Under instruction from the Schoder family Regional Development Australia Whyalla and Eyre Peninsula (RDAWEP) is undertaking an expression of interest for the future use and ownership of Louth Island.

Further Information:
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A rare opportunity exists to secure your own freehold inshore island retreat.

Situated within minutes of the vibrant regional city of Port Lincoln, South Australia, Louth Island is a freehold Island of 135ha (334 acres) consisting of 3 separate titles, stunning white sandy beaches, protected bays, abundant wildlife and is surrounded by the pristine waters of Australia’s Seafood Frontier. Located within world class sailing, boating and fishing waters, and with the same owners for the last 46 years, this is a rare opportunity to secure a piece of paradise.

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<tr>
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<td>53.01ha (131 acres)</td>
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**LAND SIZE**: 135.16 ha (333.98 acres)

**ADDRESS**: Louth Island

**ZONING AND TOWN PLANNING**: No Zoning

**COUNCIL**: Land not within a council area (Coastal Waters)

**RATES AND TAXES**: Land is not rateable (Coastal Waters) however is subject to Emergency Services Levy and Natural Resource Management Levies.

**EASEMENTS**: Nil
Louth Island sits in a prime location, as the closest island to the mainland, with easy access to the city of Port Lincoln and many other popular tourist towns, locations and islands, including the Sir Joseph Banks Group Marine Park.

With Louth Bay jetty 1.8 nautical miles to the north west and the extensive boating facilities of Port Lincoln only 9 nautical miles south west from the island you can enjoy an island retreat minutes from city living and services.

Port Lincoln and the surrounding areas are becoming increasingly well known as an international tourism destination of choice for those seeking world class seafood, wildlife and nature based tourism experiences.

The city of Port Lincoln airport is only 4 nautical miles from the island, or 8 minutes by car from the Louth Bay jetty, and offers regular direct and onward flights to Adelaide (35-40 minutes) and further afield.
Louth Island, whose Aboriginal name is Yarudu, was named by Capt. Matthew Flinders on 26 February 1802. Grazing of sheep began in the early 1900’s when Alexander and Katherine Watherson took up ownership of Louth Island. A four-room homestead was built in the mid 1850’s, the remains of which can be seen on the southern part of the island today. Throughout the change of ownership over the years, sheep grazing has continued on Louth Island. Wool and livestock was carried between the island and mainland by barge that was towed by a wooden cutter. Since early settlement there have been 6 owners with the current owners having owned the island since 1972.

Grazing

The island can carry 500 sheep or 300 ewes with lambs. Sheep are watered by rainwater storage and ground water via two wells and associated storage tanks. The present owner introduced a successful goat breeding program to the island in 1998, this also assisted in combating the spread of African Boxthorn on the island.

FAUNA & FLORA

Like many coastal islands in the region, the original character of the island has been altered over time by agriculture, with small patches of native vegetation remaining. Most of the island is covered in a pasture of introduced grasses extending to the coast. Patches of sheoak and eucalypts survive including Coastal White and Red Mallee. Sandy accumulations, unable to support pasture, behind the beaches and the northern sand spit retain an open shrubland dominated by Coastal Daisy bush. The reduction in grazing effort since 2008 has resulted in a proliferation of African Boxthorn.

The resident bird population is comparable with similar islands in the region, consisting of seabirds and shorebirds including families such as cormorants, gulls, pelicans and turn. Fairy Penguins, geckos and goannas have also been known to breed on the island.

The island is free of snakes, foxes, rabbits, rats, mice, cats and other introduced species.
CLIMATE

The majority of the Lower Eyre Peninsula coastal region enjoys a mild Mediterranean climate with average temperatures from 8 to 16°C in the winter through to 28°C in summer.

