

Water Meter and Sub-metering Policy

Policy Type	Governance Policy	Version:	3.0
Responsible Officer	Manager Water and Waste	Date Approved:	19/07/2023
Review Officer:	Manager Water and Waste	Review Due:	19/06/2027
Author:	Manager Water and Waste	Commencement:	19/07/2023

1. PURPOSE

To establish a policy and framework to ensure that all properties connected to the reticulation water supply are metered and for the installation and use of subsidiary water meters (sub-meters) in the Mareeba Shire Council (MSC) area in relation to multi units/lots developed since 1 January 2008. This policy should be read in conjunction with Council's *Water Meter and Sub-metering Installation Guideline (Potable Water Supply)* (the Guideline).

2. SCOPE

This policy applies to all land and premises connected to Council's reticulated water supply networks and to the sub-metering requirements for multi-unit and some non-residential premises developed since 1 January 2008, in accordance with the mandatory requirements prescribed in the *Queensland Plumbing and Wastewater Code* (QPWC).

3. POLICY STATEMENT

Council requires all properties that are connected to the reticulated water supply network to have a primary meter installed and maintained in accordance with this policy, relevant legislation and Australian Standards.

Since 1 January 2008 it has been mandatory to install sub-meters in all multi-unit premises (MUP) developments and some non-residential premises. The *Plumbing and Drainage Act 2018* and the *Plumbing and Drainage Regulation 2019* requires compliance with the QPWC.¹

The QPWC specifies that the water supply to a meterable premises must be fitted with a device (water meter) to measure the amount of water supplied to the premises.²

Council has developed the Guideline in relation to water meters and sub-metering to ensure that decisions are consistent and in line with the intent of this policy. The Guideline may be amended from time to time. They are intended as a guide only and will not take precedence over any decision made by Council in relation to a particular development.

Council requires all new multi-unit developments defined as meterable premises and drawing a water supply from Council's infrastructure to be metered in accordance with this policy and the supporting Guideline.

¹ See *Plumbing and Drainage Act 2018* (Qld) s 9. See also *Plumbing and Drainage Regulation 2019* (Qld) s 11.

² See *Queensland Plumbing and Wastewater Code* s B1.2.

4. DEFINITIONS

Council – means Mareeba Shire Council.

Meterable Premises – means:

- (a) all class 1 buildings; and
- (b) each lot within a community title scheme, including the common property, in a water service provider's area; and
- (c) the sole-occupancy unit of a class 2, 4, 5, 6, 7 or 8 building in a water service provider's area; and
- (d) each storey of a class 5 building in a water service provider's area where the building consists of more than one storey and sole-occupancy units are not identified at the time of the building's plumbing compliance assessment.

Multiple Unit Premises (MUP) – means a property with more than one occupancy unit.

Sub-metering – means the installation of individual water meters to measure water consumption to individual houses, units, flats or apartments that form part of a MUP.

Unit – means a house, flat, lot of land or an apartment within an MUP.

Water Meter – means a device, including equipment related to the device, for measuring the volume of water supplied to premises.

Water Supply – means a system of pipes that carry the supply of water to a particular area.

Water and Waste Services – means a commercial division of Council. For the purpose of this policy, 'Water and Waste Services' refers to any Council staff having responsibility for implementation of this policy.

5. RELATED DOCUMENTS AND REFERENCES

Body Corporate and Community Management Act 1997 (Qld)
Building Act 1975 (Qld)
Building Code of Australia
Building Regulation 2021 (Qld)
Local Government Act 2009 (Qld)
Planning Act 2016 (Qld)
Plumbing and Drainage Act 2018 (Qld)
Plumbing and Drainage Regulation 2019 (Qld)
Public Health Act 2005 (Qld)
Plumbing Code of Australia
Queensland Plumbing and Wastewater Code version 1: 2019
Water Meter and Sub-metering Installation Guideline (Potable Water Supply) (MSC)
Water Act 2000 (Qld)
Water Efficiency Labelling and Standards (Queensland) Act 2005 (Qld)
Water Regulation 2002 (Qld)
Water Supply (Safety and Reliability) Act 2008 (Qld)

6. REVIEW

It is the responsibility of the Manager Water and Waste to monitor the adequacy of this policy and implement and approve appropriate changes. This policy will be formally reviewed every four (4) years or as required by Council.