



Department of
**Jobs, Tourism, Science
and Innovation**

Strategic Industrial Areas Rent Scheme



Shotts SIA, South West CREDIT: Development WA



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1. Background

Led by the Department of Jobs, Tourism, Science and Innovation (JTISI) and delivered by DevelopmentWA, Strategic Industrial Areas (SIAs) are designed for investment in downstream processing and other heavy or strategic industrial activities. They are home to industries which generate significant investment, employment and value of production for WA.

2. Rent Scheme

The Western Australian government has established a \$160 million Strategic Industrial Areas Rent Scheme (Rent Scheme) to support diversification and decarbonisation projects in Western Australia.

The Western Australian Government recognises that significant costs can be experienced by first movers to SIAs. The Rent Scheme is intended to support these foundation projects by providing financial support if they enter into eligible Leases in an approved SIA and have an on-site capital expenditure of \$1 billion or more, amongst other criteria.

The Rent Scheme will deliver a rebate on Option to Lease fees and a Lease rent waiver for a set period for proponents to incentivise foundation projects critical to the State's future.

There are two components to the Rent Scheme:

- Option to Lease fee rebate; and
- 5-year waiver of Lease rent (excluding outgoings).

2.1. Option to Lease Fee Rebate

The Option to Lease fee rebate is a rebate of 100% of the value of the Option to Lease fees paid by an applicant to DevelopmentWA.

2.2. Waiver of Lease Rent

The waiver of Lease rent is a waiver of 100% of the value of the first 5 years of the Lease rent excluding outgoings that would be paid by an applicant to DevelopmentWA.

2.3. Eligibility Criteria

To be eligible for consideration under the Rent Scheme, an applicant's project must:

1. Have been allocated land by the Industrial Lands Panel or entered into an Option to Lease with DevelopmentWA within one of the following SIAs:



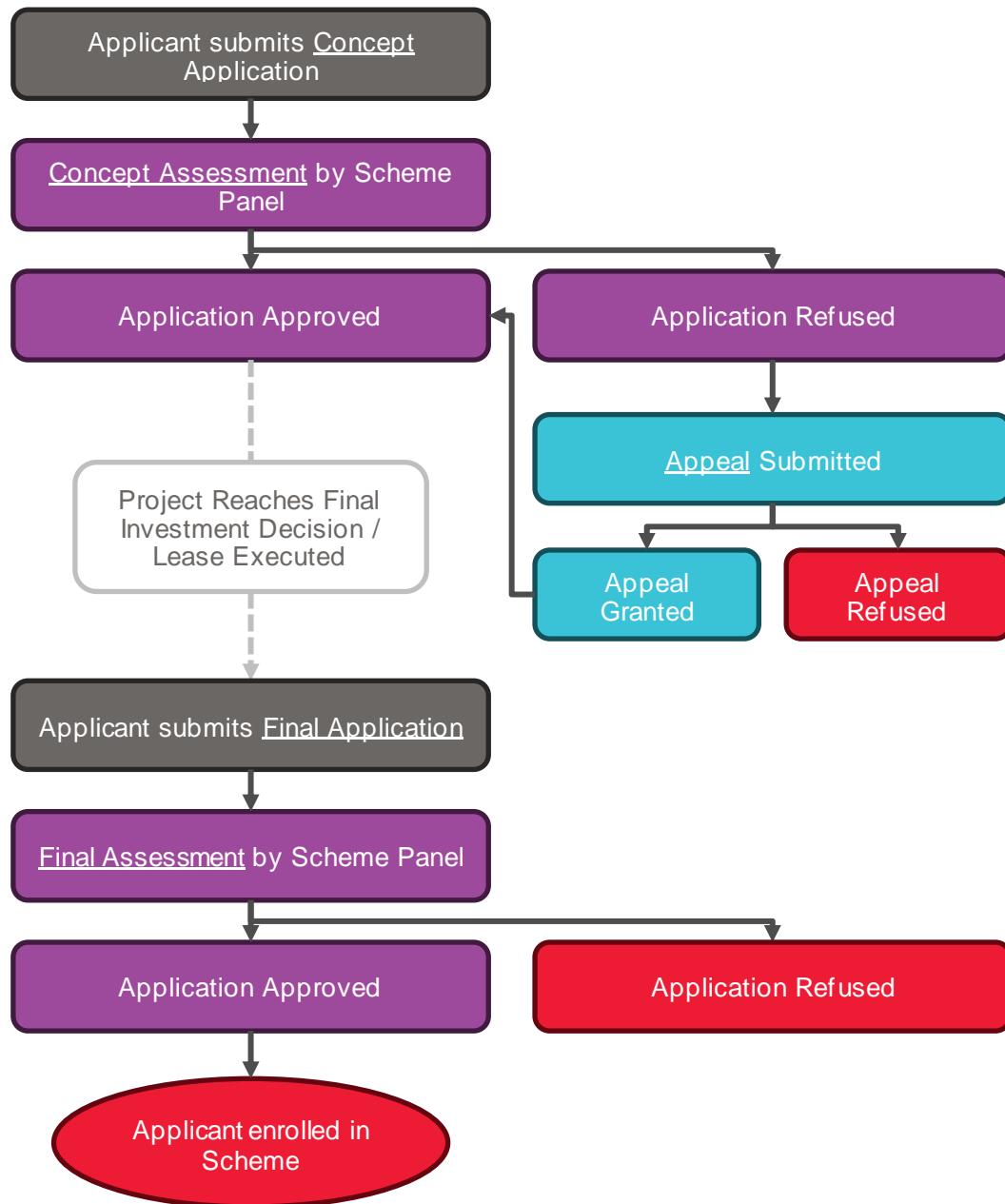
- [Anketell](#)
 - [Boodarie](#)
 - [Maitland](#)
 - [Mungari](#)
 - [Oakajee](#)
 - [Shotts](#)
2. Have a Development Program demonstrating an on-site capital expenditure cost plan of AU\$1 billion or more for the project within the SIA;
 - Refer to *Definitions* for meaning of 'Development Program', 'On-Site' and 'Cost Plan'
 3. Not be the subject of an executed Lease with a commencement date prior to 1 January 2024 over the nominated eligible SIA land.
 4. Align with the State's diversification and decarbonisation agenda ([1](#), [2](#)) (see [Links in Section 7](#)).
 5. Have made a Final Investment Decision (FID) and entered into the Lease on or before 30 June 2028;
 - Refer to *Definition* for meaning of 'FID'
 - Note: Evidence for this criteria will only be required for the Final Approval.

