



# Residential Tenancies Fact Sheet 2

---

## WATER CHARGING FACTS

### **Who pays for water?**

Responsibility for payment of water supply can be agreed between the landlord and tenant at the commencement of the tenancy. Such an agreement must be included as an additional term in the written residential tenancy agreement (lease agreement). In the absence of an agreement, if the water supply is separately metered, the tenant is responsible to pay for all water use and the water supply charge.

### **How are the charges calculated?**

It is important that the meter is read at the start and end of the tenancy, as this will enable water use to be calculated where the period claimed does not coincide with the meter readings on the SA Water bill. A *guide to working out the charges is on page 2*.

### **Are there multiple properties on one meter?**

If there are multiple properties on one meter a special clause/condition must be included in the written agreement outlining how water charges will be determined.

### **When does the landlord charge the tenant?**

If the tenant is responsible for any water charges, an appropriate time to charge the tenant is at the time the bill is received from SA Water. When invoicing the tenant, a copy of the bill should always be attached. A tenant is not required to pay charges for water if the landlord fails to request payment from the tenant within 3 months of the issue of the bill, or if the tenant requests a copy of the account for water charges and the landlord failed to provide the copy within 30 days of the request.

### **What about other rates, taxes and charges?**

The landlord is responsible to pay all statutory rates, taxes and charges imposed in respect of the premises.

The **sewerage and River Murray levy charges** that appear on the SA Water Bill are always the responsibility of the landlord.

### **Is the tenant eligible for a water rates remission?**

Where the agreement requires the tenant to pay for all water usage, the tenant may be eligible for a water rates remission from the Department for Communities and Social Inclusion. For more information, contact the Concessions Hotline on 1800 307 758 or visit [www.dcsi.sa.gov.au](http://www.dcsi.sa.gov.au)

## CALCULATIONS FOR WATER USAGE - GUIDE ONLY

Things to consider when determining the tenant's responsibility for water usage:-

- Ensure that the tenant is invoiced at the time the bill is received from SA Water, and that the tenant has a copy of the bill.
- The stepped pricing rates adopted by SA Water must be used.
- The tiered quarterly thresholds allocated by SA Water apply for each quarterly billing period.
- The SA Water account is calculated on a daily basis.

2012-2013 water use prices		2013-2014 water use prices calculated on a daily basis		
		Quarterly thresholds	Quarterly charge	Daily thresholds <sup>1</sup>
<b>Tier 1 (0-30 kl)</b>	\$2.42/kl	<b>Tier 1 (0-30 kl)</b>	\$2.26/kl	0.3288 kl
<b>Tier 2 (31- 130 kl)</b>	\$3.45/kl	<b>Tier 2 (31 - 130 kl)</b>	\$3.23/kl	1.4247 kl
<b>Tier 3 (&gt;130 kl)</b>	\$3.73/kl	<b>*Tier 3 (&gt;130 kl)</b>	\$3.49/kl	Balance <sup>2</sup>

\* Tier 3 only applies to single dwellings. For blocks of flats with multiple dwellings under a single account, the Tier 2 price applies to all water use above 30kl.

<sup>1</sup> Calculated by dividing the Tier 1 (30 kl) and Tier 2 (130 kl) thresholds by 91.25 days - the number of days in a quarter.

<sup>2</sup> Calculated from the total water used divided by the usage period to obtain average daily water use (kl), minus 1.4246 kl to establish the daily rate for Tier 3.

Note: The examples below refer to the 2013-2014 water use prices shown in the above table.

### EXAMPLE of HOW TO CALCULATE WATER USAGE WHERE a specific agreement exists and THE TENANT IS RESPONSIBLE FOR 'WATER USAGE OVER 136kl'

- Calculate the total number of kilolitres (kl) used for the period based on the SA Water account and/or meter readings on commencement/end of lease:-

<b>Part 1:</b>	eg. Meter reading up to the last date shown on the SA Water rates bill	660 kl
	Minus reading on commencement date of the tenancy	500 kl
	Total number of kl used during this period	160 kl

- Calculate the total number of days in the period the 160 kl was used - eg 100 days.

