

SOCIAL PLANNING SCOPING PAPER



Yanchep Beach Joint Venture City Centre

November 2007

Project Details

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1 Introduction

The development of the Yanchep Beach Joint Venture City centre will play a pivotal role in the evolution of Yanchep and Two Rocks. It will bring much needed amenity to the area and act as a focal point for the community in the future.

A well implemented approach to social planning will be central to both the success of the project and how well it meets the current and future needs of the population. This will require a well thought through approach to: delivery of community infrastructure, staging of the development, integration with the existing community and activation of the City centre.

This paper reviews the social planning requirements for the Yanchep Beach Joint Venture (YBJV) project. It provides:

- Information on the current context including demographics, social infrastructure, community structures, local values etc.
- A sociological assessment of the Structure Plan from a social capital, wellness, quality of life and an anthropological perspective.
- Details on the social planning approach that Yanchep Beach Joint Venture will be undertaking.

1.1 Project background

In 2006 Tokyu Corporation and The Orion Group formed the Yanchep Beach Joint Venture to continue the development of the area directly north east of Yanchep, 60 kilometres north of Perth. The Yanchep Beach Joint Venture development is anticipated to be a 7,370 lot mixed-use residential development, with a build-out population of approximately 18,130.

The project area is bounded by Yanchep Beach Road in the south, the Marmion Avenue extension to the west, and the Mitchell Freeway Reserve in the east. The land falls within the wider St Andrews planning area and includes the city centre. When developed, the city centre will be the main employment anchor for the north of the Perth metropolitan area, second in importance only to the Perth CBD.

The structure plan for the city centre will incorporate the railhead station for the northern suburbs rail line, a hospital, a university, a TAFE facilities, civic spaces, a mixed use employment precinct and residential areas.

1.2 Rationale for social planning

Places do not automatically transform into functioning communities unless both the urban and social planning of projects are developed in unison. Well planned neighbourhoods provide essential raw materials for community, but the planning of robust communities also requires a thorough sociological response i.e. social planning and community activation.

Social research and planning assists individuals, communities, government and private sector organisations to understand the social context of places in order to anticipate the possible social consequences of projects on individuals and communities. Social plans also provide guidance for the provision of soft and hard social infrastructure such as community facilities, public and community art as well as strategies to encourage:

- Social cohesion & social support.
- Community wellness.
- Quality of life.
- Affordability and accessibility.
- Good governance.
- Development of community groups and associations.
- Cultural development.
- Community and recreational activities and events.
- Linkages between the business sector, educational institutions and community.
- Partnerships and alliances.

The social planning process is a highly collaborative one which aims to assist people in communities to identify their aspirations, obtain resources and collectively determine ways to improve quality of life in their communities.

The city centre in the YBJV development will attract a significantly higher level of community amenity to the area than has previously been available. This will improve wellness, quality of life and social capital outcomes in the region if well planned and delivered. Sound social planning and excellent engagement with the local community will be critical in achieving this.

YBJV is committed to rigorous social planning and investment in implementation to ensure that the city centre becomes a thriving hub of the local community and economy that integrates well with Yanchep and Two Rocks.

2 The dimensions of Yanchep

Yanchep is one of the most socially disadvantaged areas in the Perth metropolitan area. The community is less educated than in other areas, has poor access to public transport, services and facilities, has lower levels of health, decreasing affordability and high youth unemployment. (refer to appendix A)

Despite these challenges or because of them, community life in Yanchep has flourished. Much like a country town that can develop strong social ties and community networks to counteract isolation, Yanchep has a very active community life evidenced by the number of community associations, sporting clubs and other special interest groups. These groups host a variety of community events and activities throughout the year.

More recently these activities have been augmented by developers such as the Capricorn Joint Venture who have supported local groups and activities as well as making other contributions to social and economic opportunities in the area.

