

## APPENDIX 9 - Equivalent Tenements - Comparison of Rates for the Second and Third Regulatory Periods

| User category/<br>end use code | Property type  | ET per unit<br>2015-18 (current) | Unit     | ET per unit<br>2018-21 (proposed) | Unit     | Description of proposed change   |
|--------------------------------|--|----------------------------------|----------|-----------------------------------|----------|--|
| RE00                           | Unconnected serviced land (ie undeveloped vacant land)                                   | 0.6                              | lot      | 0.6                               | lot      |  |
| <b>RE</b>                      |  | <b>Standard occupancy</b>        |          |                                   |          |  |
| RE01                           | Single residential dwelling (includes houses, units, flats, apartments and granny flats) | 1.0                              | dwelling | 1.0                               | dwelling |  |
| RE01                           | All other residential properties   | 1.0                              | dwelling | 1.0                               | dwelling |  |
| <b>AP</b>                      |  | <b>Accommodation (permanent)</b> |          |                                   |          |  |
| AP01                           | Nursing home/special care home   | 0.45                             | bed      | 0.45                              | bed      |  |
| AP02                           | Self-care retirement units/villas  | 1.0                              | dwelling | 1.0                               | dwelling |  |
| AP03                           | Self-care retirement – serviced unit (on-site)   | 1.0                              | dwelling | 1.0                               | dwelling |  |
| AP04                           | Self-care retirement – serviced unit (off-site)  | 1.0                              | dwelling | 1.0                               | dwelling |  |
| AP05                           | Boarding house   | 0.5                              | bed      | 0.5                               | bed      | No change - 0.45 in proposed price and service plan (similar load expected to AP01 Nursing home/special care home), but subsequently amended to 0.5 to align with the NSW Water Directorate's 2017 <i>Section 64 Determinations of Equivalent Tenements Guidelines</i> |

| User category/and use code | Property type  | ET per unit          | Unit   | ET per unit          | Unit   | Description of proposed change   |
|----------------------------|--|----------------------|--|----------------------|--|--|
|                            |  | 2015-18 (actual)     |  | 2018-21 (proposed)   |  |  |
| <b>AS</b>                  | <b>Accommodation (short-term)</b>  |                      |  |                      |  |  |
| AS01                       | Caravan park – caravan/cabin/camping sites, including long-term sites<br><br>Previous year Q3 to current year Q3 annual water consumption measured by the property/site water meter, multiplied by the discharge factor, divided by the average annual residential water consumption, where: <ul style="list-style-type: none"> <li>discharge factor is 0.75; and</li> <li>average annual residential water consumption for the preceding financial year is based on TasWater’s most recent annual performance report</li> </ul> | Q3 to Q3<br><br>0.75 | annual water consumption<br><br>discharge factor   | Q3 to Q3<br><br>0.75 | annual water consumption<br><br>discharge factor   |  |
| AS01                       | Caravan park (alternative method) – caravan/cabin/camping sites, including long-term sites<br>Applies where previous year Q3 to current year Q3 annual water consumption data is not available<br>On application, direct measurement of sewage flow may be considered. Customers pay the costs of supply and installation of meters and meters must meet TasWater’s requirements   | 0.45<br><br>0.5      | site<br><br>toilet/shower in separate toilet block | 0.45<br><br>0.5      | site<br><br>toilet/shower in separate toilet block |  |
| AS02                       | Bed and breakfast/guest house  | 0.45                 | room   | 0.45                 | room   |  |
| AS03                       | Services – motel/hotel/resort room – medium density  | 0.45                 | room   | 0.45                 | room   | No change - TasWater suggested that hotel usage may be more accurately measured using a discharge factor, as for AS01 Caravan park and as proposed for BE04 Office |
| AS04                       | Services – motel/hotel/resort room – high density  | 0.45                 | room   | 0.45                 | room   | As above   |
| AS05                       | Backpackers/hostel   | 0.23                 | bed  | 0.23                 | bed  |  |
| AS06                       | Serviced/unserviced apartments   | 1.0                  | dwelling   | 0.45                 | room   | Currently equated to RE01 Single residential dwelling, change to reflect AS03 Services - motel/hotel/resort room - medium density, as similar load expected        |

