

City West Water

Response to ESC Draft Decision
19 May 2009



City West Water
LIMITED

A.B.N. 70 066 902 467

CWW Operating Expenditure

1. **Maintenance Costs** That part of CWW maintenance costs that is labour of our alliance partner (PFM) should be increased at 1.5% real to be consistent with the decision to allow 1.5% per annum real increases in CWW labour.
2. In the Halcrow/Deloitte report, the real increase in procurement costs of 2.5% per annum was rejected, and operating costs were reduced accordingly (table 5.4, page 28). However under the alliance arrangements for maintenance services, CWW has a cost pass-through arrangement (section 5.5.2, page 42) with PFM and historically their EBA agreements have been similar to ours.
3. CWW therefore will face pass-through of PFMs responsive maintenance costs. In 2007-08 labour costs were \$8.96m for responsive maintenance labour, and Table 1 below shows the adjustments to operating expenditure by increasing the labour component only by 1.5% per annum. Over the four year regulatory period CWW is seeking a reinstatement of \$3.3m of the \$8.52m removed by the de-escalation decision.
4. **Labour** The expected turnover of Technical Officer Development Program participants of 2 per annum was interpreted by Halcrow/Deloitte (page 49) as a reduction to be applied in our total staff numbers. These staff will be replaced, the argument put forward initially was meant to convey the on-going need for training. CWW is therefore seeking a reinstatement of costs of employing the two FTE's.
5. **Water Conservation** Water conservation expenditure was (in part) reduced based on a comparison of expenditure per customer between the three retailers. However, contributions to T155 advertising are the same dollar amount for each business and so CWW is seeking to have that portion reinstated.
6. **Electricity** The auditor's spread-sheet assigned \$10 per tonne to the cost of greenhouse-gas offsets, whereas the current cost is \$40 per tonne. The adjustment sought in Table 1 reflects this cost only, not the other reductions made by the auditors.
7. **Defined Benefits Superannuation Contribution** The submission to the ESC's auditors on extra contributions to Equip Super for defined benefits staff mentioned extra contributions over three years, commencing in 2008-09. A full-year contribution was assumed in the Draft Decision for 2008-09, whereas only 3 months contribution has been paid. The other 9 months of contributions needs to be added to 2011-12 as shown below.

Contributions (\$m nominal)	2008-09	2009-10	2010-11	2011-12	2012-13	Total
Draft Decision	1.46	1.52	1.58			4.56
Amended	0.26	1.52	1.58	1.20		4.56

8. In summary the following changes in operating costs are being sought to correct mistakes in the Draft Decision:

Table 1 Operating Expenditure (\$m Jan 2009)

Item	2009-10	2010-11	2011-12	2012-13
Draft Decision	227.9	244.4	292.9	336.0
Maintenance costs	0.61	0.75	0.90	1.04
Labour	0.18	0.19	0.19	0.20
Water Conservation	0.5			
Electricity		0.51	0.67	0.63
Defined benefits super contribution			1.14	
Amended Total	229.50	245.86	295.86	337.87
Adjustment sought	+1.29	+1.46	+2.90	+1.87

Bulk Charges (non-MWC)

9. In section 4.6 of the Draft Decision, it states that CWW's bulk charges were adjusted to ensure consistency with the Draft Decision for MWC. Unfortunately there was not sufficient detail in the Draft Decision to confirm whether or not the bulk charges reflect the non-MWC components of bulk charges.
10. For the avoidance of doubt, CWW seeks confirmation that bulk water charges include in addition to MWC bulk water charges:
- a payment of \$95k to the Gippsland Catchment Management Authority in 2009-10 (same as paid in 2007-08 and 2008-09) for the qualification of flows; and
 - the following payment stream to Goulburn Murray Water for the bulk water entitlement arising from the foodbowl modernisation works (2009-10 is a part-year). Payments are based on a 15% per annum prescribed price movement for its resource manager fee, Goulburn Basin Water Charges and the Regional Urban Storage Amenity Fee, based on entitlement, not usage. The entitlement is one-third of 75GL.

