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Department of Biodiversity,  
Conservation and Attractions

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# Interested?

YES: I am interested and would like to discuss the scheme further with an officer from the Department of Conservation and Land Management.

I would consider ..... ha for planting to pines under the scheme.

The size of my property is ..... ha.

It is approximately ..... % cleared.

The location number (s) of my property is (are):  
.....

Currently the main farm enterprise is .....  
.....

NAME: .....

ADDRESS: .....  
.....

TELEPHONE NUMBER: .....

Post to: Ross Young  
C/- Regional Manager  
Department of Conservation &  
Land Management  
Brain Street  
MANJIMUP WA 6258



## For More Information

Complete the coupon provided or contact one of the offices listed below.

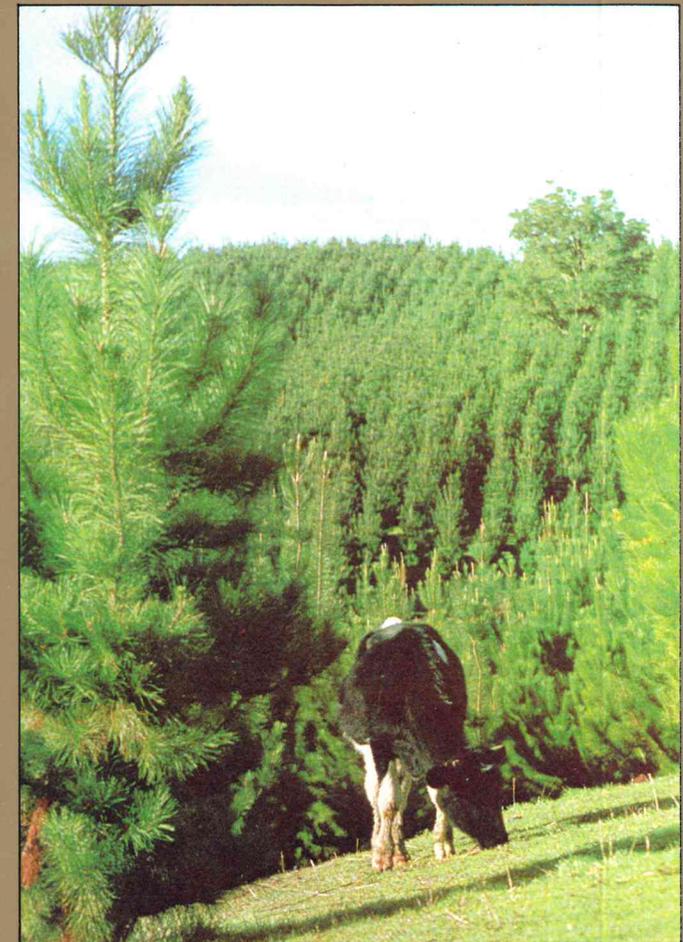
**Southern Forest:** Regional Manager  
Dept of Conservation & Land Management  
Brain Street  
MANJIMUP 6258  
Telephone: (097) 71 1988

**Central Forest:** Regional Manager  
Dept of Conservation & Land Management  
North Boyanup Road.  
BUNBURY 6230  
Telephone: (097) 25 4300

**State Operations HQ:** Peter Richmond  
Dept of Conservation & Land Management  
50 Hayman Road  
COMO 6152  
Telephone: (09) 367 6333

OR: The local office of the Department of Conservation and Land Management in your district.

# Softwood Sharefarming



State Government — Landowner Joint Venture Scheme

# Unique Opportunity

The Western Australian Government invites owners of land in the south-west of the State to participate in a softwood joint venture scheme that will diversify their income and increase the State's timber supply.

## How it works

Landowners providing 40 ha or more of suitable land, preferably cleared and receiving more than 750 mm annual rainfall, will be considered.

If accepted, landowners retain title over their land and can sell it at any time as long as the Government's interest is preserved.

The Department provides the resources for all softwood operations (planting, harvesting and marketing), as well as carrying all risks for the venture.

Participants receive a predetermined annuity indexed for inflation, and a predetermined percentage of clearfell revenue.



After clearfelling, the property is returned to a condition suitable for replanting softwoods or to resume other farming activities.

The Scheme will be managed by the Department of Conservation and Land Management for the State Government.

## Advantages of Softwood Sharefarming

- \* Landowners are guaranteed an annual income which is protected against inflation for the period of the scheme.
- \* Landowners are guaranteed a share of profits.
- \* Minimal cash outlay is required.
- \* Landowners can benefit from the appreciation in the value of their land.
- \* Landowners can earn a substantial income by working on the softwoods planted on their properties.
- \* Attractive annual returns are offered when comparing with many beef and sheep farms in the south-west.
- \* Income can be diversified. This gives the landowner a hedge against poor seasons or market conditions for other agricultural products.
- \* A percentage of funds currently invested in livestock can be used elsewhere.
- \* Considerable quantities of grazing is still available during certain periods of the scheme.

## The Financial Returns

Payments to landowners will vary from site to site and will depend on factors such as location, topography, the amount of clearing required, productivity, and the size of the land parcel offered.

Each site will be assessed to determine the payments.

The following example indicates the possible financial benefits of the scheme.

**For a 100 ha cleared, pastured site that is favourably located and highly productive, the annual payment could exceed \$6 500 with a residual payment exceeding \$30 000 at clearfell.**

The value of the payments will be maintained as annual adjustments for inflation will be made.

Payment will be less for less favourable sites.