| User category/and use code | Property type   | ET per unit<br>2015-18 (current)             | Unit   | ET per unit<br>2018-21 (proposed) | Unit   | Description of proposed change   |
|----------------------------|---|--|--|-----------------------------------|--|--|
| <b>AM</b>                  |   | <b>Accommodation (medical care)</b>          |  |                                   |  |  |
| AM01                       | Hospital  | 0.971  | bed  | 0.971                             | bed  |  |
| AM02                       | Hostel (medical)  | 0.971  | bed  | 0.971                             | bed  |  |
| <b>BE</b>                  |   | <b>Business (excluding food preparation)</b> |  |                                   |  |  |
| BE01                       | Single retail shop  | 0.003  | gross building floor area (GBFA) (M <sup>2</sup> ) | 0.003                             | GBFA (M <sup>2</sup> )                           |  |
| BE02                       | Supermarket   | 0.003  | GBFA (M <sup>2</sup> )                             | 0.003                             | GBFA (M <sup>2</sup> )                           | Trade waste load has been removed  |
| BE03                       | Shopping centre   | 0.002  | GBFA (M <sup>2</sup> )                             | 0.002                             | GBFA (M <sup>2</sup> )                           | Trade waste load has been removed  |
| BE04                       | Office  | 0.006  | GBFA (M <sup>2</sup> )                             | Q3 to Q3<br><br>0.95              | annual water consumption<br><br>discharge factor | Alternative method in response to customer feedback:<br><br>Previous year Q3 to current year Q3 annual water consumption measured by the property/site water meter, multiplied by the discharge factor, divided by the average annual residential water consumption, where: <ul style="list-style-type: none"> <li>• discharge factor is 0.95; and</li> <li>• average annual residential water consumption for the preceding financial year is year based on TasWater's most recent annual performance report</li> </ul> |
| BE04                       | Office (alternative method) – Applies where previous year Q3 to current year Q3 annual water consumption data is not available, for example for multi-use, single meter connections | 0.006  | GBFA (M <sup>2</sup> )                             | 0.006                             | GBFA (M <sup>2</sup> )                           |  |
| BE05                       | Hairdresser/beauty salon*   | 0.8  | basin  | 0.79                              | basin  | Decrease - 0.8 in proposed price and service plan, but subsequently amended to 0.79 to align with NSW Guidelines   |
| BE06                       | Laundromat*   | 0.7  | machine  | 0.71                              | machine  | Increase - 0.7 in proposed price and service plan, but subsequently amended to 0.71 to align with NSW Guidelines   |

\* Trade waste ET to be subtracted from total assessment to account for trade waste charges

| User category/and use code                                  | Property type                                  | ET per unit               | Unit                                | ET per unit        | Unit  | Description of proposed change   |
|---|--|---------------------------|-------------------------------------|--------------------|---|--|
|   |  | 2015-18 (current)         |                                     | 2018-21 (proposed) |   |  |
| <b>BE Business (excluding food preparation) (continued)</b> |  |                           |                                     |                    |   |  |
| BE07  | Medical centre                                 | 0.6                       | consulting room                     | 0.63               | consulting room                                     | Increase - 0.6 in proposed price and service plan, but subsequently amended to 0.63 to align with NSW Guidelines   |
| BE08  | Service station                                | 0.9                       | lane                                | 0.9                | lane  |  |
| BE09  | Car wash (wand wash)                           | 0.5                       | wand                                | 0.6                | toilet/shower                                       | From wand to toilet/shower, as load expected to be predominately trade waste   |
| BE10  | Car wash (drive through)                       | 1.0                       | lane                                | 0.6                | toilet/shower                                       | From lane to toilet/shower, as load expected to be predominately trade waste   |
| BE11  | Animal boarding                                | 0.075                     | kennel                              | 0.075              | kennel  |  |
|   |  | 0.006                     | GBFA (M <sup>2</sup> ) office space | 0.006              | floor area office (M <sup>2</sup> )                 |  |
| BE13  | Airport  | case-by-case <sup>#</sup> | case-by-case                        | case-by-case       | case-by-case  |  |
| BE14  | Nursery  | 0.003                     | GBFA (M <sup>2</sup> )              | 0.6                | toilet/shower                                       | From GBFA (M <sup>2</sup> ) to toilet/shower, as water use expected to be predominately outdoor (to plants)  |
| <b>MP Meal preparation</b>                                  |  |                           |                                     |                    |   |  |
| MP01  | Restaurant/café                                | 0.008                     | GBFA (M <sup>2</sup> )              | 0.008              | GBFA (M <sup>2</sup> )                              |  |
| MP02  | Take away/fast food no public amenities        | 0.008                     | GBFA (M <sup>2</sup> )              | 0.008              | GBFA (M <sup>2</sup> )                              |  |
| MP03  | Take away/fast food including public amenities | 0.016                     | GBFA (M <sup>2</sup> )              | 0.016              | GBFA (M <sup>2</sup> )                              |  |
| MP04  | Catering                                       | 0.008                     | GBFA (M <sup>2</sup> )              | 0.008              | GBFA (M <sup>2</sup> )                              |  |
| <b>FM Food manufacture</b>                                  |  |                           |                                     |                    |   |  |
| FM01  | Meat – abattoir/smallgoods                     | 0.008                     | GBFA (M <sup>2</sup> )              | 0.6                | toilet/shower                                       | From GBFA (M <sup>2</sup> ) to toilet/shower plus floor area office and staff rooms (M <sup>2</sup> ), as significant trade waste load and likely double counting for GBFA (M <sup>2</sup> ) |
|   |  |                           |                                     | 0.003              | floor area office and staff rooms (M <sup>2</sup> ) |  |
| FM02  | Dairy – milk                                   | 0.008                     | GBFA (M <sup>2</sup> )              | 0.6                | toilet/shower                                       | As above   |
|   |  |                           |                                     | 0.003              | floor area office and staff rooms (M <sup>2</sup> ) |  |