New development in the area is also beginning to increase the level of provision of community infrastructure including a new primary school and the Churches of Christ aged care facility. A new community centre, Surf Life Saving Club, TAFE and high school are also planned to be delivered in the next five to ten years.

The following section of the paper provides a snapshot of Yanchep to provide the background necessary for the structure planning process. A more comprehensive social assessment is proposed prior to further social planning on the project.

2.1 Demographic trends

The population of Yanchep/Two Rocks is growing at a rapid annual rate of 11.04%. This is more than twice the annual growth rate of the City of Wanneroo and at current rates will result in a population of around 21,500 people by 2021.

The Yanchep/Two Rocks profile has a high proportion of aged people and small families. The current age spread of Yanchep/Two Rocks is slanted towards the 40 years and over age-groups. This age spread will become more balanced as more young families with dependents move into the area. The average number of people per household is currently 2.29 but with population growth and the migration of young families to the area over the next 14 years this is expected to increase to 2.46.

The ethnicity of the area is predominantly Australian followed by immigrants from the United Kingdom and New Zealand. The people of Yanchep and Two Rocks are a lower socioeconomic bracket. They have an average weekly income of \$393 (\$107 below the State average).

Education levels are also very low, with almost half the rate of secondary school completion and more than half the rate of university enrolments. University enrolments in the area will most definitely increase with the construction of the proposed University.

2.2 Community life

Yanchep boasts an active community life built around recreation, the beach culture, the environment, arts and culture, and community giving. There is a unique community culture in Yanchep that is characterised by a high number of community groups, active civic engagement and high volunteerism. These groups are very resourceful and provide a variety of opportunities for residents.

The Yanchep Two Rocks Recreation Association has been active since 1977. It aims to provide low cost community events to residents and provides support to community groups and individuals. Its annual community calendar of events includes the Blessing of the Fleet; Australia Day Breakfast; Carols by Candlelight; quiz nights and dances. This group has been instrumental in creating the foundations of community life that exist in Yanchep today.

The communities of Yanchep and Two Rocks have five arts groups; a variety of sporting clubs (including, yachting, surfing, fishing, netball, soccer and football) and while the Environmental Group is currently inactive, a number of other community groups contribute to environmental initiatives.

Other major community events include the City of Wanneroo's Summer Concert Series and Capricorn Village Joint Venture's Capricorn Festival. Community groups and organisations, such the Renegade Linedancers, Yanchep Sports Club and Shuhari Karate also coordinate their own calendar of events and activities.

The Yanchep Community Centre is a hub within Yanchep. Managed by the City of Wanneroo and jointly funded by the State Government, this Centre is fully booked most of the time with programs that are well attended by the community.

2.3 Arts and culture

Yanchep is renowned for its strong arts community and for this reason many artists are attracted to the community. The pristine beaches and natural setting provides much inspiration for artists.

Currently, there are five arts groups in the area. These include traditional arts and crafts groups as well as a performing arts company. These groups often work in collaboration with other local groups. One example of collaboration is the 'Art and Sails' exhibition hosted by the Sun City Artists Association and the Sun City Yacht Club.

2.4 Aboriginal heritage

Yanchep has a rich Aboriginal history; it was a very hospitable area with a constant supply of fresh water and abundant wildlife. People gathered around bodies of water in summer because of the plentiful supply of fish and inhabited higher grounds in winter to hunt kangaroo and other game.

The name Yanchep was derived from the Aboriginal word 'Yanget' meaning Bulrush due to the many Bulrush birds inhabiting lakes in the area.

Yanchep National Park has three significant mythological sites:

- Loch McNess, which is thought to be the home of the Waugal (Rainbow Serpent), an ancient Aboriginal evil spirit.
- Another in the south east corner of the Lake has been identified as a traditional meeting and ceremonial ground where coroborees were held.
- Yonderup Cave where Aboriginal skeletal material has been discovered. The Aborigines avoided entering this cave as they believed a mythical man-eating monster, possibly a Waugul, inhabited it.

