

Australia's Northern Territory



Investor's Info Sheet



Northern
Territory
Government

July 2007

LAND AND PROPERTY

- No Land Tax • No Fire Service Levy • Streamlined Territory-Wide planning and approval systems

COMMERCIAL/INDUSTRIAL LAND DEVELOPMENT

There is variety of strategically located sites available for major industrial projects, for example at the Darwin Business Park and Hudson Creek. Possible future estates include Middle Arm Peninsula, Glyde Point on the Gunn Point Peninsula and a Defence Support Hub adjacent to Robertson Barracks.

As an indicative guide, industrial land is available in the Darwin area from \$90 per square metre depending on location and size, while commercial land with main road exposure is about \$300-\$500 per square metre.

RESIDENTIAL PROPERTY

March quarter 2007 data from the Real Estate Institute of the Northern Territory show the following:

Median House Prices						
Inner Darwin	Northern suburbs	Palmerston	Darwin rural	Katherine	Tennant Creek	Alice Springs
\$605,000	\$401,000	\$375,000	\$444,000	\$235,000	\$110,000	\$300,000

Median Weekly Rental (unfurnished 3 bedroom house)				
Inner Darwin	Northern suburbs	Palmerston	Katherine	Alice Springs
\$480	\$410	\$360	\$290	\$330

WAREHOUSE AND OFFICE RENTAL ACCOMMODATION

As an indicative guide, warehouse space is available in the industrial areas of Winnellie and Berrimah in the range of \$85-\$130 per square metre per annum*, with the higher rates being for showroom type warehouses.

Office accommodation in Darwin CBD is in the range of \$270-\$310 per square metre pa for A-grade office accommodation and \$330-\$400 per square metre pa for premium office accommodation.

* Source: Australian Valuation Office

To obtain further information or take advantage of property-related opportunities in the Northern Territory contact:

Land Development Corporation

The Corporation is a commercially oriented land developer, which provides business with easy access to appropriately developed and strategically located industrial land.

Telephone: +61 8 8922 0633

Email: ldc@nt.gov.au

Web: www.ldc.nt.gov.au

Real Estate Institute of the Northern Territory (REINT)

REINT is the peak body for the real estate industry in the Northern Territory. REINT can provide information on land/property availability or refer you on to appropriate agents.

Telephone: +61 8 8981 8905

Web: www.reint.com.au

NT Lands Group within the Department of Planning and Infrastructure

This group is responsible for building, planning and land regulation.

Telephone: +61 8 8999 8959

Email: das.dpi@nt.gov.au

Web: www.nt.gov.au/lands





LOCAL GOODS AND SERVICES

The Chamber of Commerce Northern Territory

The largest employer association in the Territory and represents local businesses.

Telephone: +61 8 8982 8100

Web: www.chambernt.com.au

Northern Territory Industry Capability Network (NTICN)

The NTICN helps buyers access goods and services from local suppliers.

Telephone: +61 8 8922 9422

Web: www.nticn.com.au

Northern Territory Business Council

Provides a forum for business and industry groups to discuss, and if necessary respond, to issues of common interest and concern. Business Council members are Territory-wide representative organisations covering the majority of Northern Territory industry and business.

Telephone: +61 8 8981 4486

Web: info@ntminerals.org.au

FreightLink

The operator of the 3000 km rail line from Adelaide to Darwin.

Telephone: +61 8 8984 2000

Web: www.freightlink.com.au

* Source: ABS Catalogue Number 6302.0, Average Weekly Earnings

BUILDING COSTS

Due to the variables in constructing commercial or residential buildings, investors should consult directly with design and construction companies and consider using quantity surveying services. To obtain information on building costs or construction companies in the Northern Territory, contact:

Territory Construction Association (TCA)

The TCA is the Territory's peak body for the building and construction industry, and a member of the Master Builders Association Inc.

Telephone: +61 8 8922 9666

Web: www.tcant.com.au

The Australian Institute of Quantity Surveyors

The regulatory body of the profession. The institute can direct investors to quantity surveying services in the Territory.

Telephone: + 61 2 6282 2222

Web: www.aiqs.com.au

LABOUR COSTS

In March 2007 the Average Weekly Earnings per full time employee in the NT were \$1092.40.* This compares with an average of \$1117.00 for Australia as a whole. In the Northern Territory, employers and employees are covered by a single industrial relations system under the federal legislation for workplace relations. For information on wages and conditions of employment:

Telephone: +61 8 8936 5000

Web: www.wagenet.gov.au





AUSTRALASIA TRADE ROUTE

The AustralAsia Trade Route – the faster alternative transport route linking Australia and Asia – continues to expand.

The Northern Territory Government is committed to substantially growing the flow of international trade; further strengthening the Territory's international shipping connections; leveraging new value-adding industries and employment opportunities; and achieving positive economic outcomes for the regional centres of Katherine, Tennant Creek and Alice Springs.

