

Western Australian Land Authority —

[Supplementary Information No B11.]

Question: Mr M. McGowan requested information on the average cost of land in Karratha, Hedland, Newman and Broome north; how many residential blocks are expected to be released in 2011–12 and 2012–13; and the average cost, or estimated average and/or median price, of those blocks.

Answer: LandCorp has delivery of the following lots proposed in the 2011-12 Residential program:

Karratha	1. possible delivery of 140 lots – development currently under investigation at Madigan Road. 2. 39 lots at Baynton West.
Port Hedland	six higher density sites in South Hedland that will accommodate 500 to 600 apartments
Newman	48 lots
Broome north	121 lots

LandCorp has delivery of the following lots proposed in the 2012-13 Residential program:

Karratha	LandCorp is working with the Pilbara Cities Office to investigate the potential of delivering infill sites (known as the “Lazy Land” project)
Port Hedland	LandCorp is currently investigating the potential of developing up to 100 hectares of land, some of which may be available within this timeframe
Newman	147 lots
Broome north	159 lots

The values for each lot will be determined by LandCorp in conjunction with licensed valuers immediately prior to the lots being offered to the market. However, the following sale prices for residential lots released in 2010-11 may provide an indication:

A total of 442 lots were released in Baynton West. The average sale prices (GST inclusive) for lots released in the following size ranges were:

- 350m² to 450m² for \$177,484
- 451m² to 550m² for \$206,198
- Over 551m² for \$236,918.

A total of 121 lots were released in Broome North. The average sale price for lots released was \$200,000, with a minimum price of \$130,000 for 400m² lots, and a maximum price of \$285,000 for 800m² lots (please note – this excludes grouped housing lots which are more expensive).

In line with the Government’s initiative to attract the private sector into the housing and land market, LandCorp has also facilitated the delivery of land to private sector companies. The following list identifies development opportunities that have been released to the private sector in Karratha (please note - timing of delivery, land values and housing values will be determined by those companies).

- Pindan - 300 lots over three years; Stage 1 is anticipated to be released in 2011/12
- The ABN Group - 88 house and land packages are anticipated to be released in 2011/12
- Finbar - 300 apartments in the Town Centre (over 2 stages) are currently on the market
- FJM Equities - 300 mixed use dwellings

To facilitate the release of these sites, LandCorp has undertaken de-risking work, such as clearing heritage and native title issues, obtaining environmental clearances and the zoning of land. In the longer term, the Mulataga and Karratha Town Centre Expression of Interest/Request for Proposal will generate up to 2000 homesites and a diversity of residential accommodation opportunities.

LandCorp is working to de-risk several large areas of land on the eastern end of Port Hedland, with the view to creating land for development. The land has the potential to accommodate over 2500 new homes, however, some

key issues need to be resolved to pave the way for that development. LandCorp has recently completed a coastal vulnerability study to determine finished lot levels, and is undertaking a fill study to identify sources of reasonable cost fill to allow the site to be developed.

Work is still progressing on the relocation of the Wastewater Treatment Plant through the Water Corporation, with heritage studies, geotechnical site assessments, and planning to relocate social and physical infrastructure from these sites to be undertaken. In South Hedland, LandCorp is progressing the town centre revitalisation which will generate a range of density sites and de-risk around 100 hectares for traditional residential lot development.