

Water Sub-metering Policy

Policy Identifier:	WAT-002-P
Approved by:	General Manager Infrastructure & Operations
Date of Approval:	17 November 2023
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Version:	4

Head of Power

South-East Queensland Water (Distribution and Retail Restructuring) Act 2009 - Section 4(2)(b) provides for Redland City Council to deliver water services subject to this Act to customers in their local government area from 1 July 2012.

Local Government Act 2009 - Section 94 provides that a Council may levy utility charges.

Local Government Regulation 2012 - Section 99(1) provides that a Council may levy utility charges on any basis they consider appropriate.

Body Corporate and Community Management Act 1997 - Section 195 and 196 provide for the method of application of utility charges for Scheme land.

Building Units and Group Titles Act 1980 - Section 64 provides for the method of application of utility charges for Building Unit and Group Title Scheme land.

Queensland Plumbing and Wastewater Code – Section B

Water Supply (Safety and Reliability) Act 2008.

Water Act 2000 - Chapter 2A

Policy Objective

To allow for water sub-metering arrangements under an existing Community Title Scheme for individual units/lots built prior to 2008, where the owner/s wish to install at their own cost, individual meters to measure the supply of water used per lot.

Policy Statement

Redland City Council, through its Corporate Plan, is committed to providing services that deliver our community's shared vision and collective aspirations; *Naturally wonderful lifestyle. Connected community. Embracing opportunities.* We are a values led organisation and our organisational values encapsulate what we care about, influence how we operate and support our mission: Make a difference, make it count.

Council is committed to:

- Providing opportunities for individual units to track and pay for the water they use.
- Equity of water charges for residents in multi-unit developments.
- Increasing individual accountability for water consumption.

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Definitions

Term	Definition
Utility Charge	Section 92 of the <i>Local Government Act 2009</i> defines a utility charge as a charge for a service, facility or activity for utility services, one of which is water.
Water Sub-meter	Measures the water supplied to an individual lot, common property or part of the common property within the scheme. This can be contrasted to the master meter which measures the water supplied to the whole of the scheme land.
Water Sub-metering	The installation of individual water meters to measure water consumption to individual lots within either an existing or new community titles scheme.
Community Titles Scheme	A scheme registered in accordance with the <i>Body Corporate and Community Management Act 1997</i> in relation to certain freehold land. A community titles scheme is established by: <ul style="list-style-type: none"> • The registration, under the <i>Land Title Act 1994</i>, or a plan of subdivision for identifying the scheme land for the scheme; and • The recording by the registrar of the first community management statement for the scheme.
Unit/Lot owner	The owner of a house, unit, apartment or vacant lot within the scheme land.

Associated Documents

- Technical Specifications for Water Sub-metering of Community Title Schemes
- Water Sub-metering Guidelines
- Application to enter into a Community Title Scheme Water Sub-metering Billing Agreement
- Assessment checklist for Water Sub-meters
- Water Sub-metering Requirements
- Water Sub-metering Concept

Document Control

Only Council can approve amendments to this document by resolution of a Council Meeting, with the exception of administrative amendments which can be approved by the relevant ELT member. Refer to *Policy Instrument Development Manual* for an explanation on administrative amendments ([A4063988](#)).

Any requests to change the content of this document must be forwarded to relevant Service Manager(s).

Approved documents must be submitted to the Corporate Meetings and Registers Team for registration.

Version Information

Version number	Date	Key Changes
1	November 2019	New policy
2	March 2022	Administrative update to include reference to the new Corporate Plan
3	May 2023	Administrative update. Change of group owner to City Water due to internal restructure.
4	November 2023	Reviewed with no change