
Concept

Redland City Council has a range of sub-metering and billing arrangements available for Community Titles Schemes based on the age of the development, the installation of sub-meters meeting Council's requirements, and any applicable Water Charges Agreements.

Scenario 1

In the case of existing community titles schemes established before **1 January 2008**, where sub-meters are not installed or sub-meters installed do not comply with Council's "Technical Specification & Guidelines for Sub-metering of Community Titles Schemes"; the Body Corporate may, by arrangement with Council, take on liability for each lot owner within the scheme for the water supplied to the whole of the scheme land. In such cases, Council will provide the account to the Body Corporate for the total charge payable for the water supplied to the scheme land. Should the requirements under the agreement not be met, then Council may revert to Scenario 2 from the date the agreement is breached.

Scenario 2

In the case of existing Community Titles Schemes established before **1 January 2008**, where sub-meters are not installed or sub-meters installed do not comply with Council's "Technical Specification & Guidelines for Sub-metering of Community Titles Schemes"; Council will provide individual accounts to each lot owner for a share of the total charge payable for the water supplied to the scheme land, based on the lot entitlement for the lot.

Note: This billing arrangement is the default arrangement for CTS (community titles schemes) established **before 1 January 2008**.

Scenario 3

In the case of existing community CTS (titles schemes) established before 1 January 2008, Council will, subject to the Body Corporate entering into an arrangement with Council, provide individual water accounts to each lot owner within the scheme based on usage registered on the sub-meter installed to the lot where:

- All lots within the scheme have a sub-meter; and
- The sub-meters are installed in compliance with Council's "Technical Specification & Guidelines for Sub-metering of CTS"; and
- The sub-meters are accessible to read; and
- the Body Corporate retains ownership and maintenance responsibilities of the installation other than the meter itself, and
- the ownership of the sub-meters only has been accepted by Redland City Council; and
- The Body Corporate accepts liability for water consumption supplied to the common property defined as common property water consumption; and
- The Body Corporate agrees to accept the responsibility to either replace the sub-meters every eight (8) years or have each sub meter "verified" in accordance with the Australian Standard; and
- The Body Corporate agrees that should the requirements under the agreement not be met, then Council may revert to Scenario 2 from the date the agreement is breached.

Scenario 4

In the case of Community Titles Schemes established before 1 January 2008 but developed in stages pre and post 1 January 2008 and where pre 1 January 2008 stage/s do not have sub-meters installed, Council will enter into an arrangement to provide individual water accounts to each lot owner within the scheme provided that:

- all lots within the scheme have a sub-meter; and
- the sub-meters are installed in compliance with Council's "Technical Specification & Guidelines for Sub-metering of Community Titles Schemes"; and
- the sub-meters are accessible to read; and
- the Body Corporate retains ownership and maintenance responsibilities of the installation other than the meter itself, and
- the ownership of the sub-meters only has been accepted by Redland City Council; and
- the Body Corporate accepts liability for water consumption supplied to the common property defined as common property water consumption; and
- the Body Corporate agrees to accept the responsibility to either replace the sub-meters installed pre 1 January 2008 stage/s every eight (8) years or have each sub meter "verified" in accordance with the Australian Standard.
- the Body Corporate agrees that should the requirements under the agreement not be met, then Council may revert to Scenario 2 from the date the agreement is breached.

Scenario 5

In the case of new community titles schemes established after 1 January 2008, Council will provide individual water accounts to each lot owner within the scheme based on usage registered on the sub-meter installed to the lot where:

- all lots within the scheme have a sub-meter; and
- the sub-meters are installed in compliance with Council's "Technical Specification & Guidelines for Sub-metering of Community Titles Schemes"; and
- the sub-meters are accessible to read; and
- the Body Corporate retains ownership and maintenance responsibilities of the installation other than the meter itself, and
- the ownership of the sub-meters only has been accepted by Redland City Council; and
- the Body Corporate accepts liability for water consumption supplied to the common property defined as common property water consumption; and
- the requirements of the Billing Arrangements for Community Titles Schemes Policy are applied.