2.5 Education

There are limited educational opportunities for residents in Yanchep. As a result education levels in Yanchep are lower than the state average. There is a high secondary school drop out rate in Yanchep and as a consequence, high youth unemployment.

Existing facilities include the Yanchep District High School which caters for kindergarten through to year 10 and the new K to year 7 Two Rocks Primary School.

The facilities at Yanchep District High School are poor, with portable classrooms for high school classes and substandard computing, arts and media facilities. Students who complete year 10 at Yanchep District High School are expected to travel to Mindarie to attend Mindarie Senior College to complete years 11 and 12.

The closest tertiary education facility is in Joondalup.

2.6 Recreation and leisure

The recreation and leisure activities in the Yanchep area are a key attractor for residents and tourists. Key activities include: surfing, fishing, boating, football, netball, cricket, soccer, badminton, golf, bowls, tennis and motor cross.¹

The main recreational facilities in Yanchep are the Phil Renkin Centre, Oldham Reserve, Yanchep Community Centre, the Yanchep Sports Club, the skate park near the Phil Renkin Centre and a soccer field in the St Andrews Estate.

There are also two standard golf courses in Yanchep. The public course is located in the Yanchep National Park and the private course is located in the St Andrews Estate. This golf course has low membership numbers.

Many of these facilities are inadequate for the current level of recreational activity in the community. (refer to YBJV Facilities Needs Report)

2.7 Health

The current health services in Yanchep include a part time community nurse based in Two Rocks and a doctors' surgery in Yanchep. The local Community Bus service runs a regular door-to-door service for residents located in Two Rocks needing to access the doctors' surgery.

This level of health provision is inadequate for the local population as a result most people have to travel to Joondalup for health services.

2.8 Local governance

The Two Rocks Yanchep Residents Association is instrumental in local community governance providing opportunities for community involvement in local politics and volunteerism. It has high attendance rates at monthly meetings and a strong and engaged membership. The Association is an advocate for the community on local issues and planning matters. It also liaises with the City of Wanneroo and supports community activities.

Two City of Wanneroo Councillors reside in the area.

¹ No designated facilities are available for motor cross so this activity is conducted on sand dunes and throughout nature reserves

2.9 Local economy

Currently many residents leave the area to work, shop and recreate. These residents usually travel over half an hour to reach these destinations.

Local employment is in retail, construction, manufacturing, health and community services. Jobs in property and business services, health, manufacturing and education have recently been increasing.

The new Churches of Christ aged care facility and primary school in Two Rocks have also increased local employment opportunities. Other employment sectors that are expected to increase in the future are health, retail, tourism and marine technology.

2.10 Yanchep community values and aspirations

Yanchep and Two Rocks residents feel strongly about the wellbeing of their community and the preservation of its distinctiveness. The community values:

- Relaxed beachside lifestyle.
- The community.
- The natural environment.
- Sustainability.
- Arts and culture.
- Diversity.

The community wish to see future development in the area provide:

- A high quality interface between the natural environment and development.
- Good connections to neighbouring areas.
- Preservation of important areas in the natural environment.
- Support for local networks and groups.
- Improved beach access.
- An active community life without duplicating existing community groups and facilities.

- Economic and employment development.
- Improved opportunities for youth – recreation, employment and training.
- Access for the aged and disabled.
- Improved services and facilities, including health, recreation, retail and public transport.
- The provision of a range of affordable housing options.
- Well planned and activated public open space.

2.11 Challenges for the community at present

The Yanchep community perceives maintaining trust and cooperation within the community as a key challenge of development. They see the rapid growth of the population as a threat to the existing high levels of social capital if not well managed.

Current elements impacting on levels of individual and community wellness include: housing affordability, a lack of education, training and employment opportunities, limited accessibility to the area and a lack of public transport and health care options.

The level of development in the area also tests: individuals' sense of connection to the natural environment, social cohesion, affordability and integration with the existing community.