Bulk Payments to GMW (\$m Jan 2009)	2009-10	2010-11	2011-12	2012-13
	\$0.205	\$0.570	\$0.655	\$0.755

Foodbowl Modernisation Costs

11. In exchange for a \$300m contribution, metropolitan Melbourne is to receive up to a 75 GL share of the savings. The savings from the upgrade program will be converted to bulk water entitlements to each of the three retailers to operate as a “pool”.
12. In order to ensure a clear alignment between capital payment and ownership of the water entitlement (the asset), all parties have agreed that the \$300 million be included in retailers capital programs.
13. The following outlines the amended capital profiles for each business related to this issue:

Capital Cash Flows (\$m nominal)	2008-09	2009-10	2010-11	2011-12	2012-13
MWC	-85.00	-85.00	-80.00	-20.00	-30.00
CWW	28.33	28.33	26.67	6.67	10.00
SEW	28.33	28.33	26.67	6.67	10.00
YVW	28.33	28.33	26.66	6.67	10.00

14. CWW therefore is seeking an amendment to
 - both its RAV_o and capex profile, as well as
 - corresponding reversals in MWC’s RAV_o and capex profile.
15. CWW has assumed that MWC’s bulk charges to CWW will reduced by:

Bulk Charge (\$m Jan 2009))	2008-09	2009-10	2010-11	2011-12	2012-13
Draft Decision Amended for Foodbowl		-\$3.7	-\$3.7	-\$3.7	-\$3.7

Modified Pricing Proposal

16. In the Draft Decision it was suggested that CWW investigate adopting a proposal put forward by YVW to change the seasonal factors for sewage volume calculations. CWW does not propose to adopt the option at this time because:
 - it may not be consistent with our longer-term changes to tariffs (Barwon Water for example recently moved off sewage volume charges to a totally fixed charge);

- there is substantial re-programming of our billing system which could not be confidently achieved and tested in the next two months; and
- the new system is more complicated and could be even less well understood by customers.

17. The Draft Decision rejected the uniform price increases applied to every tariff. An alternative in which the usage charge for water increases at a greater rate than other charges is now proposed:

Table 2 Proposed Differential Increases to Tariffs

Tariff Component	Percentage Increase				Price Difference 2008-09 to 2012-13 (%)
	2009-10	2010-11	2011-12	2012-13	
Residential Water					
Tier 1	18	12	12	9.2	62
Tier 2	18	12	12	9.2	62
Tier 3	18	12	12	9.2	62
Service Charge	12	9.7	9.7	9.7	48
Residential Sewerage					
Usage	6	5	5	5	23
Service Charge	12	9.7	9.7	9.7	48
Non-res. Water					
Usage	18	12	12	12	61
Service Charge	12	9.7	9.7	9.7	48
Non-res. Sewerage					
Usage	6	5	5	5	23
Service Charge	12	9.7	9.7	9.7	48

18. This response lowers the rate of increase in sewage volumetric charges to compensate for the faster rate of increase in the water volumetric charges. Tenants (who pay only the volumetric charges) are therefore affected equally compared to landlords (who pay the service charges).
19. The latest four quarters of data were extracted from the billing system. Using this data it was established that no residential customer's bill in the grouped categories (Table 3) would more than double. This includes the differential price increases (Table 2) as well as the proposed reinstatement of operating costs (Table 1), bulk charge reinstatement listed in para 10, and foodbowl modernisation (increased capex of approximately \$96.4m in regulatory dollars; decreased bulk charges listed in para 15).

Table 3 Spread of Impacts on Residential Customer Bills

kL per annum per property	< 11	11 to 50	51 to 100	101 to 150	151 to 200	201 to 250	251 to 300	301 to 350	351 to 400
Change in total bill 2007-08 to 2012-13	69.5%	68.6%	67.7%	67.3%	67.1%	67.2%	67.2%	67.5%	67.9%

20. Table 4 shows typical non-residential customers will 'no more than double'.

Table 4: Typical Non-Residential (average) Bill Impacts

Typical Customer	Indicative Usage (kL/yr)	Bill 2008-09	Bill 2012-13	Difference	
				%	\$
Non-residential					
Small Commercial	240	977	1,410	44	433
Commercial	1,000	2,733	3,899	43	1,166
Large industrial (incl. trade waste)	500 000	1,325,751	2,035,277	54	709,526

21. In addition, Department of Human Services (Housing Commission) properties were also examined and impacts were the same as residential properties.