<sup>#</sup> case-by-case – individual assessment based on specific identified multiple uses, similar to ET00

| User category/and use code | Property type                        | ET per unit       | Unit                   | ET per unit        | Unit   | Description of proposed change   |
|----------------------------|--------------------------------------|-------------------|------------------------|--------------------|--|--|
|                            |                                      | 2015-18 (current) |                        | 2018-21 (proposed) |  |  |
| <b>FM</b>                  | <b>Food manufacture (continued)</b>  |                   |                        |                    |  |  |
| FM03                       | Dairy – cheese, butter, yoghurt      | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | From GBFA (M <sup>2</sup> ) to toilet/shower plus floor area office and staff rooms (M <sup>2</sup> ), as significant trade waste load and likely double counting for GBFA (M <sup>2</sup> ) |
| FM04                       | Dairy – ice cream                    | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |
| FM05                       | Grain – flour milling/bakery         | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |
| FM06                       | Grain – biscuits and cakes           | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |
| FM07                       | Beverages – beer                     | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |
| FM08                       | Beverages – soft drinks and cordials | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |
| FM09                       | Other – eg confectionery             | 0.008             | GBFA (M <sup>2</sup> ) | 0.60<br>0.003      | toilet/shower<br>floor area office<br>and staff rooms<br>(M <sup>2</sup> ) | As above   |

