach manages the requirements of future land and home buyers by providing a mix of alternatives to suit varying budgets and lifestyle choices. Importantly, our urban renewal projects and our work to create outer suburb community hubs are designed to have a positive impact on the social, environmental and financial sustainability of Perth.

Within the next five years, LandCorp's major residential projects in the Perth metropolitan area are expected to see the release of more than 2,500 lots, some of which are earmarked for group-housing to offer significantly more numbers of dwellings, depending on market conditions.

LandCorp has more than 30 active residential projects throughout the metropolitan area, but over the next five years it anticipates some of its larger developments will yield the following:

North: Alkimos (1,000+ residential lots with a total yield potential of over 11,000)
Foothills: Jane Brook (100+), Champion Lakes (200+), Seville Grove (100+)
South: Harvest Lakes (250+), Evermore Heights (290+), Kwinana (140+), Waikiki (110+).

(All figures are approximate and there is scope to lift supply if demand dictates)

Our urban renewal projects often involve industry partners who will construct the housing on our lots – often grouped housing. Urban renewal project areas include Carine, Coolbellup, Craigie, Hamilton Hill, Fremantle (Knutsford), Kwinana, Perry Lakes, Rivervale (The Springs), and White Gum Valley.