

Purpose

The purpose of this policy is to allow flexibility for the levying of Water Utility Charges for properties within a Community Title Scheme (CTS).

Scope

This policy is applicable to properties that are subject to the levying of Water Utility Charges and that are registered within a CTS in accordance with the BCCM Act, whether residential, commercial, industrial, or other use community title lots.

Guiding Principles

1. Water Access Charges (Two-Part Tariff)

- 1.1 Where, for purposes of Water Utility Charges, as per Council's Revenue Statement, the CTS property use is residential, a separate residential Water Access Charge shall be levied for each separate lot. Where the separate lot is a multiple of separate domiciles, a residential multi-unit Water Access Charge (based on the rate for the first unit and for each additional unit) shall be levied.
- 1.2 Where, for purposes of Water Utility Charges, as per Council's Revenue Statement, the CTS property use is not residential and sub-metering is not installed, a Water Access Charge shall be levied per connection (whether metered or not) and a share proportionate to the Contribution Schedule Lot Entitlement shall be charged to each lot owner.
- 1.3 Where the CTS property use is identified in the Community Management Statement for use as small individual industrial storage sheds, and a water service is connected for fire safety requirements only, the Water Access Charge will be assessed on a case-by-case basis and, be apportioned to each lot owner proportionate to the Contribution Schedule Lot Entitlement.

2. Water Allocation Charge (Allocation Tariff)

Where, for purposes of Water Utility Charges, as per Council's Revenue Statement, the CTS property use is residential, and the property owners have opted to be charged an Allocation Tariff, a separate residential Water Allocation Charge shall be levied for each separate lot. Where the separate lot is a multiple of separate domiciles, a residential multi-unit Water Allocation Charge (based on the rate for the first unit and for each additional unit) shall be levied.

3. Water Consumption Charges (Two-Part Tariff) or Excess Charges (Allocation Tariff)

- 3.1 For single meter installations that do not separately measure consumption for lots and the common property of the CTS, Council shall levy to each lot owner, a share of the total water consumption charge, proportionate to the Contribution Schedule Lot Entitlement.
- 3.2 Existing Section 196(4) Agreements shall continue to be valid and in force unless the Body Corporate makes a specific request to invalidate such agreement and for Council to levy each lot owner separately. Where such agreement exists, Council encourages such Body Corporates to voluntarily invalidate the Section 196(4) Agreement and move to an arrangement where individual lot owners are levied a share of the total water consumption proportionate to their Contribution Schedule Lot Entitlement, to achieve desirable demand management of water use and an equitable charging regime to the lot owners.
- 3.3 Except under exceptional circumstances, to be determined at the sole discretion of Council on a case-by-case basis, Council will not enter into new Section 196(4) Agreements.
- 3.4 Where a separate meter for each lot and a Master Meter for the whole CTS is installed, and the installation has been accepted by Council and complies with the requirements of Council's Sub Metering Policy:
- 3.4.1 A separate notice for water consumption charges shall be issued to each lot owner for the kilolitres recorded on the sub-meter for that lot; and
- 3.4.2 The Body Corporate shall be billed for the difference between the consumption of the Master Meter and the sum of the consumption of the sub-meters for a given period.
- 3.5 Where sub-meters are installed but the installation has not been approved in accordance with Council's Sub Metering Policy, the Water Consumption Charges or Excess Charges shall be levied as per clause 2.1 above.
- 3.6 For all new constructions coming within the purview of the BCCM Act, compliance with the Code is mandatory and a separate notice for Water Consumption Charges or Excess Charges shall be issued to each lot owner for the kilolitres recorded on the sub-meter for that lot, and the Body Corporate shall be billed for the difference between the consumption of the Master Meter and the sum of the consumption of the sub-meters, for a given period.

Related Policies and Legislation

Body Corporate Community Management Act 1997 (Qld), in particular sections 195 -196

Local Government Act 2009 (Qld)

Local Government Regulation 2012 (Qld)

Queensland Plumbing & Wastewater Code (Code)

Sub-Metering Policy

Revenue Statement – 2025/26

Revenue Policy

Definitions

Body Corporate refers to a body corporate created under the BCCM Act.

Council refers to the Whitsunday Regional Council.

Community Management Statement refers to the given in section 12 of the BCCM Act.

Community Titles Scheme or CTS refers as the definition given in section 10 of the BCCM Act.

Contribution Schedule Lot Entitlement refers to the number allocated to the lot in the contribution schedule in the Community Management Statement.

Master Meter refers to the meter installed at the point of connection for the CTS 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 CTS land.

Section 196(4) Agreement refers to an agreement made under section 196(4) of the BCCM Act, where the Body Corporate accepts liability for water consumption charges on behalf of all the lot owners under a CTS. These agreements were more common prior to requirements for sub-metering introduced under the Code on 1 January 2008.

Water Utility Charges refers to the definition given in section 92(4) of the Act.

COUNCIL POLICY			
Date Adopted by Council	18 June 2025	Council Resolution	SM2025/06/18.13
Effective Date	01 July 2025	Next Review Date	30 June 2026
Responsible Officer(s)	Manager Financial Services	Revokes	