| User category/and use code | Property type  | ET per unit<br>2015-18 (current)   | Unit                   | ET per unit<br>2018-21 (proposed) | Unit   | Description of proposed change   |
|----------------------------|--|--|------------------------|-----------------------------------|--|--|
| <b>TL</b>                  |  | <b>Textile and leather</b>   |                        |                                   |  |  |
| TL01                       | Wool – wool scour  | 0.004  | GBFA (M <sup>2</sup> ) | 0.6                               | toilet/shower  | GBFA (M <sup>2</sup> ) and toilet/shower in proposed price and service plan, but GBFA (M <sup>2</sup> ) subsequently removed |
| TL02                       | Wool – felt and carpet, dyeing and spinning                  | 0.004  | GBFA (M <sup>2</sup> ) | 0.6                               | toilet/shower  | As above   |
| <b>MM</b>                  |  | <b>Metal processing and manufacturing (2015-18)/Other Industrial, metal processing and manufacturing (2018-21)</b> |                        |                                   |  |  |
| MM01                       | Factory/workshop/warehouse                                   | 0.6  | toilet/shower          | 0.6                               | toilet/shower  |  |
| MM02                       | Metal finishing – electroplating, anodising, galvanising     | 0.6  | toilet/shower          | 0.6                               | toilet/shower  |  |
| MM03                       | Engineering – machine shops, sheet metal, foundry, extrusion | 0.6  | toilet/shower          | 0.6                               | toilet/shower  |  |
| MM04                       | Engineering – rolling  | 0.6  | toilet/shower          | 0.6                               | toilet/shower  |  |
| MM05                       | Manufacturing – concrete products                            | 0.6  | toilet/shower          | 0.6                               | toilet/shower  |  |
| <b>SL</b>                  |  | <b>Services</b>  |                        |                                   |  |  |
| SL01                       | Services – laboratories                                      | 0.01   | GBFA (M <sup>2</sup> ) | 0.01                              | GBFA (M <sup>2</sup> )                                   |  |
| SL02                       | Services – laundries - industrial                            | 0.006  | GBFA (M <sup>2</sup> ) | 0.006                             | GBFA (M <sup>2</sup> )                                   |  |
| <b>EF</b>                  |  | <b>Entertainment</b>   |                        |                                   |  |  |
| EF01                       | Licensed club  | 0.008  | GBFA (M <sup>2</sup> ) | 0.008                             | GBFA (M <sup>2</sup> )                                   |  |
| EF02                       | Pub/bar  | 0.008  | GBFA (M <sup>2</sup> ) | 0.008                             | GBFA (M <sup>2</sup> )                                   |  |
|                            |  | 0.45   | accommodation          | 0.45                              | accommodation  |  |
| EF03                       | Cinema/theatre/pubic entertainment                           | 0.014  | visitor                | 0.014                             | visitor  |  |
| EF04                       | Conference centre  | 0.014  | visitor                | 0.014                             | visitor  |  |
| EF05                       | Marina   | 0.008  | GBFA (M <sup>2</sup> ) | 0.008                             | floor area club/function/meeting rooms (M <sup>2</sup> ) | Expanded description of unit to reflect likely waste water generation rather than berths (as in NSW Guidelines) or GBFA      |

| User category/and use code | Property type                     | ET per unit                          | Unit   | ET per unit        | Unit  | Description of proposed change |
|----------------------------|-----------------------------------|--------------------------------------|--|--------------------|---|--------------------------------|
|                            |                                   | 2015-18 (current)                    |  | 2018-21 (proposed) |   |                                |
| <b>SF</b>                  |                                   | <b>Sporting/spectator facilities</b> |  |                    |   |                                |
| SF01                       | Sports stadium                    | 0.6                                  | 0.6 per amenity plus 0.008 per M <sup>2</sup> clubrooms (GBFA) | 0.6<br>0.008       | 0.6 per amenity plus 0.008 floor area club/function/meeting rooms (M <sup>2</sup> ) | Expanded description of unit   |
| SF02                       | Amenities and indoor facilities   | 0.6                                  | 0.6per amenity plus 0.008 per M <sup>2</sup> clubrooms (GBFA)  | 0.6<br>0.008       | 0.6 per amenity plus 0.008 floor area club/function/meeting rooms (M <sup>2</sup> ) | Expanded description of unit   |
| SF03                       | Hockey field – artificial surface | 0.008                                | GBFA (M <sup>2</sup> )   | 0.6<br>0.008       | 0.6 per amenity plus 0.008 floor area club/function/meeting rooms (M <sup>2</sup> ) | Expanded description of unit   |
| SF04                       | Sports ground irrigated area      | 0.6                                  | shower   | 0.6                | shower  |                                |
|                            |                                   | 0.6                                  | toilet   | 0.6                | toilet  |                                |
| SF05                       | Bowling alley                     | 0.55                                 | lane   | 0.55               | lane  |                                |
| SF06                       | Bowling green                     | 0.008                                | GBFA (M <sup>2</sup> )   | 0.6<br>0.008       | 0.6 per amenity plus 0.008 floor area club/function/meeting rooms (M <sup>2</sup> ) | Expanded description of unit   |
| SF07                       | Swimming pool – indoor/outdoor    | case-by-case                         | case-by-case   | case-by-case       | case-by-case  |                                |
| SF08                       | Gymnasium                         | 0.6                                  | amenities  | 0.6                | shower/toilet   | Expanded description of unit   |

