

REDLAND CITY COUNCIL

Water Sub Meter requirements

Installation requirements and acceptable solutions

Redland Water
11/6/2019

Redland City Council – Water Sub Meter Requirements

Installation requirements and acceptable solutions

	Master meter Performance criteria		Acceptable solutions
P1	The water supply to a meterable premise must be fitted with a device (water meter) to measure the amount of water supplied to the premises.	A1	Each water supply to a meterable premise is to be fitted with a water meter which: <ol style="list-style-type: none"> a. measures only the water supplied by that water supply to that meterable premises; and b. is approved by the Redland City Council; and c. complies with relevant requirements of the Redland City Council that may be imposed under the <i>Water Safety (Supply and Reliability) Act 2008</i>.
P2	A water meter must be located so it is easy to read and maintain.	A2	The water meter is: <ol style="list-style-type: none"> a. located so that it can be easily maintained and read from a common area, common property or public area; and b. installed: <ol style="list-style-type: none"> i. in a common area; or ii. in common property; or iii. less than 3m from a property boundary within a public area.
P3	A water meter must be properly maintained	A3	A water meter is to be maintained in accordance with the relevant Australian Standards.
P4	The installation of a water meter includes a device which allows for the restriction of the flow of water from the water service to the water meter.	A4	The water meter has a complying valve.

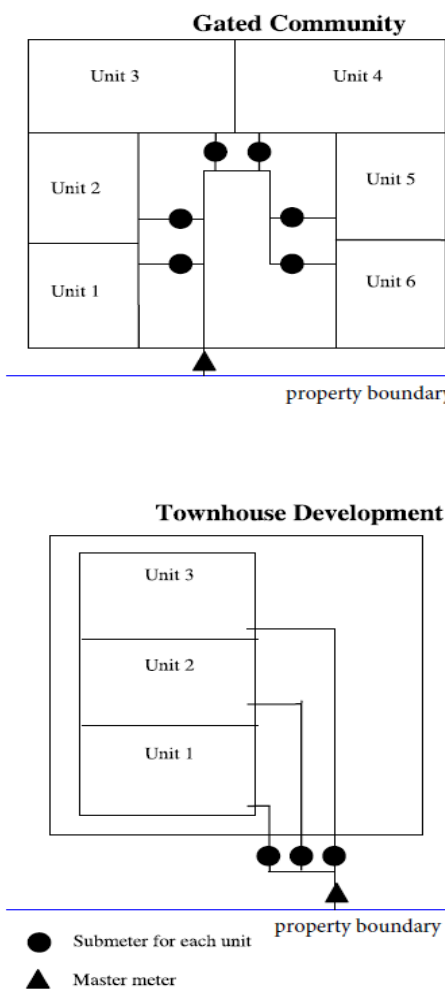
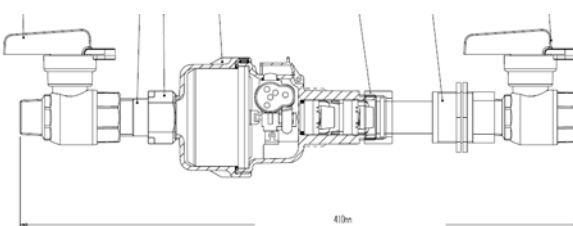
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	Sub-metering, Performance criteria		Acceptable solutions
PS1	Existing community titles schemes established before 1 January 2008, where sub-meters are not installed or non-compliant meter are installed. remain the responsibility of the Body Corporate.	AS1	The internal water usage cost allocation to each lot owner remains with the Body Corporate.
PS2	In the case of existing CTS established before 1 January 2008, Council can, (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(s)	AS2	If following prerequisites have been met: <ul style="list-style-type: none"> • All Lots within the scheme have compliant Sub-meters • Access to read the sub meters is in an accessible area. • The Body Corporate accepts liability for water consumption to the common property. • The Body Corporate accepts liability for the internal water infrastructure and all of its maintenance. • Water meter installation must be carried out by a licensed Plumber or by a Council authorized Technician
PS3	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	AS3	If following prerequisites have been met: <ul style="list-style-type: none"> • All Lots within the scheme have compliant Sub-meters • Access to read the sub meters is in an accessible area. • The Body Corporate accepts liability for water consumption to the common property. • The Body Corporate accepts liability for the internal water infrastructure and all of its maintenance. • Water meter installation must be carried out by a licensed Plumber or by a Council authorized Technician
PS4	Complying residential sub metering for residential multi-level dwellings.	AS4	The sole occupancy class 2, 3 & 4 building (residential only), for each independently occupied Story of a residential occupied building.