For more information or a copy of the Territory's strategy for new transport and trade links:

Telephone: +61 8 8946 9555

Web: www.theterritory.com.au





UTILITY COSTS

	Business	Home
Power	\$56 connection fee \$0.1714 per kWh Fixed daily charge \$0.4621 "Contestable Customers" can negotiate directly with PowerWater.	\$56 connection fee \$0.1501 per kWh Fixed daily charge \$0.2959
Water	\$55 connection fee \$0.7246 per kL Fixed daily charge per metre size: - Up to 25 mm, \$0.3026 - 26 – 40 mm, \$0.7746 - 41 – 50 mm, \$1.2077 - 51 – 100 mm, \$4.8794 - 101 – 150 mm, \$10.8914 - 151 – 200 mm, \$19.3674	\$55 connection fee \$0.7246 per kL Fixed daily charge per metre size: - Up to 25 mm, \$0.3026 - 26 – 40 mm, \$0.7746 - 41 – 50 mm, \$1.2077 - 51 – 100 mm, \$4.8794 - 101 – 150 mm, \$10.8914 - 151 – 200 mm, \$19.3674
Sewerage	Fixed annual charge is based on the number of sanitary fittings: - 0 – 2 fittings, \$344.97 total - 3 – 24 fittings, \$234.85 each fitting beyond 2 - 25 – 49 fittings, \$220.30 each - 50 – 99 fittings, \$204.54 each - 100 – 149 fittings, \$190.05 each - 150+ fittings, \$184.02 each	Fixed annual charge is \$344.97 regardless of the number of sanitary fittings per residence.

Gazetted Tariffs: Tariffs effective from 1 July 2007. For more information visit the PowerWater website www.powerwater.com.au.

TAXATION

According to the latest available comparative information¹ in 2005 – 06 Northern Territory taxation² per capita at \$2137 was significantly less than the average for all states and territories at \$2594 (New South Wales had the highest taxation per capita at \$3015). In addition to the state government taxation, Commonwealth Government Taxation³ totalled \$11,976 per capita.

1. Source: ABS Catalogue Number 5506.0, Taxation Revenue. 2. For example, taxes on property, payroll and stamp duty.
 3. For example, taxes on income, fringe benefits, and the provision of goods and services.

Northern Territory Government Taxation

Northern Territory Treasury, Territory Revenue Office

Telephone: +61 8 8999 7987

Email: ntrevenue.ntt@nt.gov.au

Web: www.revenue.nt.gov.au

Commonwealth Government Taxation

Australian Taxation Office

Web: www.ato.gov.au/business



OTHER INFORMATION SOURCES

Territory Business Centres

A first point of contact for business and investors to access government information and services.

Telephone: +61 8 8982 1700

Darwin Port Corporation

The Corporation's role is to control, develop and manage all waters and land within the port and to facilitate marine related activities and industries.

Telephone: +61 8 8922 0660

Web: www.darwinport.nt.gov.au

Invest Australia

Promotes Australia as an investment destination and actively facilitates foreign direct investment into Australia.

Telephone: +61 2 6213 6711

Web: www.investaustralia.gov.au

Australian Customs Service

Manages the security and integrity of Australia's borders. It works closely with other government and international agencies to detect and deter unlawful movement of goods and people across the border.

Telephone: +61 2 6275 6666

Web: www.customs.gov.au

Tourism NT

Chartered to market and influence the development of the Northern Territory as a competitive tourism destination for continuing benefit of all Territorians.

Telephone: +61 8 8999 3900

Web: www.tourismnt.com.au

The Indonesian Customs

Pre-Inspection Facility (Darwin)

Expedites shipment clearance upon arrival in Eastern Indonesia by providing a pre-classification service, verifying shipping documents and inspecting cargo.

Telephone: +61 8 8947 1525

ONLINE

Territory Business

A dedicated, online access point to help businesses locate business information and licences in an easy to use business site.

Web: www.nt.gov.au/business

'The Territory' website

An online hub of information on living, working, investing, touring and studying in the Northern Territory. Many government publications can be found here.

Web: www.theterritory.com.au

PUBLICATIONS

Business Territory

A weekly e-bulletin providing the latest news from the Territory Government, with insights into investment programs, development projects, tourism infrastructure and business opportunities. To view or subscribe:

Web: www.theterritory.com.au

Territory Economic Review

A quarterly publication on the Territory Economy produced by Northern Territory Treasury.

Web: www.nt.gov.au/ntt/economics/publications.shtml

Two key agencies which assist investment in new development opportunities are the Department of the Chief Minister and the Department of Business, Economic and Regional Development.

Department of the Chief Minister

The Major Projects, Asian Relations and Trade Division focuses on trade and investment attraction and major project facilitation. Other significant areas of responsibility include Asian relations and petroleum developments. The Division also coordinates incentives for local business, such as the Trade Support Scheme, to develop and support national and international trade links.

14th floor, NT House
22 Mitchell Street, Darwin NT 0800

Telephone: +61 8 8946 9555

Facsimile: +61 8 8946 9556

Email: majorprojects.info@nt.gov.au

Web: www.dcm.nt.gov.au

Department of Business, Economic and Regional Development

Provides support and assistance to business, industry and investors.

Territory Business Centres help business and investors access government information and services.

1st Floor, Development House
76 The Esplanade, Darwin NT 0800

Telephone: +61 8 8999 7239

Facsimile: +61 8 8999 5333

Web: www.dberd.nt.gov.au