<b>Part 2:</b>	<ul style="list-style-type: none"> <li>▪ Total number of kl used by tenant (from <i>Part 1</i>)</li> <li>▪ Total number of days</li> <li>▪ Portion of kl's the landlord is responsible for on a daily basis <i>(this is calculated by dividing the prescribed limit of 136 kl by 365 - the number of days in the year, which also equates to 34 kl divided by 91.25 days for the quarter to obtain a daily rate)</i></li> <li>▪ Landlord's responsibility over the period is 100 days x 0.37260 kl</li> <li>▪ Tenant's responsibility is 160 kl (<i>Part 1</i>) minus landlord's responsibility 37.260 kl</li> <li>▪ Tenant's responsibility from 37.260 kl up to 130 kl (<i>Tier 2</i>) = 92.74 kl x \$3.23</li> <li>▪ Tenant's responsibility from 130 to 160 kl (<i>Tier 3</i>) = 30 kl x \$3.49</li> <li>▪ Tenant's responsibility (for 92.74 kl + 30 kl = 122.74 kl) in total</li> </ul>	<ul style="list-style-type: none"> <li>= 160 kl</li> <li>= 100 days</li> <li>= 0.37260 kl</li> <li>= 37.260 kl</li> <li>= 122.74 kl</li> <li>= \$299.55</li> <li>= \$104.70</li> <li>= \$404.25</li> </ul>
----------------	---	--

### EXAMPLE of HOW TO CALCULATE WATER USAGE WHERE no specific agreement exists and THE TENANT IS RESPONSIBLE FOR 'ALL WATER USED'

Note: The following calculation would only apply for water usage using SA Water meter readings in conjunction with meter readings on commencement or at the end of the lease. For quarterly accounts received for water used within the term of the lease, all water usage as charged would be invoiced to the tenant where a tenant is responsible for 'All Water Used'.

- Calculate the total number of kilolitres (kl) used for the period based on the SA Water account and the meter readings on commencement/end of lease:-

<b>Part A:</b>	eg. Meter reading up to the last date shown on the SA Water rates bill	660 kl
	Less meter reading on commencement date of the tenancy	500 kl
	Total number of kl used	160 kl

- Calculate the total number of days in the period the 160 kl was used - eg 100 days.

<b>Part B:</b>	<ul style="list-style-type: none"> <li>▪ Total number of kl used by tenant (from <i>Part A</i>)</li> <li>▪ Total number of days</li> <li>▪ Average daily water use by the tenant for the period (<i>160kl divided by 100 days</i>) Refer to Table above for the following calculations</li> <li>▪ Daily water usage charge Tier 1 (<i>0.3288 kl x \$2.26</i>)</li> <li>▪ Daily water usage charge Tier 2 (<i>1.4247 kl minus 0.3288 kl = 1.0959 kl x \$3.23</i>)</li> <li>▪ Daily water usage charge Tier 3 (<i>Balance, 1.6 kl minus 1.42465 kl = 0.17535 x \$3.49</i>)</li> <li>▪ Total daily water usage charge Tier 1, 2, 3 (<i>\$0.74 + \$3.53 + \$0.61</i>)</li> <li>▪ Total water usage charge over the period (<i>\$4.88 x 100 days</i>)</li> </ul>	<ul style="list-style-type: none"> <li>= 160 kl</li> <li>= 100 days</li> <li>= 1.6 kl</li> <li>= \$0.74</li> <li>= \$3.53</li> <li>= \$0.61</li> <li>= \$4.88</li> <li>= \$488.00</li> </ul>
----------------	---	--

**For further information contact Consumer and Business Services on 131 882,  
or visit [www.sa.gov.au/tenancy/renters](http://www.sa.gov.au/tenancy/renters)**