22. The one exception to the 'no more than doubling' is for a Pensioner Couple. Their increase is 76% (line 1, Table 5) over the four years which is equivalent to 102% (just over doubling) over the five years 2007-08 to 2012-13. This arises because the Government at this stage has only committed to an increase in the concession payment for 2009-10. Generally Governments will reserve the option of making these decisions annually, and based on past increases, the actual impact is likely to be lower.

23. Typical customer impacts are shown in the following table:

Table 5 Typical Residential (average) Bill Impacts

Typical Customer	Indicative Usage	Bill	Bill	Difference	
	(kL/yr)	2008-09	2012-13	%	\$
Concession customers					
Pensioner Couple – house	80	219	386	76	167
Family of four – house	230	505	801	59	296
Family 6 (2 adults 4 children) avg garden	370	822	1 269	54	447
Tenant					
Single – unit	60	127	179	41	52
Couple – unit	120	254	359	41	105
Family of 4 – house	230	431	626	45	194
ESC example					
Typical customer	165	565	826	46	261
Family					
2 adults 2 small children small garden	230	693	1 012	46	319
Average Household	240	713	1 041	46	328
2 adults 2 small children avg garden	290	822	1 201	46	379
Family 5 (2 adults 3 children) avg garden	320	889	1 300	46	411
Family 6 (2 adults 4 children) avg garden	370	1 010	1 481	47	471
Family 4 with large garden	500	1 333	1 962	47	629
Family 4 with pool and garden	600	1 578	2 331	48	753
Extreme Water User	1 000	2 456	3 684	50	1 228
Dual-pipe customer					
Typical customer	165	582	841	44	259
Family 5 (2 adults 3 children) avg garden	320	865	1,249	44	384
High water user	1 000	1,937	2,834	46	897

Uncertain Events

24. CWW is seeking an option for an annual review of prices (see later section on Form of Price Control) for:

- legislative changes (eg emissions trading scheme)
- regulatory changes (eg licence fees, SoO, tax)
- actual demand which is significantly different to forecast demand.

-
25. CWW accepts the lower-bound estimate for the cost of the West Werribee recycled water project, and understands that an adjustment for actual capex (for all projects) will occur to the opening RAV at the next determination.

Application of Prices

26. CWW is seeking amendments to Schedule 3 'Application of Prices' in the Determination in order to:

- codify service charges for recycled water in dual-pipe developments
- clarify that strata offices are liable for service charges
- amend the method for calculating the volume of sewage to accommodate dual-pipe developments

27. **Service charges for recycled water** - CWW is seeking to insert a clause that mirrors the one in Yarra Valley Water's 2008 Determination, namely

3.2(c) A recycled water service charge shall only be imposed if pipes and fittings have been installed which provide or are able to provide a supply of recycled water to the property from **City West Water's** recycled water main and the recycled water main has been charged.

28. **Service charges for strata offices** - there has been a number of CWW customers who own strata offices claiming that they do not meet the current definition of 'connected', and therefore should not be paying a service charge. These offices do not have internal plumbing fixtures and instead rely on services from a common area.

29. Firstly, CWW believes the intent of the Government Pricing Order that introduced this concept of 'connected' was that all titled properties receiving a service should pay a service charge, unless they became self-sufficient and were physically disconnected. The strata offices do not therefore meet this intent.

30. Secondly, CWW forecasts of connections include all of these properties, therefore a reduced number would need to be forecast if strata offices were to be excluded from paying service charges.

31. Thirdly, CWW does not have access to data to verify whether or not a strata office has internal plumbing fixtures. In the same building, on the same floor, one office might be a consultant with no plumbing fixtures; the next office might be a jeweller with water and sewerage fixtures. The internal plumbing is easily modified for new owners or new tenants, and CWW would not be aware. The plumbing modification would change the status of 'connected'.