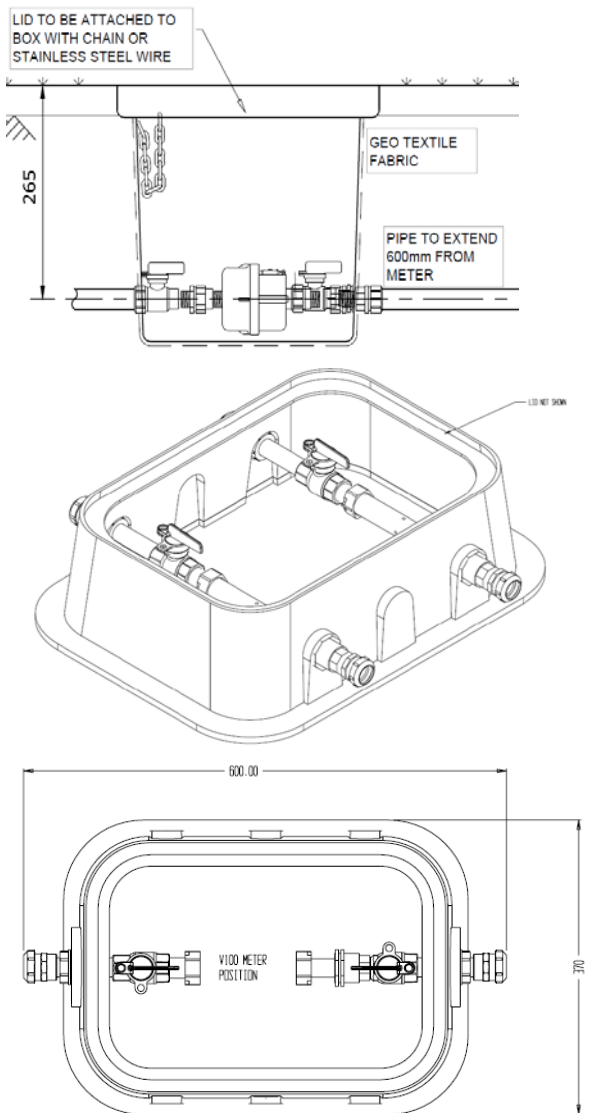
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<p>PS5</p>	<p>Complying Sub-meter locations for external installations</p>	<p>AS5</p>	<p>General residential sub-meter locations</p>  <p>Gated Community</p> <p>Unit 3 Unit 4 Unit 2 Unit 5 Unit 1 Unit 6</p> <p>property boundary</p> <p>Townhouse Development</p> <p>Unit 3 Unit 2 Unit 1</p> <p>property boundary</p> <p>● Submeter for each unit ▲ Master meter</p>
<p>PS6</p>	<p>Sub meter locations and installation option acceptable in conjunction of the Redland City Council technical guidelines as well as the QPWC.</p> <p>Things to consider include:</p> <ul style="list-style-type: none"> • locating the meter as close as practical to the point of extraction • providing adequate lengths of straight pipe (free from disturbances) before and after the meter 	<p>AS6</p>	<p>Standard residential Sub-meter installation</p>  <p>410mm Note: slip coupling should be extended when installed</p> <ul style="list-style-type: none"> • DN 20 Water Meter is the responsibility of Redland City Council. • Not installed within driveways. • Not installed closer than 1m to a driveway or road way. • min. 300mm inside the subject lot. • may be installed on a wall bracket.