3. Application and Assessment Process

The Application Process occurs in two stages:

- Application for Concept Approval; and
- Application for Final Approval.

Both applications must be completed and approved before an applicant can receive any benefit under the scheme.



3.1. Concept Application

An applicant must submit a concept application to JTSI via sia@jtsi.wa.gov.au, and attach necessary supporting evidence in support of the eligibility criteria.

An applicant may submit a concept application at any time prior to FID and Lease execution but the concept application must be submitted a reasonable time prior to any final application. JTSI encourages proponents to make a concept application at the earliest possible stage in the project.

If there is insufficient information, JTSI will request additional information from the applicant before assessment will commence.



JTSI will assess the application and advise the applicant whether it meets the eligibility criteria based on the concept supporting evidence.

An applicant may apply for concept approval by submitting their concept application to JTSI via sia@jtsi.wa.gov.au, and attaching the necessary supporting evidence.

→ Download the [Concept Application Form](#) from our website

3.2. Concept Supporting Evidence

For the concept application the applicant must submit:

- A copy of the letter from JTSI confirming its land allocation or evidence that an Option to Lease has been agreed to with DevelopmentWA in the eligible SIA;
- Evidence of the project's alignment with the State's diversification or decarbonisation policies, by providing a copy of the Proponent Project Proposal (PPP); and
- Evidence of an independent estimate (prepared by a Certified Quantity Surveyor registered to the Australian Institute of Quantity Surveyors (AIQS) or equivalent) of the project's on-site capital expenditure including:
 - Scope of Works Document;
 - Cost Plan [minimum Class 5]; and
 - High Level Development Program.

JTSI will contact applicants if there is insufficient information in an application.

3.3. Concept Assessment

Concept applications will be considered against the eligibility criteria with the exception of point 5 in Section 2.3 Eligibility Criteria, which will be considered in the final application stage.

A decision on a concept application will be made by a Scheme Panel made up of one representative from JTSI and one representative from DevelopmentWA.

JTSI will inform the applicant of the decision of the Scheme Panel.

Approval for the concept application is required for a project to access the Rent Scheme.

3.4. Appeals

If a concept application is rejected by the Scheme Panel, the applicant may, within 30 calendar days, indicate that they wish to appeal the decision.



Appeals will be considered by the Minister for State and Industry Development, Jobs and Trade, and the Minister for Lands, who will jointly make a decision on the appeal. If an appeal is successful, the appellant will remain in consideration for the scheme and be able to progress to a final application.