32. For these reasons, CWW is seeking to insert new clauses that will put beyond doubt that strata offices are liable for service charges. The clauses could be:

-
- 3.2(d) Each property within a subdivision with an owner's corporation shall be deemed connected if the common property has available a water and sewerage service.
- 3.2(e) Notwithstanding the foregoing City West Water will not impose water and sewerage service charges for properties within a subdivision created solely for boat berth, car park or storage facility purposes.
33. Note that residential strata properties are already paying service charges. They are required to have plumbing fixtures in order to receive a Certificate of Occupancy from the Council, and therefore there is no doubt that they are connected.
34. **Volume of sewage calculation** - Clause 3.6 in the Determination needs to be amended to clarify the treatment of properties in dual-pipe developments. This responds to the requirement in Clause 16(e) of the 2009 Draft Decision Volume II.
35. For residential customers, recycled water is provided via a second pipe and separate meter. The recycled water is utilised both outdoors and indoors (for toilet flushing), so some proportion will be discharged to sewer.
36. One option is to apply separate calculations to the volume measured through each meter. This would require three sets of discharge and seasonal factors (single supply property; dual supply-recycled; dual supply-potable), making a complex calculation even more complex. CWW does not recommend this option.
37. The recommended option is to simply add the metered volumes from both the potable and recycled water meters, and apply the current discharge and seasonal factors. This is simpler (more easily understood) and the presence of recycled supply does not change the estimated volume discharged to sewer. The latter point ensures equity between customers using equal volumes of water (in total), whether or not they are in a dual-pipe development.
38. CWW therefore proposes that in Clause 3.6 and Clause 3.7 the definition of VW is amended to read:
- VW** is the total volume of water and recycled water to the property or premises, being the volume determined for the purpose of calculating a water usage charge for the same meter reading period or that volume rounded to the nearest kilolitre.
39. Note that both clauses allow for "alternative methods" to be applied where CWW is satisfied the default method systematically and substantially over-estimates the volume of sewage discharged. The decision to use an alternative method rests with the customer.
40. Editorial: The two references to "Category 2 or 3" in Clause 3.7 should be amended to read "Category A or B".

Guaranteed Service Level (GSL) Payments

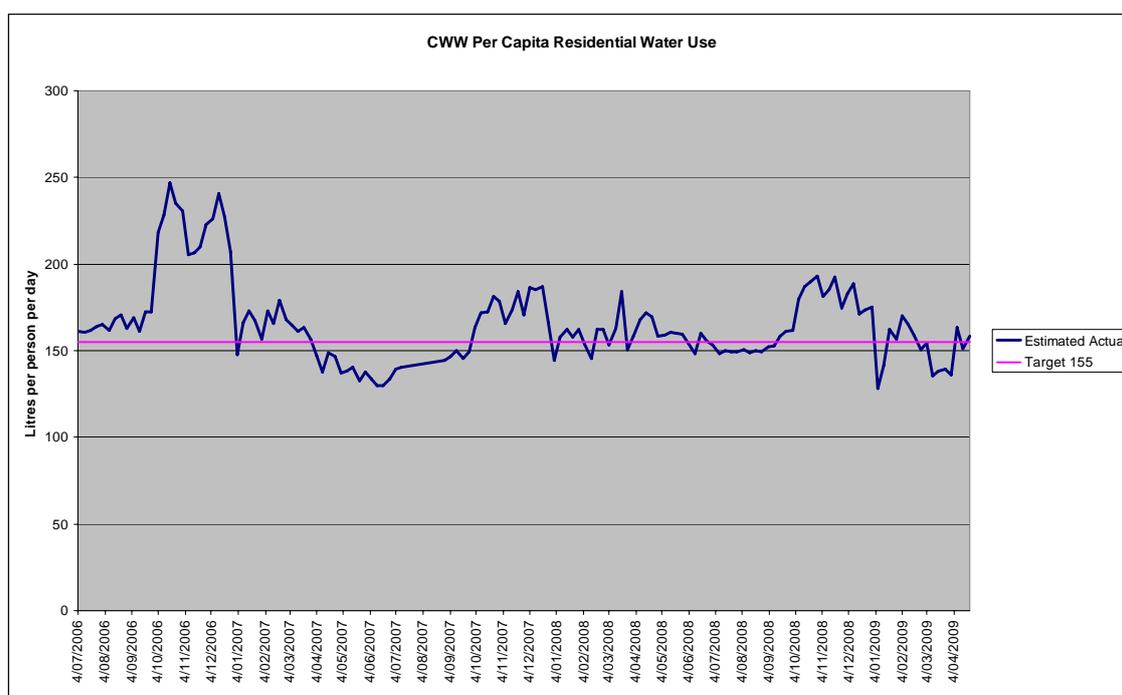
41. CWW agrees with the ESC's proposal that a GSL be paid for wrongfully
- "Restricting the water supply of, or taking legal action against, a customer in hardship who is complying with an agreed payment plan."
42. CWW suggests a proviso that the "agreed payment plan" is sufficient to at least meet on-going charges.
43. At CWW the Credit Manager controls hardship cases as well as recommendations for restrictions and legal actions, so the likelihood of a wrongful action occurring should be extremely rare. Nevertheless, \$250 per day appears excessive, compared with the cost of the water service charges, unless it is the ESC's intent to impose a penalty for this wrongful action.
44. CWW accepts the ESC's Draft Decision to double the GSL payments for existing events, and the consequent increase in the operating expenditure line.