Port Lincoln long term weather observations:

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<td>21.5</td>
<td>18.9</td>
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<td>15.9</td>
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<tr>
<td>Mean Min (°C)</td>
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<td>Median Rain (mm)</td>
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<td>31.6</td>
<td>18.6</td>
<td>15.6</td>
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ACCESSIBILITY

Louth Island offers year round access, safe anchorage and protected moorings. It is 1.6nm to the mainland and 1.8nm to the Louth Bay jetty. The crossing to Louth Island is safe and protected so that visitors can access the island in eight minutes with an aluminium dinghy or bigger boat, thus eliminating the high cost of accessibility.

An airstrip could be made in the centre of the island to increase accessibility.

Louth Island is approx. 25 km from the Sir Joseph Banks Group of Islands by boat. For those with access to a larger craft, a trip to the group would be an enjoyable and interesting day trip from Louth Island.

A 30’ steel barge is included in the sale of the island.

PHYSICAL DESCRIPTION

Louth Island is subdivided into three titles and occupies a total area of 135 ha (334 acres). The outer perimeter is designated as a Government road with a further roadway dividing the island into two parts. The roadways have never been constructed and are unlikely to be made.

The main body of the island is gently undulating and rises to a maximum height of approx 30 metres above sea level.
FEATURES

Four main beaches border the island, the largest two being Carls Cove and Homestead Bay. Carls Cove is a rounded horseshoe shaped bay facing due east into the Spencer Gulf. The beach is white soft sand with clear water to the foreshore and is considered one the best beaches in the region. Carls Cove provides a safe anchorage for small sailing boats and large vessels and is an ideal swimming beach. The varied coastline of Louth Island is approx. 10 km (6 miles) and offers first class beaches, bays, soft white sand, aqua coloured waters, sheltered formations of weathered carved limestone, large granite rocks or boulders in and out of the water and volcanic rock. It is possible to completely walk around the shoreline of the island and see the varied and interesting shoreline and birdlife.

WATER SUPPLY

The existing water supply for human consumption is supplied by a 2,000 gallon poly tank which collects rain water from the shearing shed. There is also a 20,000 gallon holding tank which stores rainwater pumped from the shearing shed tank.

Stock water is pumped from two wells. One into a poly tank on the northern end; the other to a fibreglass tank in the centre of the island.

BUILDINGS

Existing buildings on the island consists of a lean-to shed, a working shearing shed and associated stockyards built in the 1950s. The shedding has had regular basic improvements over the years to support the agricultural activities and basic camping on the island. The lean-to shed comprises of facilities including a kitchen with stove and sink (no running water) and a mobile pagoda that houses four beds used for enclosed sleeping quarters. There is a 5kVA diesel generator.

A moveable shed on wheels houses a Fordson tractor on the northern end.

Ruins of the original homestead and some ancillary buildings are still evident near the shearing shed.
Expressions of Interest

Expressions of interest for the future use and ownership of all or part of the island close 31st March 2018.

FUTURE OPPORTUNITY

Louth Island has historically been used as an agricultural business, however opportunities abound regarding its future use. The island is being offered on a walk-in-walk-out basis.

You may be someone who has always had the desire to own a private island getaway, maintaining the solitude, privacy and seclusion that only a freehold title island can provide.

This magnificent island is an underdeveloped gem just waiting for the right person to let it shine. The geographical features of the island and its proximity to the mainland, ease of access to the Port Lincoln Airport and town facilities would ensure the success of any undertaking together with expert management such as

+ Health or Wellness retreat
+ Recreational resort
+ Tourist orientated project
+ Boating activities with the possible creation of a marina for small craft
+ Holiday home or exclusive accommodation
+ Sanctuary for wildlife
+ Subdivision potential
+ Agriculture
+ Horticulture / Viticulture
+ Golf course

An adjoining property on the mainland providing exclusive access and consisting of approx. 200 acres of arable and cleared land with direct beach access is for sale as a separate transaction.

This unique and rare opportunity awaits those with vision, initiative and motivation.
ABOUT PORT LINCOLN
Port Lincoln is located on the shores of Boston Bay, and has one of the most picturesque road entrances in South Australia.