Appeals will be considered on the basis of the concept application demonstrating that the project is consistent with the [Eligibility Criteria](#).

→ Download the [Concept Application Appeals Form](#) from our website

3.5. Final Application

After a concept application has been approved, an applicant may apply for final approval once it has reached FID and executed a Lease for the project.

An applicant may apply for final approval by submitting their final application to JTISI via sia@jtsi.wa.gov.au, and attaching the necessary supporting evidence.

→ Download the [Final Application Form](#) from our website

3.6. Final Application Supporting Evidence

For the final application, the applicant must submit in relation to the relevant SIA land:

- Evidence of FID;
- Evidence of a signed Lease with DevelopmentWA with a commencement date after 1 January 2024 and on or before 30 June 2028; and
- Evidence of an independent estimate (prepared by a Certified Quantity Surveyor registered to the Australian Institute of Quantity Surveyors (AIQS) or equivalent) of the project's on-site capital expenditure including:
 - Updated Scope of Works Document;
 - Updated Cost Plan (to a Minimum Class 4) of project capital expenditure; and
 - Updated Development Program and associated forecast cashflow.

3.7. Final Assessment

Final applications will be assessed by the Scheme Panel against the eligibility criteria, with a focus on new and updated information provided since the Concept application.

Decisions on Final applications will be made jointly by the Minister for State and Industry Development, Jobs and Trade, and the Minister for Lands.

Once a decision has been made, JTISI will inform the applicant of the outcome. JTISI and DevelopmentWA will then enter into a deed with the successful applicant.



4. Additional Rent Scheme Terms

4.1. Rebate / Waiver

Once DevelopmentWA has been advised by JTSI that an applicant has been successful, DevelopmentWA will:

- Rebate 100% of the Option to Lease fee and any Lease rent paid; and
- Waive the balance of first 5-years of the annual Lease rent (excluding outgoings).

If administrative delays lead to rent being charged for an ultimately successful applicant, DevelopmentWA will rebate the value of the rent charged for the period before the waiver begins. Any time spent paying rent in such circumstances will still count towards the 5-year waiver period.

4.2. Term and Priority

Applications for the Rent Scheme will close on the depletion of the scheme fund or the 30 June 2028, whichever occurs first.

Successful applicants will be paid out / waived rent on a first-come-first-serve basis (and on a pro rata basis if there are insufficient funds remaining in the Rent Scheme).

Rent Scheme funding will not be reserved for concept applicants.

4.3. Right to Cancel or Withhold Funds

The proponent is expected to maintain its construction program and cashflow it has provided as part of its application. If, however, there isn't satisfactory progress against both cashflow and construction program then JTSI retains the right to cancel or withhold the benefit from the scheme until satisfactory progress is made.

5. Disclosure

Information submitted as part of an application under this scheme or any supporting information provided will be held in commercial confidence.

6. Definitions

- **On Site** – means the project's CAPEX must fit one of the following two scenarios:



- Within the SIA core; or
- Within the SIA core and buffer. If the project falls within this scenario, then more than 50% of the CAPEX must occur in the SIA Core.
- **FID** – means a positive and binding Final Investment Decision to proceed with the project by the applicant, made on or before 30 June 2028.
- **Cost Plan** – means in accordance with AACE International Recommended Practice No. 18R-97: *Cost Estimate Classification System – As Applied in Engineering Procurement, and Construction for the Process Industries. TCM Framework: 7.3 – Cost Estimating and Budgeting*, prepared by an Australian Institute of Quantity Surveyors (AIQS) Certified Quantity Surveyor (CQS) or equivalent.
- **Scope of Works Document** – means the set of information which defines the proposed development pertaining the \$1billion CAPEX, including staging, site layouts, drawings, specifications and explanatory notes.
- **Development Programme** – means Gantt chart, or list of key dates relating to staging of the works, commencement dates, completion dates, commissioning and operational readiness.

7. Links and Contacts

- [Concept Application Form](#) (download from our website)
- [Final Application Form](#) (download from our website)

Department of Jobs, Tourism, Science and Innovation

- Email: sia@jtsi.wa.gov.au

Strategic Industrial Areas

- [Anketell SIA](#)
- [Boodarie SIA](#)
- [Maitland SIA](#)
- [Mungari SIA](#)
- [Oakajee SIA](#)
- [Shotts SIA](#)

Diversification and Decarbonisation policies

- [DiversifyWA](#)
- [Diversify WA: Future State](#)



- [Western Australian Climate Change Policy](#)