



Residential Tenancies Fact Sheet 2

WATER CHARGING FACTS

WHO PAYS CAN BE BY AGREEMENT

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).

This 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 charges if that is what they have agreed.

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.

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

WHERE NO SPECIFIC AGREEMENT EXISTS

CALCULATION FOR TOTAL AMOUNT OF WATER USED DURING THE TENANCY (OR UP TO THE AMOUNT SHOWN ON THE SA WATER RATES BILL)

Calculate the TOTAL amount of water used for the period of the tenancy.

Example:	Meter reading at end of tenancy	650 kilolitres
	Less meter reading at commencement of tenancy	<u>500 kilolitres</u>
	Total amount of water used during tenancy	150 kilolitres

The landlords responsibility for water used during this period of tenancy is calculated on a daily basis, which is .372 kilolitres a day. (This is calculated by dividing the prescribed limit of 136 kilolitres by 365 - the number of days in the year.)

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

Multiply the number of days in the tenancy by .372.

THIS WILL SHOW THE LANDLORDS RESPONSIBILITY FOR THE WATER USED IN THE TENANCY

Subtract this figure from the TOTAL amount of water used in the tenancy and this will show the tenants liability.

For the 2005/2006 year this liability is costed at: 1.06 dollars per kilolitre

For the 2006/2007 year this liability is costed at: 1.09 dollars per kilolitre

For the 2007/2008 year this liability is costed at: 1.16 dollars per kilolitre

Example:	Total amount of water used in the tenancy	=	150 kilolitres
	Number of days in tenancy	=	100 days
	Landlords responsibility is 100 x .372	=	37.2 kilolitres
	<i>This amount is subtracted from the total amount of water used.</i>		
	<i>(150 kilolitres minus 37.2 kilolitres)</i>		
	and the tenants responsibility is	=	112.8 kilolitres

TENANT TO PAY 112.8 KILOLITRES @ 1.06 DOLLARS = \$119.57 (2005/2006 year)

TENANT TO PAY 112.8 KILOLITRES @ 1.09 DOLLARS = \$122.95 (2006/2007 year)

TENANT TO PAY 112.8 KILOLITRES @ 1.16 DOLLARS = \$130.85 (2007/2008 year)

If you have any questions or doubts about this fact sheet, contact the advice section of the Tenancies Branch at Level 1, 91-97 Grenfell Street, Adelaide. Ph: (08) 8204 9544; Fax (08) 8204 9570