

COMMON USER FACILITY

Schedule of Rates

Effective 1 July 2025

The Land Development Corporation (LDC) provides its Common User Facility (Facility) for multi-industry use, with a 9 hectare hardstand area and an all-tides Barge Ramp with First Point of Entry certification. Featuring a strategic, secure location and offering 24/7 access and CCTV peace-of-mind for its users, the variety of uses includes fabrication, assembly, commissioning, maintenance and repair activities, along with many others. Usage is subject to Facility availability and occupancy.

Administration & Inspections	
<i>User Agreements are required for all provision of access to the Facility and are valid for specified time periods.</i>	
Item	Rate (ex. GST)
Initiation Fee <i>Includes:</i> <ul style="list-style-type: none"> • <i>Incoming and outgoing inspections (1 of each)</i> • <i>Issue of a new User Agreement</i> • <i>2 numbers included on the Gate Register</i> 	Returning User ¹ \$550.00 New User ² \$605.00
User Agreement Renewal Fee <i>For renewal or extension of an existing current User Agreement</i>	\$245.00
Inspection Fee (per inspection) <i>Applicable for existing current User Agreement, or where additional inspections are required throughout the period of usage³</i>	\$165.00
Access Update <i>Addition or removal of up to 2 numbers to the Gate Register⁴</i>	\$30.00
Outside of Business Hours Support <i>Hourly rate (min 2. hours)⁵</i>	\$255.00

¹ Where the User has recently utilised the facility and the process is streamlined.

² For Users who are not a 'Returning User' or the process is not streamlined. New Users to the Facility or Users who have not visited within the past 3 months would fit this category.

³ For example: periodic or special-purpose inspections: change of area size, change of location at the User's request, reporting of damage, etc.

⁴ Access is removed from the Facility register during periods of non-usage, Licence expiry and where arrears occur or where additional user access is required.

⁵ Where a request for support, facilitation or attendance is made by a User of LDC staff outside of business hours (8am to 4.30pm Monday-Friday) or on public holidays in the NT.

Hardstand Rates	
<i>Usage Areas are allocated in minimum 100m² volumes (comprising 10m x 10m squares), with a minimum area of 1,000m² applied to areas of lesser size. Length of duration of usage for each occasion determines the rate applicable.</i>	
Item	Rate (ex. GST)
Short Term <i>For less than one month</i>	\$0.40 psm per day
Long Term <i>For one month or longer⁶</i>	\$3.80 psm per month

Barge Ramp Rates	
<i>Time allocations for Barge Ramp bookings are provided in either half or full day units and require current User Agreements.</i>	
Item	Rate (ex. GST)
Half Day	\$2,650.00
Full Day	\$4,000.00
3 Days*	\$9,500.00
5 Days*	\$14,800.00
10 Days or longer	By request
Notes: <i>*For consecutive day usage. Additional days (or part-thereof) apply at the specified rates.</i>	

⁶ Rates apply per calendar month (no pro-rata or apportionment).

Extras	
<i>Additional items and amenity can be provided or engaged by LDC, subject to discussion with Users. Remediation works facilitation for the Facility or its fixtures are also reflected below.</i>	
Item	Rate (ex. GST)
Cleaning <i>Where applicable in instances during the term of the User where the User does not undertake following LDC's request or following vacation of the Facility.</i>	Cost plus 15%*
Temporary Amenities <i>Where applicable and agreed between a User and LDC.</i>	Cost plus 15%*
Remediation Works <i>Where applicable resulting from damage to the Usage Area.</i>	Cost plus 15%*
Notes: <i>* Reflects inclusion of an administration component for LDC's handling and resources utilised. Where the amount is lower than \$2,000 (ex GST), then a minimum fee of \$400 will apply, plus any site inspections required.</i>	

Rates stated herein are applied for each applicable item or unit and are subject to review annually, or at any other time operationally required by LDC. Any individual agreement to deviate from the above items requires approval by LDC's Chief Executive.

Hannah Barraza
A/Chief Executive
May 2025

Review date July 2026