| User category/and use code | Property type                                    | ET per unit                 | Unit                   | ET per unit        | Unit  | Description of proposed change  |
|----------------------------|--|-----------------------------|------------------------|--------------------|---|---|
|                            |  | 2015-18 (current)           |                        | 2018-21 (proposed) |   |   |
| <b>CF</b>                  |  | <b>Community facilities</b> |                        |                    |   |   |
| CF01                       | Child care centre/pre school                     | 0.057                       | child                  | 0.05               | child   | Decrease - 0.057 in proposed price and service plan, but subsequently amended to 0.05 to align with CF02 Education – school (primary, secondary, college)   |
| CF02                       | Education – school (primary, secondary, college) | 0.057                       | student                | 0.05               | student   | Inclusion of ‘college’ (was previously included under CF03) ie no change to rate or basis<br>Trade waste load has been removed<br>Decrease - 0.057 in proposed price and service plan, but subsequently amended to 0.05 to align with NSW Water Directorate’s 2017 Guidelines   |
| CF03                       | Education – TAFE/university (tertiary)           | 0.057                       | student                | 0.02               | student   | See CF02 above, ‘college’ removed<br>Trade waste load has been removed<br>Decrease - 0.024 in proposed price and service plan, but subsequently amended to 0.02 to align with NSW Water Directorate’s 2017 Guidelines<br>Loading for tertiary expected to be lower than secondary as food preparation generally considered separately |
| CF04                       | Correction centre                                | 0.75                        | person                 | 0.75               | person  |   |
| CF05                       | Church/place of worship                          | 0.003                       | GBFA (M <sup>2</sup> ) | 0.60<br>0.008      | 0.6 per amenity and if kitchen, 0.008 floor area function/meeting rooms (M <sup>2</sup> ) | From GBFA (M <sup>2</sup> ) to public amenity and if kitchen, floor area of function/meeting rooms  |
| CF06                       | Community centre/hall                            | 0.003                       | GBFA (M <sup>2</sup> ) | 0.60<br>0.008      | 0.6 per amenity and if kitchen, 0.008 floor area function/meeting rooms (M <sup>2</sup> ) | From GBFA (M <sup>2</sup> ) to public amenity and if kitchen, floor area of function/meeting rooms  |
| CF07                       | Parks/gardens/reserves                           | 0.6                         | shower/toilet          | 0.60               | amenity   | Minor change to description of unit   |
| CF08                       | Public amenities (per shower)                    | 0.6                         | shower                 | 0.60               | shower  |   |
| CF09                       | Public amenities (per toilet)                    | 0.6                         | toilet                 | 0.60               | toilet  |   |



| User category/and use code | Property type   | ET per unit       | Unit         | ET per unit        | Unit         | Description of proposed change  |
|----------------------------|---|-------------------|--------------|--------------------|--------------|---|
|                            |   | 2015-18 (current) |              | 2018-21 (proposed) |              |   |
| <b>Other</b>               |   |                   |              |                    |              |   |
| CP00                       | Telstra/Aurora/Council – properties that do not have any sewerage facilities (eg exchanges, substations and roundabouts/parks that do not have any buildings or small pieces of land) (may include private parcels that have no likelihood of future development) | null              | null         | null               | null         |   |
| CP01                       | Telstra/TasNetworks/Council – properties that have sewer facilities (eg exchanges, substations and roundabouts/parks that have small buildings as well). Bigger buildings to be assessed per M <sup>2</sup> under the Office code (BE04)                          | 1.0               | default 1.0  | 1.0                | default 1.0  |   |
| ET00                       | Mixed use, a generic code for properties which might have multiple use, such as multiple use free hold titles   | case-by-case      | case-by-case | case-by-case       | case-by-case |   |
| MH01                       | Motor home dump points (located outside caravan parks)  | 1.0               | default 1.0  | 1                  | default 1.0  |   |
| NR01                       | Non-residential property with a water connection and no sewer connection (not within serviced land)   | null              | null         | null               | null         | Decrease for STED scheme customers from 0.9 to 0.7 per unit to account for increased cost to owners of desludging their septic tank every three years |
| NULL                       | Properties with no sewer connection   | null              | null         | null               | null         | As above  |
| RU01                       | Residential property with a water connection and no sewer connection (not within serviced land)   | null              | null         | null               | null         | As above  |