

KATHERINE TOWN COUNCIL

MULTIPLE DWELLINGS EXPLANATION

In order to clarify if you have a multiple dwelling start with these few questions:

1. Do you receive or have ever received rental income from the separate dwelling?
2. Does the separate dwelling function separately from the main dwelling?
3. Has the separate dwelling ever been occupied?
4. Do you have a caretaker living in the separate dwelling?
5. Would you describe the separate dwelling as a granny flat?
6. Would you describe the separate dwelling as a demountable?
7. Would you describe the separate dwelling as a caravan that is used to receive rental income?
8. Would you describe the separate dwelling as a caravan that is used as a granny flat or for a caretaker?

If any of the above questions are answered with a yes then under the new Local Government act the property would have multiple dwellings.

Quote: The Local Government Act Section 148 (4) states: "If an allotment is divided into separate parts or units that are adapted for separate occupation or use, a minimum charge may consist of a fixed amount to be multiplied by the number of separate parts or units."

Similarly each separate part or unit is entitled to have a weekly 240 litre garbage bin service (if provided) or a minimum waste charge and therefore ratepayers are obliged to pay the annual waste charge as set out in Katherine Town Council's Rates Declaration.

NOTE - Those properties zoned Agriculture (with a commercially viable industry) will use the following methodology in determining the number of multiple dwellings with the provision of onsite workers accommodation and the number of ablution facilities provided as per amended policy June 2013.

The background to this motion can be explained as where this determination is found to be disadvantageous to residents and not necessarily capturing the true intent of a habitable, multiple dwelling, for example dwellings which are not occupied for the majority of any one year and have no provision for kitchen and/or ablution facilities i.e. a dormitory type dwelling, it is proposed to add the following rationale into Council's methodology of determining the quantity of dwellings per parcel of land:

- Where supplementary fixed dwellings exist on parcels of land zoned Agricultural (Zone A), for the sole intent and purpose of providing workers accommodation, a multiple dwelling for the purpose of levying rates may be determined as a structure which provides ablution facilities.

- A structure may be further explored as being a self-contained (i.e. inclusive of ablution facilities) unit of housing, or a grouping of multiple units (i.e. dormitory style dwellings) whereby the ablution facilities are common and shared amongst the inhabitants.

It is proposed that each term of reference be considered as one (1) dwelling; the collective quantity of such establishments will therefore be multiplied by the unit rate applied to the Agricultural Zone and become the rates levied against the specific property.