The natural deep water port provides the export hub for the lower Eyre Peninsula grain industry, and is the operational base for the region’s important fishing industry. Cruise ships have been visiting the port regularly since 2010. The cruise tourism strategy has been so successful that passenger and crew numbers have increased substantially, reaching 18,200 in 2015.

The City of Port Lincoln has a population of 14,064, and is the heart of the region’s fishing, aquaculture and tourism industries. Port Lincoln is trademarked as the Seafood Capital of Australia.

All of the region’s seafood processing jobs (205), most of the region’s fishing jobs (66%), and 278 aquaculture jobs are provided in Port Lincoln. The local waters house mussel farms and growing farms for Southern Bluefin Tuna. 99% of the tuna is exported to Japan. Highly prized Coffin Bay Oysters are grown in aquaculture farms on the opposite side of the lower Eyre Peninsula.

Nearby Coffin Bay National Park and Lincoln National Park are very popular with local residents and tourists for camping, fishing, and bush walking. The islands of the Lincoln National Park and Sir Joseph Banks Group Conservation Park provide a diverse range of boating, fishing and nature-based visitor experiences. The more brave hearted have opportunities to experience cage diving with Great White Sharks and swimming with seals. Tourism expenditure in Port Lincoln is estimated at $90 million per annum.

The land near Port Lincoln has the highest rainfall on the Eyre Peninsula, recording 500mm per annum on average. This climate is ideal for the production of high quality foods including sheep, beef, pork, grains and grapes. A number of cottage industries have been established to produce niche market foods and condiments, and five local vineyards produce high quality red and white wines.

Port Lincoln has a growing hospitality sector, with a range of cafes, hotels and restaurants showcasing local food product; especially premium seafood.

Port Lincoln Airport, to the north of the city, is the busiest regional airport in South Australia. The airport is serviced by two airlines and averages 190,000 passengers per annum. The airport had a major $13.4 million upgrade in 2013, providing high quality terminal facilities at the standard expected by interstate and overseas visitors. The airport provides an important regional gateway for tourists and is the export hub for much of the local seafood.
The airport is key infrastructure providing residents with timely access to health, cultural, education and other services in metropolitan Adelaide. The facility is also important for business operations and development, with over 40% of passengers being business travellers.

Much of the housing in Port Lincoln has panoramic sea and land views, which enhances amenity and the liveability of the city. Marina-based housing is available to the south of the CBD; which is being expanded to accommodate demand.

Port Lincoln has a thriving small business sector providing a diverse range of shopping experiences. The retail trade and construction industries are two of the largest employers in Port Lincoln, collectively providing over 1,600 jobs. The construction industry is Port Lincoln’s biggest contributor to GRP, contributing $84 million in 2014.

A major strategy is being pursued to resolve saline waste water issues at seafood processing plants and maximise the use of recycled stormwater. This includes initiatives to optimise the use of aquifers and wetlands to irrigate the Port Lincoln Racecourse and Golf Club.

**FUTURE DEVELOPMENT AND INVESTMENT OPPORTUNITIES INCLUDE:**

- Implement value-adding initiatives and provide the infrastructure to grow the culinary and tourism sectors.
- Expand facilities and services to enhance business capacity at Port Lincoln Airport.
- Reconfigure and upgrade port infrastructure to improve operational efficiencies and enhance cruise tourism development.
- Develop purpose-built infrastructure at Proper Bay to improve fishing and aquaculture industry operations.
- Implement waste and stormwater infrastructure projects.
ABOUT THE REGION
Virtually untouched and brimming with opportunity, Eyre Peninsula is a unique combination of abundance and pristine beauty.

Framed by the Great Australian Bight, Spencer Gulf and Gawler Ranges, this triangular shaped piece of land includes 2,000 km of pristine coastline, national parks and ancient geological formations. It is one of the best places on the continent to see Australian wildlife in their natural environment.

