

Access Charges Policy – Unconnected Properties



Purpose

This policy outlines the circumstances when we will impose unconnected property access charges for both water and sewerage services in relation to serviced land and the amount of, or the method of determining the amount of, the unconnected property access charges.

Policy

Unconnected property access charges will be imposed on unconnected properties classified as serviced land to ensure we equitably distribute the fixed costs of water and sewerage infrastructure across the community.

Amount of unconnected property access charges

The amount of the relevant unconnected property access charges are listed in our pricing and services plan located on our website at www.taswater.com.au.

Notice to affected titles

We will not impose unconnected property access charges unless we first serve notice on the owner(s) of the land and publish a notice in a newspaper circulating generally in the area in which the affected land is situated. We will provide a copy of the notice for inspection at our offices and on our website www.taswater.com.au.

The notice will:

- Define the locality to which it applies
- Specify the services available
- Generally, identify the land to which the services are available
- Fix a date on and from which the unconnected property access charges will be payable, being a date not less than three months from the date of the notice.

We are not required to serve written notice when imposing unconnected property access charges in respect of land that was the subject of a service rate or unconnected property access charges under (the now repealed) Section 95 of the *Local Government Act 1993* immediately prior to 9 July 2008.

Requirements

The CEO of TasWater is responsible for implementing this, Policy.

Relevant legislation

- Water and Sewerage Industry Act 2008 (the Act)

Definitions

Term	Definition
Act	Means the Water and Sewerage Industry Act 2008.
Price and Service Plan	Means a price and service plan approved under Section 65 of the Act.
Unconnected Property Access charges	Has the same meaning as a service charge under Section 68A of the Act and includes Unconnected Property Access Charges for both water and sewerage
Serviced land	Means land that we will permit to be connected to our water infrastructure or sewerage infrastructure. We have identified this land by individual title, in accordance with Section 56U(1)(b) of the Act. Serviced land boundaries will change over time as the capacity and reach of our systems change. Note: Information about our serviced land boundaries, including maps, is available on our website www.taswater.com.au , (maps.thelist.tas.gov.au) and for inspection by customers at our offices. For further information contact us during business hours on 13 6992.

Associated Documents

- Service Extension and Expansion Policy

Version number, title and IMS number	Unconnected Property Access Charges Policy
Approved By	TasWater CEO
Date	19 June 2025