Update on Capital Expenditure

45. On 15 May 2009, CWW provided email advice on its latest forecasts of capital expenditure for 2008-09. In summary:
- | | |
|---|---------|
| actual 1 July 2008 – 30 April 2009 (prescribed) | \$72.2m |
| forecast 1 May 2009 – 30 June 2009 | \$46.7m |
46. The largest component of the forecast is payment of \$28.3m to DSE as the CWW contribution to foodbowl irrigation modernisation works in exchange for a bulk water entitlement to some of the water savings generated. The two payments for this year are \$13.33m on 31 May 2009 and \$15.00m on 20 June 2009.

Update on Demands

47. On 15 May 2009 CWW emailed to ESC an estimate of per capita residential water consumption for each week in 2006-07, 2007-08 and 2008-09 (to 27 April 2009).



Schedule of Tariffs

48. CWW has not amended its tariff structures, and has escalated its 2008-09 prices by the all groups Eight Capital Cities, March quarter Consumer Price Index of 2.5% ($166.2 \div 162.2$), plus the P_0 adjustments shown in Appendix A.
49. New customer contributions have a zero percent PPM, consistent with the ESC's pricing decision for the regional water corporations.
50. Core miscellaneous fees and charges have a zero percent PPM if the charge represents mainly materials, but a 1.5% PPM if mainly labour related. This is consistent with the Draft Decision on real increases in labour rates.
51. The prices in Appendix A are maximum prices, some of which will be rounded-down for administrative reasons.
52. Each tariff and its method of application will be explained in a Pricing Handbook on CWW's website. Note that CWW proposes some changes to the Application Principles in the current tariff schedule.

Key Capital Projects

53. CWW nominates the following key capital projects for the forthcoming regulatory period:.

Table 4.9 Top Ten Projects (\$2009m)

Description	Driver	2008–09	Forthcoming Regulatory Period				Total
			2009–10	2010–11	2011–12	2012–13	
Irrigation Modernisation Contributions	Compliance	28.3	27.6	25.3	6.2	9.0	96.4
West Werribee Dual Water Supply Scheme	Compliance	0.3	10.6	27.1	34.3	-	72.3
Altona Recycled Water Project	Compliance	0.8	25.5	32.9	-	-	59.2
Derrimut Interceptor Sewer	Growth	11.4	12.5	8.0	-	-	31.9
1150 mm main Sayers Road to Doherty Rd	Growth	0.3	3.2	6.4	3.2	-	13.1
Werribee West – 750 inlet/outlet main	Growth	-	3.3	6.0	3.0	-	12.3
Werribee West Low Level Reservoir	Growth	0.5	1.6	3.1	1.6	-	6.8
Werribee West – 600 inlet/outlet main	Growth	-	1.4	2.4	1.2	-	5.0
Dunnings Road to Sneydes Road	Growth	2.5	1.1	-	-	-	3.6
Werribee Technology Precinct Recycled Water Project	Compliance	0.3	1.7	1.6	-	-	3.6
Ongoing 1:5 Compliance works	Compliance	-	0.6	0.6	0.7	0.7	2.6
	TOTAL	44.4	89.1	113.4	50.2	9.7	306.8

Form of Price Control

54. CWW requests a 'hybrid' form of price control which consists of:

- Price caps, annually adjusted (Appendix A);
- A revenue cap form of price control if a tariff amendment is sought and approved during the regulatory period; and
- An amended determination for uncertain or unforeseen events such as legislative/regulatory changes, divergence from forecast demand and changes in bulk charges.

