

APPLICATION OF WATER CHARGES

Head of Power

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

The *Water Act 2000* Sections 572 to 576 gives Council the power to make and levy rates and charges for carrying out its functions as a water authority.

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

To the extent that there is any inconsistency between Policy CSAS003 Leasing of Council Property and this Policy, Policy CSAS003 Leasing of Council Property takes precedence.

Policy Objective

The objective of this policy is to establish the framework for applying the levy/charges determined at the Annual Budget Meeting.

Policy Statement

Council is committed to:

1. categorising water charges into residential, commercial and clubs/service organisations.
2. charging residential and commercial premises through an access charge based on meter size and a consumption charge based on per kilolitre usage. The average daily consumption based on the meter reading from the beginning and end of the consumption period will be used as the basis for charge calculations.
3. charging clubs/service organisations on a per kilolitre basis. No access fee will apply.
4. applying residential water charges on a per lot basis except where adjoining lots in the same ownership name are amalgamated for rating purposes and either-
 - the main roof structure of an occupied dwelling is constructed over the adjoining boundary line of those lots, or





policy document

Corporate POL-3028

- one of the adjoining lots would, if sold separately, be unable to lawfully accommodate a dwelling, or
- one of the adjoining lots would not be issued a building permit unless an existing approved structure was removed

then water charges will be applied against such adjoining lots as if they are one lot. All other adjoining lots will be charged water charges on a per lot basis.

5. For premises under the Body Corporate and Community Management Act (1997) the main meter will be read and used for the purposes of usage charge calculations.

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

6. An access fee will be applied on a per meter basis.
7. All fire services will be metered.
8. Land being used for Rural Land will be considered contiguous when separated by road. Rural Land will not be considered contiguous where connection is made to separate parcels of land. The access charge will be applied on a per meter connection basis.

