

 <p>Mackay REGIONAL COUNCIL</p>	COUNCIL POLICY	
	Sub-Metering (Potable Water Supply)	
	POLICY NO	055
	DEPARTMENT	Engineering & Commercial Infrastructure
	PROGRAM	Planning & Sustainability
ENDORSED BY COUNCIL	10 October 2018, Folio 59280	

1.0 Scope

This policy relates to sub-metering requirements for new Multiple *Unit* Premises (MUPs) and some non-residential premises and provides for the mandatory requirements described in Part 4 of the Queensland Plumbing and Wastewater Code (QPW Code).

2.0 Purpose

To establish, in accordance with legislation, a formal Mackay Regional Council (MRC) position in relation to the requirement of *sub-meters* on a *meterable premises*. *Sub-meters* are required in all Multiple Unit Premises and some non-residential developments. These premises must be fitted with a device (water meter) to measure the amount of water supplied to the premises, as described in the QPW Code and the Mackay Regional Council's Guideline – Sub Metering (Potable Water Supply).

3.0 Reference

The head of power for this policy is based in:

- *Water Act 2000*
- *Water Regulation 2002*
- *Building Act 1975*
- *Building Regulation 2006*
- *Sustainable Planning Act 2009*
- *Plumbing and Drainage Act 2002*
- *Standard Plumbing and Drainage Regulations 2003*
- *Public Health Act 2005*
- *Water Efficiency Labelling and Standards Act 2005*
- Building Code of Australia
- Plumbing Code of Australia
- Queensland Plumbing and Wastewater Code
- *Water Supply (Safety and Reliability) Act 2008*
- *Local Government Act 2009*

This policy refers to:

- Mackay Regional Council – Sub-Metering (Potable Water Supply) Implementation Guideline.

4.0 Definitions

Classes 1 to 10 has the same meaning as provided in the Building Code of Australia – Classification of Buildings.

Council shall mean the Mayor and Councillors of Mackay Regional Council.

Existing Developments shall mean any development for which a Plumbing Compliance Certificate has been issued, or a request for such has been lodged, prior to 1 January 2008.

Master Meter shall mean a meter upstream of sub-meters and used to register the bulk consumption of the complex.

Meterable Premises shall mean:

- (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.

MRC shall mean Mackay Regional Council.

Multiple Unit Premise (MUP) shall mean new developments with multiple units on the property.

Sub-metering shall mean the installation of individual water meters to measure water consumption to individual houses, units, flats or apartments that form part of a complex.

Unit shall mean a house, flat, lot of land or an apartment within a complex.

Water Meter shall mean device, including equipment related to the device, for measuring the volume of water supplied to premises.

Water Supply shall mean the plumbing supplying water to *meterable premises* from a water service.

Water Service Provider has the same meaning as provided in the *Water Supply (Safety and Reliability) Act 2008*.

5.0 Background

The QPW Code (published date: 15 January 2013) extends that all new meterable premises require sub-metering water metering requirements beyond Class 1 buildings to include all *meterable premises* (see definition).

Owners of *existing developments* which would have a *master meter* but not *sub-meters* may choose to comply with the new *sub-metering* requirements at their own costs however, the owners do not have to comply with the new requirements.

Queensland State legislation the *Standard Plumbing and Drainage Regulation 2003* Section 8B 'Compliance with QPW Code' requires compliance with the QPW Code and states as follows:

- (1) Plumbing and drainage work and on-site sewerage work must comply with the QPW Code.
- (2) Plumbing and drainage work or on-site sewerage work complies with the QPW Code only if the work satisfies the relevant performance criteria under the QPW Code.
- (3) Compliance with the relevant performance criteria can be achieved only by—
 - (a) complying with the relevant acceptable solution under the QPW Code;
or
 - (b) formulating an alternative solution that—
 - i) satisfies the performance criteria; and
 - ii) is shown to be at least equivalent to the relevant acceptable solution under the QPW Code; or
 - (c) a combination of paragraphs (a) and (b).

In particular, the QPW Code, Part 4 'Water meters for new premises', Section P1 specifies the following criteria;

'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'.

Sections P2, P3 and P4 further define requirements relating to metering a meterable premise.

6.0 Policy Statement

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 in accordance with the QPW Code and the Mackay Regional Council – Sub Metering (Potable Water Supply) Implementation Guideline.

7.0 Review of Policy

This policy will be reviewed when any of the following occur:

1. The related documents are amended or replaced.
2. Other circumstances as determined from time to time by a resolution of Council

Notwithstanding the above, this policy is to be reviewed at intervals of no more than three (3) years.

Version Control:

Version	Reason / Trigger	Change	Endorsed / Reviewed	Date
2	Review of Policy	Amendment to Document	Council	11.11.15
3	Review of Policy	No amendments	Council	10.10.18