The region, supported by two of the state’s largest regional cities, has one of the most diverse economies in Australia and its growth potential is quickly being realised. Eyre Peninsula is celebrated for its delicious and abundant seafood and produces more than a third of South Australia’s agricultural grain crops. New technologies have seen innovation and renewed growth in mining and manufacturing, and the region is benefiting from unprecedented demand in the tourism, health and aged care sectors.

The region provides the perfect balance of environment, opportunity and lifestyle.
The regional economy is extremely diverse with key industries including manufacturing, agriculture, fishing, and aquaculture. Tourism and mining are the region’s fastest emerging industries and have significant potential for future growth.

Diversity is one of the region’s greatest strengths and underpins its comparative advantage and business competitiveness. Diversity facilitates economic growth and sustainability, and provides resilience through not being reliant on a single industry or product for regional prosperity.
TOTAL LAND AREA
232,000 km²
(23% of South Australia)
With 2,000 km of coastline including 250 islands!

ROAD DISTANCES
Whyalla to Adelaide 384kms
Port Lincoln to Adelaide 650kms
Ceduna to Adelaide 776kms
Whyalla to Port Lincoln 266kms
Port Lincoln to Ceduna 405km
Ceduna to Whyalla 450kms

AIR TRAVEL TIME
Whyalla to Adelaide 45 min
Port Lincoln to Adelaide 45 min
Ceduna to Adelaide 90 min

Main Airports: Whyalla, Port Lincoln, Ceduna

TOTAL POPULATION
56,613
Aboriginal Population 3,188
(5.7% of the regional population)

MEDIAN AGE
42 years
(South Australia 40, Australia 38)

REGIONAL CENTRES
CITY OF WHYALLA
Population 21,828

CITY OF PORT LINCOLN
Population 14,064

CEDUNA
Population 3,408

LABOUR FORCE³
28,820
Unemployed³ 1,388

GROSS REGIONAL PRODUCT
$3.7 billion
(2015-16)

REGIONAL EXPORTS
$2.63 billion
(2015-16)

MAIN PORTS
Whyalla, Port Lincoln and Thevenard (at Ceduna)

GROSS REGIONAL PRODUCT
$3.7 billion

KEY INDUSTRY CONTRIBUTORS
+ mining 15.5% ($571 million)
+ agriculture 13.8% ($509 million)
+ construction 6.5% ($239 million)
+ health and community services 7.2% ($264 million)

REGIONAL EXPORTS
The region is highly export focussed, producing exports valued at $2.63 billion.

MAIN EXPORT INDUSTRIES
+ agriculture ($873 million)
+ mining ($495 million)
+ manufacturing ($361 million)

15.5% Mining
13.8% Agriculture
7.2% Health & Community Services
6.5% Construction
5.9% Manufacturing
5.8% Transport, Postal and Warehousing
4.5% Retail Trade
4.4% Education and Training
4.2% Financial and Insurance Services
3.6% Wholesale Trade
3.2% Aquaculture
3.1% Public Administration and Safety
2.7% Accommodation and Food Services
1.8% Professional, Scientific and Technical Services
1.1% Administrative and Support Services
6.7% Other Industries (includes Ownership of Dwellings)

33.2% Agriculture
18.9% Mining
13.8% Manufacturing
5.6% Aquaculture
5.3% Construction
3.2% Accommodation and Food Services
3.1% Retail Trade
2.5% Fishing
2.3% Transport, Postal and Warehousing
2.0% Health and Community Services
1.6% Financial and Insurance Services
1.2% Wholesale Trade
0.9% Education and Training
0.4% Other

$3.7 BILLION

$2.63 BILLION
Quality is a distinctive regional characteristic and has been adopted by the Board as the regional vision.

The region is renowned domestically and internationally for its premium seafood, high quality grains and the pristine nature of its landscapes, seascapes and conservation parks. The region is popular for high quality and diverse nature based tourism experiences; and also has some of the world’s highest quality mineral resources of magnetite, graphite, zircon and kaolin.

The strategic direction for the future is to pursue value-adding initiatives to enhance quality product and strengthen the regional economy.

