

## **APPLICATION OF WATER CHARGES for Nursing Homes and Retirement Villages**

### **Head of Power**

Council has the power to levy utility charges under Sections 963 and 973 of the Local Government Act 1993.

The Body Corporate and Community Management Act (1997) (BCCMA) sections 193 and 195 gives Council the power to charge utility charges to each owner of each lot.

To the extent that there is any inconsistency between Policy POL-3028 Application of Water Charges and this policy (POL-3045), this policy takes precedence.

### **Policy Objective**

The objective of this policy is to establish the framework for applying water utility levy/charges for retirement villages and nursing homes.

### **Policy Statement**

For the levying of water utility charges on nursing homes and retirement villages, Council is committed to:

1. where nursing homes and retirement villages have been classified under one (1) general rating assessment as Residential, also classifying them as Residential for water access and consumption charges. (Nursing homes or retirement villages not classified as Residential under general rating assessment will be classified as Commercial for water access and consumption charges.)
2. setting water access and consumption tariffs through Council's annual budget process.
3. applying access charges based on meter size except for unmetered lots where the base residential access fee will apply.
4. applying a consumption tariff based on per kilolitre usage. (The average daily consumption, based on the meter reading from the beginning and the end of the consumption period, will be used as the basis for charge calculations.)
5. for premises under the *Body Corporate and Community Management Act 1997*, reading the main meter and using it for the purposes of usage charge calculations.





# policy document

Corporate POL-3045

The access charge and water usage charge will be applied by lot entitlements.

6. applying a multiplier, based on the number single dwelling individual units for the calculation of the consumption charges using an inclined block tariff.
7. metering all fire services.