Body Corporate Water Charges Agreements

In the case of **Scenario 1, 3 and 4** the Body Corporate must submit a written request to Council to establish the relevant billing arrangement. Where approval is granted, the Body Corporate will be required to sign the appropriate Body Corporate Water Charges Agreement.

A summary of the standard billing arrangements and requirements for a Water Charges Agreement under each scenario are provided in the following table:

Scenario	Water and wastewater service charges	Volumetric consumption charges	Water Charges Agreement Required
1	Charged to the individual lot owner.	Charged to the body corporate.	Yes
2	Charged to the individual lot owner.	Charged to the individual lot owner based on lot entitlement.	No
3	Charged to the individual lot owner.	Charged to the individual lot owner based on usage registered on the sub-meter Common property consumption charged to body corporate.	Yes
4	Charged to the individual lot owner.	Charged to the individual lot owner based on usage registered on the sub-meter Common property consumption charged to body corporate.	Yes
5	Charged to the individual lot owner.	Charged to the individual lot owner based on usage registered on the sub-meter. Common property consumption charged to body corporate.	No

SCOPE

This policy applies to water consumption billing for properties within a community titles scheme.

DEFINITIONS

accessible – for water sub-meter reading purposes, means sub-meters must be located in a public access area. The sub-meters must not be obscured by vehicle movement, overgrown vegetation and be free from all other forms of obstruction (i.e. Security access).

Body Corporate – is an entity created under the *Body Corporate and Community Management Act 1997*. The members of the Body Corporate for a community titles scheme are the owners of all the units/lots included in the scheme.

common property – for a community titles scheme is freehold land forming part of the scheme land, but not forming part of a lot included in the scheme.

common property water consumption – the aggregate of all sub-meter usage, subtracted from the master meter usage, plus consumption attributable to sub-meters supplying the common property area will determine the common property water consumption.

Community Titles Scheme – is a scheme registered in accordance with the *Body Corporate and Community Management Act 1997* in relation to certain freehold land. A community titles scheme is established by:

- The registration, under the *Land Title Act 1994*, of 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.

existing Community Titles Scheme – describes any development that received plumbing approval before 1 January 2008.

new Community Titles Scheme – describes any development that received plumbing approval after 1 January 2008.

Council – Redland City Council

lot entitlement – means the number allocated to the lot in the contribution schedule lot entitlement contained within the community management statement for the scheme.

lot owner – being the owner of a house, unit, apartment or vacant lot within the scheme land.

master meter – is the meter installed at the point of connection for the community titles scheme land to the Council main and is up stream of all sub-meters and used to measure the water supplied to the whole of the scheme land.

scheme land – is the land identified in the plan of subdivision registered under *the Land Title Act 1994* in relation to a community titles scheme.

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.

sub-metering – is the installation of individual water meters to measure water consumption to individual lots within either an existing or new community titles scheme.

Technical Specification & Guidelines for Sub-metering of Community Titles Schemes – is Council's document that deals with sub-meter standards, drawings, guidelines and relevant specifications in relation to sub-metering.

water meter – describes a device, including equipment related to the device, for measuring the volume of water supplied to a premises. An example of equipment related to the device is a pulse meter or an automatic meter reader and associated technology or similar devices.

RELATED POLICIES AND DELEGATIONS

Concession for Water Charges Due To Renal Dialysis Patients Dialysis at Home Policy
Water and Sewage Leakage Relief Policy
Water Usage for Genuine Fire Emergencies Policy

LEGISLATION

Body Corporate and Community Management

Act 1997 Local Government Act 2009

Local Government Regulation 2012

South-East Queensland Water (Distribution and Retail Restructuring) Act

Plumbing and Wastewater Code

VERSION CONTROL

Document	Date	Approved	Amendment
Water Sub-Metering Concept	Nov 19	Council	New Document