

WATER ACCESS CHARGE**INTENT**

The intent of this policy is to establish a clear and precise policy the charges relating to Water.

PURPOSE

Under the Local Government Act 1993, Part 1 Section 973 (1) a local government may make and levy a utility charge on land, whether vacant or occupied, and whether or not it is rateable land or a structure.

Water charge to be levied on all land whether vacant or occupied to which Council is able to supply water, together with any land already connected to the Council water supply system and land which is not rateable under Section 957 of the Local Government Act 1993.

The water access charge component seeks to recoup the static costs of operating, maintaining and managing the water reticulation system and associated infrastructure. The basis of apportionment of this cost shall be the supply capacity made available to connected premises as a measure of the proportionate share of the capacity of the system utilised by that connected property.

PROVISIONS**WATER ACCESS CHARGE – VACANT, RESIDENTIAL, COMMERCIAL & PER PEDESTAL**

- The water access charges shall be levied by the Council upon all parcels connected to the water supply and on all parcels of land that are not connected to water (excluding agricultural parcels without a dwelling), within the Water Precinct Area and improvements are capable of being constructed on property, regardless of whether a separate title is held, shall be charged the vacant land charge;
- Domestic properties which due to low pressure related matters only, requiring the installation of a larger than normal water meter, are to be charged the equivalent of a 20mm connection base charge;
- Properties within the Water Precinct Area may be excluded from these utility charges under such conditions as Council may determine.
- Once a structure is completed and the final occupancy has been issued, the water access charge is adjusted and a pro-rata supplementary from the date of registration will be issued.
- All properties which have encumbrances such as leases over 'part of' or 'the whole of land' shall have all lots separately charged the annual base charge. The specification listed above shall be applied to these parcels.
- Meters will be read at such intervals as are practicable and at least twice per year, and accounts for consumption charges will be levied on the rates notices, to those properties with consumption in excess of the allowance.
- Where an improvement has been constructed and the building permit has expired without a final occupancy being completed shall have the water charge backdated to the date of permit expired.
- For properties containing lots created under the Body Corporate and Community Management Act 1997, or another community titles act will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the charge for Body Corporate/Strata Title properties shall be as follows:-
 - All lots with a meter connected shall be charged a water access charge (based on meter size) per meter.
 - All lots which do not have a Council meter shall be charged water access unconnected/connected charge per lot.
 - Common property to be charged a water access charge.

WATER ACCESS ADDITIONAL CHARGE

- The water access additional charge shall be levied by the Council upon all parcels connected to the water supply and on all parcels of land that are not connected to water (excluding agricultural parcels without a dwelling), within the nominated areas and improvements are capable of being constructed on property, regardless of whether a separate title is held, shall be charged the additional charge;
- Properties within the Water Precinct Area may be excluded from these utility charges under such conditions as Council may determine.
- Once a structure is completed and the final occupancy has been issued, the water access charge will be calculated on a pro-rata basis and a supplementary notice will be issued from the date of registration.
- All properties which have encumbrances such as leases over ‘part of’ or ‘the whole of land’ shall have all lots separately charged the annual base charge. The specification listed above shall be applied to these parcels.
- For properties containing lots created under the Body Corporate and Community Management Act 1997, or another community titles act will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the charge for Body Corporate/Strata Title properties shall be as follows:-
 - All lots with a meter connected shall be charged a water access charge (based on meter size) per meter.
 - All lots which do not have a Council meter shall be charged water access unconnected/connected charge per lot.
 - Common property to be charged a water access charge.
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WATER CONSUMPTION CHARGE

INTENT

The intent of this policy is to establish a clear and precise policy the charges relating to Water Consumption Charging.

PURPOSE

In accordance with the Local Government Act 1993 Section 973 Council make and levy a utility charge for services supplied or to be supplied during part of the financial year and part of another financial year.

To enable Council to measure water consumption by individual consumers, water meters are installed at the cost of the consumer in conjunction with water connection costs. The fee for connection to Council's water supply system will be that as resolved by Council each year. Measurement of water consumption for the purpose of the consumer's water charge will be based on readings from these water meters.

The Water Usage Charge will be a second component of the water charging structure. This charge seeks to recoup the cost of operating, maintaining and managing the supply of water to all premises in the water area. The basis of apportionment is directly in proportion to the actual amount of water used on connected premises as measured by the water meter installed by Council, or in the event of a malfunction of that meter, on such a basis as Council may determine at that time.

PROVISIONS

- For the purpose of calculating the usage charge the meters shall be read twice yearly, to enable two billing cycles per year. The readings will be taken six month apart as far as practical, but may cover periods of more or less than six months for operation reasons. Readings are normally read in June and December of every year.
- The water consumption charges shall be levied on the rates notice and is payable by close of business on the nominated discount date. Failure to pay all rates and charges (including the water consumption charge) in full by the discount date will result in loss of discount.
- Interest is charged after the expiry of the thirty day period.
- A reduction in water consumption may be permitted when all of the following conditions have been met:-
 1. The property owner has a signed statement from a licenced plumber that a leak has been repaired and details provided of the leak and repair;
 2. The owner or resident can demonstrate that all possible action was taken as soon as a leak was suspected;
 3. Council is notified in writing as soon as the leak is repaired to enable early confirmation;
 4. No previous reduction in excess water charge has been allowed for the owner.

The reduction will be **fifty (50) per cent** of the water consumption with a maximum of **\$300.00**.

To be eligible for this reduction the water consumption must be proven to have increase more than (50) fifty per cent of the previous consumption.

- Owners and occupiers of industrial and commercial premises can reasonably be expected to monitor water usage very closely and should be aware of any leaks shortly after the occurrence. It would not be fair and reasonable for any lack of diligence on behalf of industrial and commercial operators to result in costs effectively being transferred to the general rate paying public. Therefore no approval will be given for the reduction in water consumption charges as a result of water leakage.

- For properties containing lots created under the Body Corporate and Community Management Act 1997, or another community titles act will be charged in accordance with the provision of Chapter 4, Part 1 Valuation, Rating and Taxation. The basis of the water usage charge will be calculated by:-
 - The water usage charge allocation being multiplied by the number of lots on the strata title including the parent lot.
 - The water usage charge to be levied to the common property.

In special cases where the consumption by individual lots and common property is not able to be individually measured, consumption charges shall be levied on a per lot basis. It shall be apportioned in accordance with the schedule of lot entitlements in the Contribution Schedule contained in the Community Management Statement.

SUBTRACT METERS

For properties which have more than one meter but the consumption on one meter is also flowing through another meter can now be identified as a subtract meter. Confirmation from the Council's Water and Sewerage Section must be given prior to making any meters Subtract meters.

Council's system will deduct the consumption derived from Meter 1 when calculating the Master meter. Each meter will then be individually charged for excess if required.