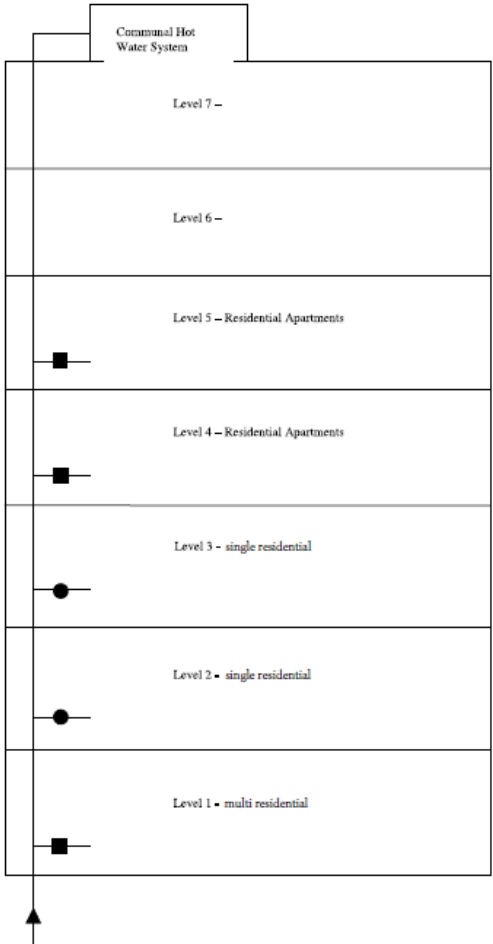
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<p>PS7</p>	<p>Sub meter in ground locations and installation option acceptable in conjunction of the Redland City Council technical guidelines as well as the QPWC.</p> <p>Things to consider include:</p> <ul style="list-style-type: none"> • locating the meter as close as practical to the point of extraction • providing adequate lengths of straight pipe (free from disturbances) before and after the meter 	<p>AS7</p>	<p>Standard residential in-ground Sub-meter installation box</p>  <ul style="list-style-type: none"> • Only the DN 20 Water Meter is the responsibility of Redland City Council. • It is recommended that a “loose ring” or expansion joint be installed into the pipe-work following the minimum lengths of straight pipe downstream of the water meter to provide for easy removal of the meter for servicing and testing • Not installed within driveways. • Not installed closer than 1m to a driveway or road way. • min. 300mm inside the subject lot.
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<p>PS8</p>	<p>Sub meter in multi-level apartment locations and installation option acceptable in conjunction of the Redland City Council technical guidelines as well as the QPWC.</p> <p>Things to consider include:</p> <ul style="list-style-type: none"> • locating the meter as close as practical to the point of extraction • providing adequate lengths of straight pipe (free from disturbances) before and after the meter 	<p>AS8</p>	<p>Access to floors requires volumetric Easements for meter reading and meter maintenance purposes to be imposed.</p> <p>Meter cabinet locations must comply with QPWC for position and signage.</p> <p>Mixed Use Development</p>  <p>● Submeters for each single occupancy floor</p> <p>■ Submeter cupboards on each residential floor containing all submeters for that level</p>
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Class 2

A building containing 2 or more sole-occupancy units each being a separate dwelling.

Class 3

A residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including—

- a. a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or
- b. a residential part of a hotel or motel; or
- c. a residential part of a school; or
- d. accommodation for the aged, children or people with disabilities; or
- e. a residential part of a health-care building which accommodates members of staff; or
- f. a residential part of a detention center.

Class 4

A dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

(Classification of a dwelling is a residential Unit, Apartment, Flat or House)