Amending Trade Waste Tariffs

55. Over the last three years CWW has gradually introduced the collection of inorganic total dissolved solids (iTDS) data, as each customer's trade waste agreement was renewed.

-
56. In response to clause 15(d) of the Draft Decision, CWW already has customer-level iTDS data so amendments commencing 1 July 2010 are proposed. It is important to commence early if the change is to reflect MWC iTDS charges by the end of the regulatory period i.e. from 1 July 2012. (Draft Decision, para 3, page 152). This provides for only two steps in any transition strategy, which for some customers will be essential because of the large financial impacts.
57. The timetable proposed is:

Nov 2009	Interim proposals discussed with ESC
Dec 2009	Draft proposal released for consultation
Mar 2009	Final proposal to ESC
May 2009	ESC consultation
June 2010	ESC decision

Amending Recycled Water Tariffs

58. Clause 16(d) of the Draft Decision requires CWW to examine tariffs for recycled water in the context of what happens as water restrictions are eased.
59. CWW proposes no change (residential = Tier 1) (non-residential = 75% of potable water price) at this time because:
- dual-pipe residential customers have been able to claim offsets for 5 star building requirements
 - to date (albeit under restrictions) dual-pipe customers show no difference in their consumption patterns when compared to like, non-dual pipe customers
 - residential customers would be worse-off if they were in a dual-pipe area, but only to a maximum of \$20 per annum, or 2% of the expected bill of a typical customer in 2012-13.
60. CWW suggests that more data with less impact of water restrictions will be available for consideration of this issue for the next regulatory period.

Appendix A

Proposed Tariffs and Prices

Component	Price 1 July 2008	P ₀ Year 1	Price (1 July 2009)	PPM Year 2	PPM Year 3	PPM Year 4
1.1 Residential water tariff						
Service charge (per annum)	126.52	12%	141.70	9.7	9.7	9.7
Usage charge (per kL)						
Block 1 (0-440 litres/day)	1.0248	18%	1.2093	12%	12%	9.2%
Block 2 (441-880 litres/day)	1.2025	18%	1.4190	12%	12%	9.2%
Block 3 (881 + litres/day)	1.7766	18%	2.0964	12%	12%	9.2%
1.2 Non-residential water tariff						
Service charge (per annum)	184.27	12%	206.38	9.7%	9.7%	9.7%
Usage charge (per kL)	1.1376	18%	1.3424	12%	12%	9.2%
Usage charge – Little River bulk (per kL)	0.9842	18%	1.1614	12%	12%	9.2%
1.3 Recycled Water						
Residential – service charge (per annum)	20.00	0%	20%	0%	0%	0%
Residential – usage charge (per kL)	1.0248	18%	1.2093	12%	12%	9.2%
Non-residential – usage charge (per kL)	0.8532	18%	1.0068	12%	12%	9.2%
1.4 Residential sewerage tariff						
Sewer service charge (per annum)	134.59	12%	150.74	9.7%	9.7%	9.7%
Sewerage disposal charge (per kL)	1.3392	6%	1.4195	5%	5%	5%
1.5 Non-residential sewerage tariff						
Sewer service charge (per annum)	237.67	12%	266.19	9.7%	9.7%	9.7%
Sewerage disposal charge (per kL)	1.3031	6%	1.3812	5%	5%	5%

