

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

User category/ end use code	Property type	ET per unit	Unit	ET per unit	Unit	Description of proposed change
		2015-18 (current)		2018-21 (proposed)		
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  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  0.75	annual water consumption  discharge factor	Q3 to Q3  0.75	annual water consumption  discharge factor	
AS01	Caravan park (alternative method) – caravan/cabin/camping sites, including long-term sites Applies where previous year Q3 to current year Q3 annual water consumption data is not available 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  0.5	site  toilet/shower in separate toilet block	0.45  0.5	site  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 2015-18 (current)	Unit	ET per unit 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  0.95	annual water consumption  discharge factor	Alternative method in response to customer feedback:  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 0.003	toilet/shower floor area office and staff rooms (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 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above
FM05	Grain – flour milling/bakery	0.008	GBFA (M <sup>2</sup> )	0.60 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above
FM06	Grain – biscuits and cakes	0.008	GBFA (M <sup>2</sup> )	0.60 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above
FM07	Beverages – beer	0.008	GBFA (M <sup>2</sup> )	0.60 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above
FM08	Beverages – soft drinks and cordials	0.008	GBFA (M <sup>2</sup> )	0.60 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above
FM09	Other – eg confectionery	0.008	GBFA (M <sup>2</sup> )	0.60 0.003	toilet/shower floor area office and staff rooms (M <sup>2</sup> )	As above

User category/and use code	Property type	ET per unit 2015-18 (current)	Unit	ET per unit 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		ET per unit		Description of proposed change
		2015-18 (current)	Unit	2018-21 (proposed)	Unit	
<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 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 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 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 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 Trade waste load has been removed 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 Trade waste load has been removed Decrease - 0.024 in proposed price and service plan, but subsequently amended to 0.02 to align with NSW Water Directorate’s 2017 Guidelines 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 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 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