3 The proposed structure plan

The city centre in the YBJV project will be the main regional centre in the north of Perth. It forms part of the St Andrews District Structure Plan which is expected to have a population of 155,000 and 55,000 jobs. The YBJV is a significant proportion of the St Andrews District Structure Plan and will provide 23,500 of these 55,000 jobs.

The YBJV Structure Plan is a mixed used development with an integrated university campus, hospital, train station and civic spaces. It also provides for the following uses: medical, TAFE, aquatic centre, recreation facility, library, research and development hub, primary school, high school, private school, retirement facilities, hotel, commercial, retail and residential.

3.1 Sociological review of Structure Plan

The following review is based on a Sociology Assessment of the Structure Plan undertaken by Creating Communities Australia.

The YBJV Structure Plan will deliver much needed amenity to the Yanchep and Two Rocks and act as a focal point for the community in the future. The proposed range of uses will significantly address the root causes of much of the social disadvantage in the area specifically: access to public transport, health services, recreation facilities, community facilities, a range of education options and employment. This is likely to have significant positive impacts on local wellness and quality of life.

The integration of the university campus and hospital into the mixed use district, as well as the colocation of research and development areas will facilitate the formation of networks of trust between individuals, organisations and businesses. This will make the task of developing social capital much more achievable. Strong social capital will be crucial in the development of a robust community and local economy. Trust among community members and people's ability to work together can:

- Reduce problems, such as violence, by enforcing shared values and norms of behaviour,
- Increase business opportunities by providing informal access to credit and reducing transaction costs,
- Improve the quality of education and the accessibility of health services,
- Be an important safety net when formal safety nets are absent or inadequate.

Human capital will also be reinforced as a result of the increased range of education and employment that the project will generate. This will benefit people living in Yanchep and Two Rocks as well as the local economy as a whole.

The Structure Plan also provides well networked spaces for rest and recreation. This includes a “green link” that connects across the site. These spaces will be important for the mental and physical health of people living, working and studying in the project area.

The range of civic uses such as the library, community centres, city squares and piazzas will be important for community events and activities. They will help establish the City centre as the community hub of the region and will be important in establishing a sense of place for people.

As detailed above, the economic progress that the project aims to deliver will have many positive outcomes. But the social conditions often resulting from progress can also result in negative social consequences if not well managed via other processes such as social planning. For example the cultural change, environmental loss and social disintegration often associated with development have been seen to directly impact health. The social planning approach proposed by YBJV will be pivotal in managing the possible social consequences of the project.

Research by Eckersley suggests that the focus for development needs to be on reducing socio-economic disadvantage rather than a focus on maximising economic growth.² This supports the increased provision of education facilities and affordable housing options proposed in the Structure Plan, and also suggests that this should also be a focus for social planning.

While many in the community support the greater provision of services, facilities, employment etc that the Structure Plan will deliver, there are others that are likely to be concerned with the impact on the natural environment and the loss of a peaceful way of life. The Structure Plan has sound environmental management principles that will to some extent mitigate some of these concerns, but it is likely to remain an issue for some.

Other community issues which may arise are:

- There is local resistance to the St Andrew’s name and the plan is likely to attract criticism for this.
- Environmental sustainability and sound water management are also a keen concern for some in the local community. The Structure Plan will need to demonstrate how it will respond to these matters to be well supported.

² Richard Eckersley (2004:81) has found that “Findings suggest that reducing socio-economic inequality, especially by improving the lot of the poor, would do more to improve population happiness than maximising economic growth to raise average income.”

4 Social planning approach

YBJV is committed to rigorous social planning and investment in implementation to ensure that the YBJV city centre becomes a thriving hub for the local community and economy which integrates well with Yanchep and Two Rocks. This will be achieved through a reinterpretation of the local distinctiveness of Yanchep. The arts and community will become the lynchpin for an intensive social program aimed at making the YBJV City centre the cultural and civic heart of the region. The integrated University City will be a focus for this activity.

