



WE'VE BEEN BUSY IMPROVING YOUR BACKYARD.

From **Karratha to Port Hedland**, LandCorp – the State Government's land and property developer – has **exciting projects underway** in response to the **huge growth in the resources sector**.

PROJECTS THROUGHOUT THE PILBARA

LandCorp has pulled out all stops to deliver more than 500 lots in the Pilbara in the past two years and with the challenge to meet immediate demand showing no sign of slowing down, hundreds more are on the way. But while our focus is on fast-tracking the release of land, we are careful to encourage a responsible and long-term view with regard to design and community needs.

Environment is also a key focus - our guidelines encourage energy-efficient homes that minimise water and power use, and maximise prevailing breezes.

Here are some of the highlights of our recent activity in your region.

KARRATHA

While we're focused on rolling out residential land, we are also addressing the difficulties faced by developers in finding accommodation for their employees and contractors. LandCorp has been collaborating with Woodside to negotiate an agreement that will see the oil and gas giant providing up to 50 beds in their new Pluto camp for LandCorp's civil contractors, home builders and tradespeople.

As part of the agreement, LandCorp is allocating 140 residential lots in its Karratha developments for the housing needs of Woodside's permanent workforce, to be sold at market price.

In an update on the 20 hectare Gap Ridge site, the MAC Services Group has been appointed to build the accommodation village for at least 1,400 workers. LandCorp has been impressed by the developers' ability to get the project moving quickly and construction is scheduled to begin in May. The first workers should be in their new accommodation by the end of the year.

The Nickol West residential estate has seen a second land release of 238 lots, 81 of which were released by ballot on 22 February this year. Ranging in size from 409sqm to 811sqm, they were priced between \$160,000 and \$242,000.

Of the remainder, 136 lots were pre-allocated to Woodside, Rio Tinto and Burrup Fertilisers, and 12 set aside for display homes that will demonstrate LandCorp's commitment to sustainable development and best practices in housing suitable for the Pilbara. Blocks have also been earmarked

for native title parties, and all purchasers are required to build within 30 months of settlement.

LandCorp has selected seven builders who have demonstrated new and sustainable techniques suited to the region. A Builders' Expo was held at the Tambrey Centre on Friday, 22 February to showcase innovative and alternative construction methods, materials and designs, aimed at reducing building times.

PORT HEDLAND

The announcement that Mirvac will be the developer for the landmark \$100 million hotel and residential complex has provided a huge boost for the town. The landmark hotel is scheduled to open to open its doors towards the end of next year.

A 116-room four-star establishment and 40 serviced apartments will be situated on the three hectare waterfront site. The proposal also includes up to 50 permanent apartments and small lots, which will further benefit the community.

Developments such as this are creating new employment as well as training opportunities for careers in hospitality and hotel management.

In more exciting news, up to five oceanfront homes will be built on a 1,012sqm lot that has dual frontage to Morgan and Kingsmill Streets. The site is only three blocks away from the Mirvac development and provides a great opportunity for a small developer.

The Town of Port Hedland and LandCorp will look favourably on submissions that deliver good-quality, innovative housing that can be generated without delay.

NEWMAN

LandCorp is hard at work on a number of projects in Newman, with 60 lots in Stage 1 of the East Newman residential development set for release this year.

In Stage 1 of the industrial estate, 15 lots were sold in 2007 and Stage 2 is on the drawing board, with plans to release further lots later this year.

Short-term housing is also in the pipeline on Armstrong Way in East Newman - the result of a LandCorp collaboration with the Department of Housing and Works (DHW). The accommodation will be for workers who are engaged in the town's DHW projects.

If you'd like to find out more about any LandCorp projects in the Pilbara, please call our information line on 1300 730 479, or visit www.pilbara.landcorp.com.au

