



FACT SHEET

WATER CONSUMPTION CALCULATION

How is water consumption calculated in a Body Corporate scheme in QLD?

There are generally three ways that water is billed in a Body Corporate:

- 1) More recently built schemes have individual meters installed and receive their bills directly from the water provider based on their usage.
- 2) Some larger schemes have individual meters installed and the Body Corporate, through 3rd party service providers, bills each owner and the Body Corporate on their usage.
- 3) More commonly in QLD, where schemes have meters installed but they are not read or have no meters at all, the process of billing is by contribution lot entitlement.

In this Fact Sheet we will explore how Model 3 is calculated to help you understand and read your water utility bill.

The below information from Queensland Urban Utilities outlines the two types of charges on your bill: (1) Fixed Charges and (2) Water Consumption Charges.

Fixed Charges

Fixed charges are billed in advance for each quarter and every lot pays these charges:

- Water Access Charge - helps to pay for the maintenance and distribution network that delivers water to your scheme.
- Sewerage Access Charge - helps to pay for the sewage treatment, maintenance and the distribution network that removes sewage from your home.

Water Consumption Charges

- State Bulk Water Charge - covers the cost of treated water that Queensland Urban Utilities buys from the State Government. It is charged per kilolitre (kL) of water used (1kL = 1000 litres).

- Tiered Consumption Charge - water consumption is scaled so that the more water you use the more you pay. These charges encourage residents to use water efficiently, and ensure high-volume users contribute their share. It is charged per kilolitre (kL) of water used (1kL = 1000 litres).
- Tiered Consumption Thresholds - tiered consumption thresholds and charges are divided into the three tiers on a per annum basis and are in addition to the State Bulk Water Charge.

How Is Your Share Of Consumption Calculated Under Model 3?

The provider uses a formula to work out your percentage of total water usage for the Body Corporate. Under this model it is important to note it is not your individual lot's usage but a percentage of the total usage.

This percentage is calculated by taking the total contribution lot entitlements, (these are in your schemes Community Management Statement and are available from HBCM) for the scheme known as the aggregate and dividing it into 100 to obtain a percentage.

E.g. if the aggregate for the scheme is 47 then 100 divided by 47 (the aggregate of contribution lot entitlements) = 2.127659 this is called **your share percentage** and it is used to calculate **your share of consumption** for the billing period. Both of these can generally be found on page two of your utility bill.

How Is This Done?

If the total consumption for the scheme was 1952 kilolitres and **your share percentage** is 2.127659, you multiply the 1952 kilolitres by the percentage of 2.127659 – this equals 41.53 which is then rounded up.

So, in this case **your share of consumption** is 42 for this billing period. Now we have **your share of consumption** (42), it is simply a matter of multiplying it by the state bulk water charge and the tiered consumption charges to calculate your current charges calculated under model 3.

If you have any questions or would like assistance with the above please contact us at HBCM.