This section of the Social Planning Scoping Paper maps out the approach YBJV is proposing for social planning and implementation over the coming years.

4.1 Goals for social plan

The proposed goals for the social planning component of the YBJV project are to:

- Involve the local community in social planning for the project.
- Establish the YBJV city centre as the community and cultural hub for the region.
- Activate the integration of the University.
- Support the existing social fabric of Yanchep and facilitate integration.
- Encourage the formation of an active and healthy community.
- Raise education levels in the local community.
- Deliver affordable housing options.
- Build social capital between institutions, organisations, business, community groups and individuals.

4.2 Social planning and community engagement methodology

While it is crucial to understand the local context for social planning on the project, it is important to recognise that the YBJV city centre will radically change the area: attracting a different demographic; providing a far greater variety in services, facilities and businesses; and creating a new hub for the region. For this reason social planning on the project cannot simply extrapolate requirements for future communities based on what is needed today. It will need to anticipate the needs and opportunities presented by all the variables on the project and cater for this accordingly.

The following requirements are the result of a preliminary assessment by Creating Communities and will be further expanded in the Community and Economic Development Plan proposed below:

- Recreational links with the surrounding areas.
- Facilities and services for young families, 'empty nesters', singles households and the aged.
- Regular and more frequent public transport.
- Local employment and community enterprise opportunities.
- Local upper secondary school and tertiary education.
- Community and recreation centre facilities.
- Activities and services to respond to the needs of diverse age groups.
- Community self-governance and leadership programs.
- Programs and initiatives to develop social cohesion.
- Affordable housing.

4.2.1 Proposed social planning and community engagement process

YBJV will commence an on-going social planning and community engagement process which will include the following:

- Establishment of a Community Life Working Group. This group will have representation from key local community groups, local Aboriginal representation, the City of Wanneroo, education providers, the hospital and business representatives.
- Establishment of a Youth Community Life Working Group to have input into the social planning process.
- Development of a Community and Economic Development Plan (CEDP) in consultation with the Community Life Working Group. This should include strategies to:
 - Integrate the University via activation.
 - Recognise and enhance cultural and community characteristics.
 - Facilitate the formation of a cultural and community hub.
 - Celebrate the Aboriginal heritage of the area.
 - Provide well staged delivery of community infrastructure.
 - Ensure provision of activities and services to respond to the needs of diverse age groups.

- Encourage the formation of social capital.
 - Promote local leadership and youth development.
 - Support local clubs and associations in developing capacity to service the YBJV City centre.
 - Reduce socio-economic disadvantage.
 - Deliver a range of education options for upper secondary school and tertiary as soon as possible.
 - Improve access to local health services in a timely manner.
 - Deliver affordable housing options.
 - Engage local groups in appropriate environmental management projects.
- Commencement of longitudinal quality of life, wellness and social capital research.
 - Establishment of a City Community Vision Group to have input into the roll out of the CEDP.
 - Implementation of the CEDP.

4.3 Proposed provision of facilities

A Community Facilities Needs Assessment was undertaken for the project. The results support the following district, regional and local community facilities within the project area.

4.3.1 District and Regional Community Facilities

The proposed district and regional community facilities include: a university, TAFE, public high school, hospital/ health centre site, district aquatic and recreation centre, regional library and performing arts centre

4.3.2 Local Community Facilities

The proposed local community facilities include:

- A public primary school.
- Private primary school, local active open space.
- Shared-use sporting ovals with the public high school.
- Multi-purpose local community centre sited adjacent to a primary school.

- Multi-purpose local community centre to accommodate senior citizens activities.
- Shop front local community centre located in the city centre.
- Shared-use outdoor sport courts for casual/ informal use by local residents.
- A variety of quality passive public open space including nine landscaped local parks and urban civic spaces.
- Walking and cycle paths connecting key community facilities.
- Three child care centre sites.
- A child health centre site.
- Private health centre sites.
- Church sites.
- An employment service/ job network provider.