Component	Price 1 July 2008	P ₀ Year 1	Price (1 July 2009)	PPM Year 2	PPM Year 3	PPM Year 4
1.6 Trade waste charges						
Volume (per kL)	0.5657	12%	0.0634	9.7%	9.7%	9.7%
BOD (per kg)	0.5665	12%	0.6345	9.7%	9.7%	9.7%
SS (per kg)	0.3071	12%	0.3440	9.7%	9.7%	9.7%
TN (per kg)	1.0901	12%	1.2209	9.7%	9.7%	9.7%
TDS (per kg)	0.0112	12%	0.0125	9.7%	9.7%	9.7%
1.7 Trade waste – application fees						
Risk Rank 1	1,206.21	12%	1350.95	9.7%	9.7%	9.7%
Risk Rank 2	1,206.21	12%	1350.95	9.7%	9.7%	9.7%
Risk Rank 3	1,206.21	12%	1350.95	9.7%	9.7%	9.7%
Risk Rank 4	331.97	12%	371.81	9.7%	9.7%	9.7%
Risk Rank 5	172.89	12%	193.64	9.7%	9.7%	9.7%
1.8 Trade waste – agreement fees						
Risk Rank 1	10,569.89	12%	11,838.28	9.7%	9.7%	9.7%
Risk Rank 2	8,767.38	12%	9,819.46	9.7%	9.7%	9.7%
Risk Rank 3	4,401.68	12%	4,929.88	9.7%	9.7%	9.7%
Risk Rank 4	961.37	12%	1,076.73	9.7%	9.7%	9.7%
Risk Rank 5	182.57	12%	204.48	9.7%	9.7%	9.7%
1.9 Trade waste – food waste charges						
Hospitals and other institutions (per bed)	29.9250	12%	33.5160	9.7%	9.7%	9.7%
Other customers (per year per unit) – with discharge through a food waste unit						
Category A	833.4663	12%	933.4823	9.7%	9.7%	9.7%
Category B	4,282.6203	12%	4796.5347	9.7%	9.7%	9.7%
Category C	8,626.3737	12%	9661.52385	9.7%	9.7%	9.7%
Other customers (per year per unit) – with discharge through a potato peeler without a peel interceptor						
Category D	0.0000	12%	0%	0%	0%	0%
Category E	477.8661	12%	535.2100	9.7%	9.7%	9.7%
Category F	982.1044	12%	1099.9569	9.7%	9.7%	9.7%

Component	Price 1 July 2008	P. Year 1	Price (1 July 2009)	PPM Year 2	PPM Year 3	PPM Year 4
1.10 New Customer Contributions						
Water (per lot)						
Category one charge - Lot size < 450 sq m	550.00	0%	563.56	0%	0%	0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0%	1,127.13	0%	0%	0%
Category three charge - Lot size > 1350 sq m	2,200.00	0%	2,254.25	0%	0%	0%
Sewer (per lot)						
Category one charge - Lot size < 450 sq m	550.00	0%	563.56	0%	0%	0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0%	1,127.13	0%	0%	0%
Category three charge - Lot size > 1350 sq m	2,200.00	0%	2,254.25	0%	0%	0%
New Customer Contributions for dual pipe recycled water						
Recycled water (per lot)		0%		0%	0%	0%
Category one charge - Lot size < 450 sq m	550.00	0%	563.56	0%	0%	0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0%	1,127.13	0%	0%	0%
Category three charge - Lot size > 1350 sq m	2,200.00	0%	2,254.25	0%	0%	0%
Water (per lot)						
Category one charge - Lot size < 450 sq m	275.00	0%	281.78	0%	0%	0%
Category two charge - Lot size 450 - 1350 sq m	550.00	0%	563.56	0%	0%	0%
Category three charge - Lot size > 1350 sq m	1,100.00	0%	1,127.13	0%	0%	0%
Sewer (per lot)						
Category one charge - Lot size < 450 sq m	550.00	0%	563.56	0%	0%	0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0%	1,127.13	0%	0%	0%
Category three charge - Lot size > 1350 sq m	2,200.00	0%	2,254.25	0%	0%	0%

Component	Price (1 July 2009)	PPM Year 2	PPM Year 3	PPM Year 4
1.11 Core Miscellaneous fees and charges				
Information statement-electronic	14.00	1.5%	1.5%	1.5%
Information statement-standard	22.00	1.5%	1.5%	1.5%
Offer Fees - Works Offers >10 lots	1,822.00	1.5%	1.5%	1.5%
Acceptance Fees - Works Offers >10 lots	3,474.00	1.5%	1.5%	1.5%
New Meter - 20 mm	132.00	0%	0%	0%
Meter Assembly - 20mm	175.00	0%	0%	0%
New Meter - 50mm	2,159.00	0%	0%	0%
Plumbing Application - standard	104.00	1.5%	1.5%	1.5%
Plumbing Application - complex	261.00	1.5%	1.5%	1.5%
Non core miscellaneous services	Actual cost	Actual cost	Actual cost	Actual cost