Quality indicates that the region’s doors are not only open for business, but provides a brand which states: ‘enter here, if you want the best’.
AGRICULTURE

Agriculture is the region’s third largest employer providing 2,599 (10.0%) of the region’s jobs. The agriculture industry contributes approximately 13.8% of GRP, valued at $509 million.

The region produces high quality lamb, beef and pork, and is renowned internationally for high quality and niche grains. On average, the region produces 40% of the State’s wheat crop, 24% of the barley drop, and 22% of canola.

Approximately 97% of the region’s grain crop is exported, and is valued at $622 million. Total agricultural exports are valued at $873 million per annum.

FISHING AND AQUACULTURE

The region is renowned domestically and internationally for its premium seafood, due to the marketing success of the trade marked brand: ‘Eyre Peninsula – Australia’s Seafood Frontier’.

In 2015-16, the region contributed most of the State’s aquaculture production, comprising 100% of Southern Bluefin Tuna, 100% of marine finfish, 99% of oysters, 100% of mussels, and 52% of abalone.

In total, approximately 82% of South Australia’s seafood product is exported from the RDAWEP region.

Fishing provides 622 jobs and exports valued at $66 million. Aquaculture provides over 701 jobs and exports of $146 million.
Tourism is a fast growing industry and has considerable growth potential. The region’s pristine natural parks, coastal environment and Aboriginal tourism product are key attractions.

Visitors are able to enjoy unique nature-based experiences such as camping in National Parks, cage diving with Great White sharks, swimming with seals and cuttlefish, and whale watching at the Head of the Bight.

The abundance of diverse and premium seafood from the clean and green environment is a major attraction for culinary visitors and recreational fishers. The region has a developing food industry producing high quality meats, grains, honey, wine and other product. Marketing strategies are being implemented interstate and overseas to showcase the region’s food product and position the Eyre Peninsula as a culinary tourism destination.

Tourism contributes $270 million to the regional economy (approximately 7.3% of GRP) and directly employs 1,530 people (6.0% of regional employment). Another 1,500 indirect jobs are also created through tourism activity; mainly in the food service, hospitality, accommodation and retail trade sectors.

The Eyre Peninsula is one of the fastest growing tourism regions in South Australia, providing about 4.4% of South Australia’s tourism contribution.
MINING

In the period 2001-2011 mining is the region’s fastest growing industry, with a substantial 79.2% growth in employment. This was the result of unprecedented mining exploration on the Eyre Peninsula.

The region incorporates the Gawler Craton and Eucla Basin provinces which are recognised as Australia’s most promising mineral frontiers. The provinces have large resources of gypsum, iron ore, graphite, kaolin, and heavy minerals sands, as well as uranium and gold prospects.

The region presently has five operational and approved mines; ten developing mines, and twelve mining prospects. The magnetite, graphite, zircon and kaolin deposits have proven to be the finest world quality, and have high international demand. The region’s large flake graphite is ideal for the production of graphene, which has growing international demand for new technology applications.

Mining is a large regional employer, providing over 768 jobs and 3.0% of regional employment.

The mining impact will grow substantially in forthcoming years as new ventures move from exploration to operation. This will create numerous opportunities to provide employment, diversify the economy, and develop community infrastructure and services in regional towns.

MANUFACTURING

Manufacturing is the region’s third largest employing industry, providing 2,707 (10.5%) of the region’s jobs. The industry has experienced fluctuating employment growth since 2001, peaking at 2,932.

Iron and steel production is the main contributing sector, providing 3.4% of GRP valued at $126 million, and 8.9% of regional exports. Manufacturing exports have declined from $729 million in 2013 - 2014 to $361 million in 2015 - 2016 due to decline in iron ore price and the resulted effects on the industry.
HEALTH AND COMMUNITY SERVICES

The regional population is ageing. In 2011, people aged 65 years and over comprised 18.2% of the regional population, which is above the 15.8% rate for Australia, but below the rate of 18.3% for South Australia.