Refer to the YBJV Facilities Needs Assessment for more detail.

4.4 Staging

One of the key challenges of the YBJV project will be to balance the requirement to meet the needs of the local community with the realities of building a city. There is urgent need for the provision of health services, community and recreation facilities, upper school and tertiary education options and local employment. The following staging/strategies are proposed to address this:

- Establishment of Community Life Working Group and Youth Community Life Working Group to have input into CEDP and project staging.
- Establishment of an education annex in partnership with providers to deliver on-site training.
- Development of the Community and Economic Development Plan.
- Further facilities planning.
- Development of a Community Facilities Plan to guide the staged delivery of local, district and regional facilities. (refer to YBJV Facilities Needs Assessment)
- Establishment of fund to sponsor local groups in activities related to the city development.
- Commencement of longitudinal quality of life, wellness and social capital research.

Appendix A - Demographics

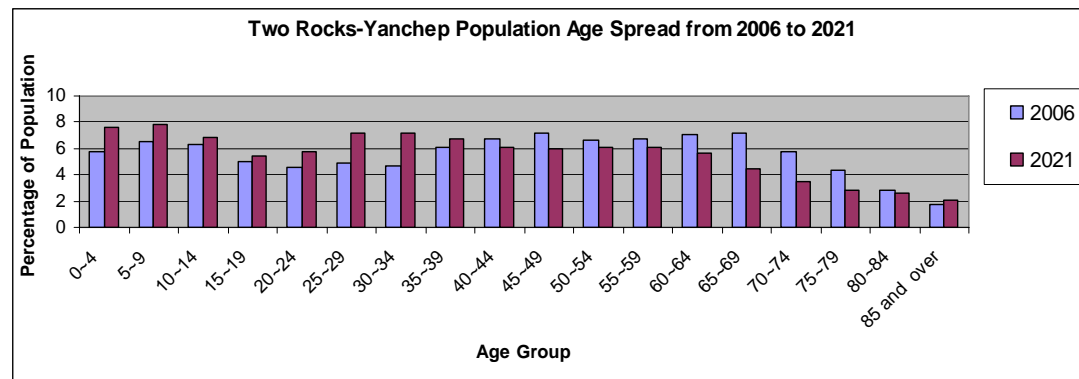
The City of Wanneroo is one of Australia's fastest growing local governments. In 2006 it had a permanent resident population of 117,409 and this is expected to increase at a rate of 5.18% to 250,491 in the year 2021.

Much of this growth is occurring in the Yanchep Two Rocks area where the growth rate is 11.04%, over double that of the City of Wanneroo. This growth is expected to result in an increase in the local population from 4,485 in 2006, to 21,563 in 2021. At this rate the Yanchep Two Rocks area will account for almost 13% of the overall City of Wanneroo population growth between 2006 and 2021.

Population Age

Currently Yanchep Two Rocks is an aging community with 56.1% being 40 years and over as compared to the 44.8% being 40 years and over for Western Australia. This is predicted to change during the 2006-2021 period with population growth resulting in a more even spread of ages. This forecast transition will result from an increase in the 0-9, and 25-34 age groups and a decrease across each age group from 40-84.

Figure One Projected Population Age Spread



Household Type

The Yanchep Two Rocks average household size is expected to increase from its current level of 2.29 to 2.46 (people per household) over the 2006 to 2021 period. The greatest change in household types for this period will be an increase in the number of couple families with dependents from the current 458 to 2510.

Ethnicity

In 2006, the majority of the population of Yanchep Two Rocks (62.5%) were born in Australia. Overseas-born residents represent, in order: the United Kingdom, New Zealand, Germany, the Netherlands, Ireland, South Africa, the United States of America, Italy, Canada, Thailand and India, the Philippines, Poland, Papua New Guinea, Malaysia, and Indonesia.

