



Plumbing Newsflash

To clarify water supply sub-meter requirements in community titles and buildings with community bulk hot water services

Purpose

The purpose of this newsflash is to clarify the requirements for water sub-metering of new multi-unit premises where a community bulk hot water service has been installed.

Background

On 30 December 2007 the Queensland Government announced further water saving measures aimed at preserving drinking water supplies, including sub-metering of new multi-unit residential and specified non-residential premises. The provision of sub-meters will allow for the delivery of personalised information on water use to households and businesses in new multi-unit developments.

Legislation

Plumbing and Drainage Act 2002

Queensland Plumbing and Wastewater Code

Body Corporate Community Management Act (BCCM Act)

Interpretation

From 1 January 2008 plumbing assessment applications lodged for new premises within a reticulated water supply area will require a sub-meter for each separate lot and common property in a community title scheme (CTS) or for each sole occupancy unit in the building.

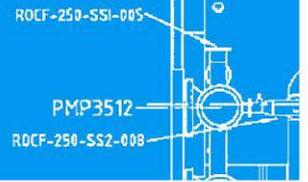
Where the sole occupancy unit or lot in a CTS has a hot water system which is supplied through the cold water sub-meter the water the system uses is measured through the sub-meter, along with any other reticulated cold water.

Where hot water is provided to other lots or sole occupancy units from a community bulk hot water service on the common property lot or from outside a sole occupancy unit, the water supplied to this service is measured through the water sub-meter to the common property or the premises master meter. Water supplied from a community bulk hot water service to either a lot of a sole occupancy unit is not a "water supply" for the purposes of the *Queensland Plumbing and Wastewater Code* and the code does not require this supply to be individually metered.

Individual sub-meters used by energy retailers to measure hot water supplied to sole occupancy units or lots from a central water heating service (such as the ones supplied by Origin or Energex) are owned and maintained by the energy provider.

Where a community bulk hot water service has been installed, the body corporate, under the BCCM Act, section 195 (1), may either, –

- (a) proportionally charge the individual lot owners on the basis of lot entitlement through the requirement to maintain an administration fund for recurrent expenditure; or
- (b) where the energy retailer has installed hot water supply sub-meters, apportion costs of water use according to the hot water use information provided by the energy retailer's sub-meters.



Contact

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Further information

Further information including, factsheets and guidelines please visit the Building Codes Queensland website www.dip.qld.gov.au.

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