



Residential Tenancies Fact Sheet 2

WATER CHARGING FACTS

WHO PAYS FOR WATER?

A landlord may by agreement, pass any part or the whole of the charges for the supply of water to the tenant (including the water supply charge).

The agreement may be included in an additional condition in the residential tenancy agreement (lease agreement) at the commencement of the tenancy.

It could state that the landlord is responsible for the charges for a certain (agreed) amount of kilolitres per year and the tenant is responsible for the rest. It could also state that the tenant or landlord is responsible for all the water usage plus the quarterly supply charge.

Note: Sewerage charges and the River Murray levy are always the responsibility of the landlord.

WHAT IF THERE IS NO AGREEMENT?

If there is no agreement the Residential Tenancies Act 1995 and Regulations set out who is responsible.

Where no agreement exists, the landlord bears all charges for the first 136 kilolitres used per year, including the quarterly water supply charge. The tenant is responsible for payment of the balance of the charges for water used.

HOW DO I WORK THE CHARGES OUT?

It is important that the meter is read at the start and end of the tenancy. A guide to working the charges out is on the back of this form.

MULTIPLE PROPERTIES ON ONE METER?

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

WHEN DO I CHARGE THE TENANT?

If the tenant is responsible for any charges for water usage an appropriate time to charge the tenant is at the time the bill is received from SA Water.

WHAT ABOUT OTHER RATES, TAXES AND CHARGES?

The landlord must bear all statutory rates, taxes and charges imposed in respect of the premises.

AM I 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 of Families and Communities. For more information, contact the Concessions Hotline on 1800 307 758 or visit www.familiesandcommunities.sa.gov.au.

HOW DO I GET MORE INFORMATION?

Call the Tenancy Advice Section on 8204 9544. If you are calling from the country, call 131 882.

CALCULATIONS FOR WATER USAGE - GUIDE ONLY

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

- The stepped pricing rates adopted by SA Water must be used.
- The tiered allowance allocated by SA Water is for a period of twelve months.
- Ensure that the lower rate for water usage is passed on to the tenant by calculating liability for water usage on a daily basis.

2009-2010 water use prices		2010-2011 water use prices	
Tier 1 (0-120kl)	\$0.97	Tier 1 (0-120kl)	\$1.28
Tier 2 (121- 520kl)	\$1.88	Tier 2 (121- 520kl)	\$2.48
Tier 3 (>520kl)	\$2.26	Tier 3 (>520kl)	\$2.98

Note: The examples below refer to the 2009-2010 water use prices shown in the above table.

EXAMPLE of HOW TO CALCULATE WATER USAGE WHERE no specific agreement exists and THE TENANT IS RESPONSIBLE FOR 'WATER USAGE OVER 136kl'

- Calculate the total number of kilolitres (kl) used for the period of the tenancy (or up to the amount shown on the SA Water rates bill):-

Part 1:	Meter reading at end of tenancy	650 kl
	Less meter reading at commencement of tenancy	500 kl
	Total number of kl used during tenancy	150 kl

- Calculate the number of days in the tenancy (or up to the date shown on the SA Water rates bill).

Part 2:	▪ Total number of kl used in the tenancy (from Part 1)	= 150 kl
	▪ Number of days in the tenancy	= 100 days
	▪ Daily portion of kl's the landlord is responsible for <i>(this is calculated by dividing the prescribed limit of 136 kl by 365 - the number of days in the year).</i>	= 0.372kl
	▪ Landlord's responsibility is 100 x 0.372 kl	= 37.2 kl
	▪ Tenant's responsibility is 150 kl – 37.2 kl <i>(this is calculated by subtracting 37.2kl from the total number of kl used-from Part 1)</i>	= 112.8 kl
	▪ To determine the amount the tenant is responsible for, 112.8 kl is then multiplied by <i>(Tier 2) \$1.88 (being the appropriate stepped pricing rate shown on the SA Water rates bill).</i>	

EXAMPLE of HOW TO CALCULATE WATER USAGE WHERE a specific agreement exists and THE TENANT IS RESPONSIBLE FOR 'ALL WATER USED'

- Calculate the total number of kl used for the period of the tenancy (or up to the amount shown on the SA Water rates bill):-

Part A:	Meter reading at end of tenancy	650 kl
	Less meter reading at commencement of tenancy	500 kl
	Total number of kl used during tenancy	150 kl

- Calculate the number of days in the tenancy (or up to the date shown on the SA Water rates bill).

Part B:	▪ Total number of kl used in the tenancy (from Part A)	= 150 kl
	▪ Number of days in the tenancy	= 100 days
	▪ Daily portion of kl's the tenant is responsible for at the lower rate <i>(this is calculated by dividing 120 kl by 365 - the number of days in the year)</i>	= 0.328 kl
	▪ Number of kl's the tenant is responsible for at the lower rate <i>(Tier 1)</i> is 100 x 0.328 kl	= 32.8 kl
	▪ Amount the tenant is responsible for at the lower rate <i>(Tier 1) 32.8 kl x \$0.97</i>	= \$31.82
	▪ Tenant's responsibility at higher rate <i>(Tier 2)</i> is 150kl – 32.8 kl	= 117.2 kl
	▪ To determine the remaining amount the tenant is responsible for, 117.2 kl's is then multiplied by <i>(Tier 2) \$1.88 (being the appropriate rate shown on the SA Water rates bill).</i>	

If you have any questions about this fact sheet, contact the advice section of the Tenancies Branch at Level 1, 91-97 Grenfell Street, Adelaide. Ph: 8204 9544; Fax 8204 9570