Predict ion?

Socioeconomic Profile

The median weekly individual income for Yanchep Two Rocks was \$393 in 2006. This is well below the City of Wanneroo weekly average of \$491 and the State average of \$500 for the same year. Trends indicate that this income will increase over the coming years.

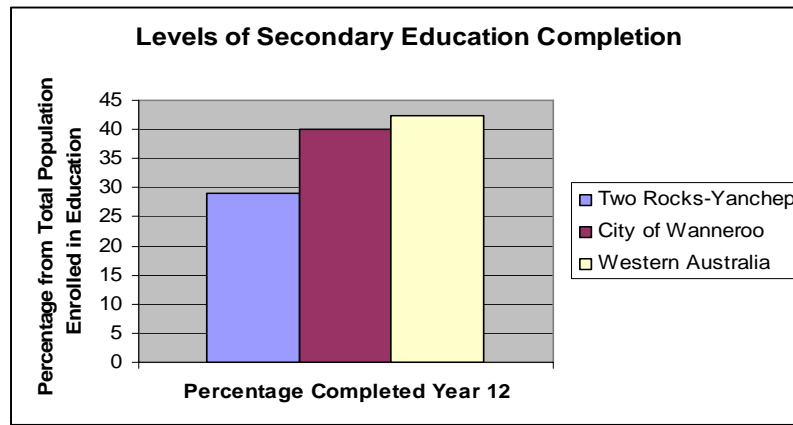
The majority of Yanchep Two Rocks (70%) residents either owned their homes outright or were purchasing their homes with a mortgage in 2006.

Predict ion?

Education

Levels of completed secondary education within Yanchep Two Rocks (29%) were significantly lower than Wanneroo (40%) and the State (42.5%) for the year 2006 (Figure 2).

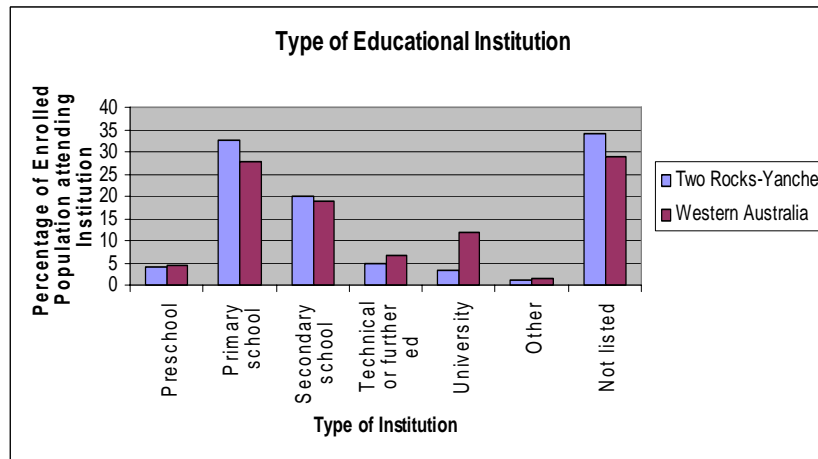
Figure Two Levels of secondary education completion



The Yanchep Two Rocks residents had a lower rate of enrolment in university and technical education and a higher rate in primary school education when compared with State levels for 2006 (Figure 3).

Predict ion?

Figure Three Type of education institution



Summary

The most significant trend to emerge from the demographic data for the Yanchep Two Rocks area is the predicted increase in the number of young families. As the population shifts from aged to young couple families with dependents over the next 15 years, residents will have a greater requirement for primary and secondary education, medical facilities, childcare facilities and playgrounds. As the 85-and-over age-group increases over the next 15 years, residents will require more aged-care facilities.

Level of income will play a major role in the future of the area. The level of income for the average individual in Yanchep Two Rocks is well below the State average. The development of surrounding areas, including the Capricorn Coastal Village, has the potential to increase employment opportunities and disposable income levels.

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