

POLICY



Date approved: 11/12/2019
File No: 1145736-1
Minute number: 194/2019

Policy Title: **WATER SUB-METERING FOR MULTI-UNIT PROPERTIES**

Directorate: ROAD & WATER INFRASTRUCTURE SOLUTIONS

Branch: WATER INFRASTRUCTURE SOLUTIONS

Policy objective: The objectives of this policy are to:

- (a) define the requirements and standards for the sub-metering of individual units/lots within new and existing multi-unit properties (Community Titles Schemes);
- (b) provide a framework for Council officers and customers/consumers (e.g. plumbers, builders and developers) to understand the technical and regulatory requirements for the installation of sub-meters;
- (c) enhance the effectiveness of Logan Water’s water charging system for all consumers/customers; and
- (d) raise customer awareness of water consumption and the contribution of individual consumers/customers to their water consumption.

Policy scope:
 This policy applies to sub-metering of lots for water consumed within a multi-unit property (Community Titles Scheme), including the common property.

Definitions:

TERM	DEFINITION
Common property	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.
Community Titles Scheme (CTS)	A scheme registered in accordance with section 24 of 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"> (a) the registration, under the <i>Land Title Act 1994</i>, of a plan of subdivision for identifying the scheme land for the scheme (b) the recording by the registrar of the first community management statement for the scheme.
Master meter	The meter at the point of connection for the Community Titles Scheme property to the Council's water main and is upstream of all sub-meters and is used to register total water consumption.

TERM	DEFINITION
Meterable premises	The term <i>meterable premises</i> means: <ul style="list-style-type: none"> • all <i>class 1</i> buildings; and • each lot within a <i>community title scheme</i>, including the <i>common property</i>, in a <i>water service provider's</i> area; and • the <i>sole occupancy unit</i> of a <i>class 2, 4, 5, 6, 7, or 8</i> building in a <i>water service provider's</i> area; and • each <i>storey</i> of a <i>class 5</i> building in a <i>water service provider's</i> area where the building consists of more than one <i>storey</i> and <i>sole occupancy units</i> are not identified at the time of the building's plumbing compliance assessment.
QPW Code	The <i>Queensland Plumbing and Wastewater Code</i> .
Scheme land	The land identified in the plan of subdivision registered under the <i>Land Title Act 1994</i> in relation to a <i>Community Titles Scheme</i> .
Sub-meter	A term used to describe individual water meters within scheme land that measure supply to individual lots within the scheme land. A sub-meter is supplied water via a master water meter.
Sub-metering	The installation of sub-meters.
Water meter	A device, including equipment related to the device, for measuring the volume of water supplied to premises and installed on infrastructure that supplies a water service at the premises. An example of equipment related to the device is an automatic meter reading device and associated technology or similar devices.
Water service provider	The term <i>water service provider</i> means the persons registered under the <i>Water Supply (Safety and Reliability) Act 2008</i> , Chapter 2, Part 3, as the <i>water service provider</i> for retail water services for the premises.

Policy statement:

The installation of sub-meters for multi-unit properties are required to comply with this Policy. The detailed requirements and standards of Council for the installation of sub-meters for multi-unit properties are contained in the 'Water Sub-Metering for Multi-Unit Properties Guidelines' (the Guidelines). This Guideline will be updated from time to time in line with best industry practices.

This policy provides the means for Council, as a water service provider, to apply its requirements and standards pursuant to *Part 4: Water Meters in New Premises* of the the *Queensland Plumbing and Wastewater Code* (QPW Code).

The Council requires that all new multi-unit developments drawing a water supply from Council's water infrastructure are to be metered in accordance with this policy and it's supporting Guidelines. This policy requires compliance with the requirements and standards outlined in the Guidelines.

The Guidelines cover a range of matters including:

- Approval of sub-meter types
- Location of sub-meters
- Access to sub-meters
- Smart Meter and Automatic Meter Reading (AMR) Policy
- Asset handover to Council

Related policies/legislation/other documents:

DOC ID	DOCUMENT TYPE	DOCUMENT NAME
	Legislation	Queensland Plumbing and Wastewater Code
	Legislation	<i>Water Supply (Safety and Reliability) Act 2008</i>
	Legislation	<i>Water and Other Legislation Amendment Act 2007</i>
	Legislation	<i>South East Queensland Water (Restructuring) Act 2007</i>
	Legislation	<i>Body Corporate and Community Management Act 1997</i>
13083696	Guideline	Water Sub-Metering for Multi-Unit Properties Guidelines