The 65 years and over cohort grew 3.9% from 2006, exceeding the growth rate of 2.9% for South Australia and 2.5% for Australia.

The health and community services industry is now the region’s largest employer, providing 3,446 jobs or 13.7% of regional employment.

Due to increasing demand for aged care services, the health and community services industry is expected to grow markedly in future years. This will provide one of the best opportunities for future employment creation.

The Whyalla Disability and Aged Care Masterplan, initiated by RDAWEP, is a landmark project to ensure that appropriate services and infrastructure are provided in Whyalla to cater for the future needs of the aged and people with a disability. Initiatives are being pursued to apply the Masterplan findings region-wide.
Renewable Energy

The region is uniquely placed to drive renewable energy initiatives and meet growing power demand. The region has the land, sun, wave, and wind resources to facilitate different renewable energy options. The production of biofuel; and construction of solar, wind and wave powered desalination plants, provide the best commercial opportunities to meet regional needs.

The recent Australian Government commitment to continue the funding of renewable energy programs, provides an opportunity to secure loans and capex investment for key projects.

Port infrastructure

The construction of the region’s first multi-commodity Cape Class port will provide investment opportunities for third party importers and exporters. The provision of container infrastructure at Cape Hardy provides an opportunity to export high quality grains to niche overseas markets.

Similar opportunities are available with a wharf, industrial and housing development at Proper Bay in Port Lincoln.

Railway Infrastructure

The construction of the region’s first standard gauge railway line to Cape Hardy provides investment opportunities for connection of the line to the national standard gauge railway network.

The opportunities will be magnified if the connection is made via Whyalla, as this will provide an export outlet for mining projects in the north of South Australia, as well as enhance export options for the steel manufacturing industry.

Mineral Resources

Growing international demand for high quality resources for new technology applications – such as large flake graphite for graphene; kaolin (at 80+ ISO) for paints and inks; and zircon for ceramic glazes – provides an opportunity to support niche mining projects at various locations across the region.

The availability of high quality magnetite (at 67% iron ore with few impurities) will accelerate steel smelting processes because pelletisation is not needed and atmospheric emissions will be reduced.
Tourism

Anticipated growth of the tourism sector - notably the influx of tourists from China and India – creates opportunities to provide accommodation and related tourism infrastructure. The best opportunities are in the vicinity of the regional airports at Port Lincoln, Whyalla and Ceduna.

Substantial growth of the self-drive tourism sector, and increasing interest in Aboriginal tourism and whale watching at the head of the Great Australian Bight, creates opportunities for the provision of improved tourism infrastructure along the Nullarbor Plain.

Airports

Much of the land at the Port Lincoln, Whyalla and Ceduna Airports is under-utilised. Increasing numbers of tourism and business travellers, along with growing mining activity, will provide opportunities to establish business enterprises associated with aviation.

Investment opportunities will also be available for the expansion and development of airport infrastructure and services.

Fishing and Aquaculture

The construction of a fishing industry Marine Offloading Facility at Thevenard will start in 2016. The facility will support the sustainability of the Great Australian Bight Trawl Fishery and provide opportunities to harvest a larger variety of fish resources. Commercial opportunities exist for the development of on-shore fish processing and freezing enterprises to support fishing industry operations.

Similar opportunities will become available after 2017 with the planned development of similar fishing industry wharf infrastructure at Proper Bay in Port Lincoln.

Aged Care Facilities

The ageing of the regional population will generate demand for additional and improved infrastructure and services for the aged sector. This will mainly occur in the larger regional centres of Whyalla, Port Lincoln and Ceduna. However, increasing demand for aged care facilities is anticipated in Cleve, Cummins, Wudinna, Tumby Bay and Streaky Bay.

Data indicate that retirement growth and facility demand will be magnified in coastal townships.

Even though size thresholds are critical to the commercial viability of aged care centres, there will be commercial opportunities for the construction of aged care facilities and provision of employment and other services.