

HC Rentals Solutions

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Specialising in managing your property is my primary business

Water charging and your rental property

If your investment property does not have an individual water meter, water charges cannot be passed onto to the tenant as per the provisions of the *Residential Tenancies and Rooming Accommodation Act 2009*.

If your property has an individual water meter and is not water efficient, the lessor must pay for a reasonable amount of water.

If your property has an individual water meter and is deemed water efficient, the lessor may pass on total water consumption charges to the tenant. It is strongly recommended that a plumber certificate or sufficient evidence is kept on file in the event the tenant disputes that the property is water efficient in compliance with the relevant legislation.

The process for water charging will depend on which criterion above your property fits. Water is not a simple matter; regrettably water billing cycles never meet tenancy cycles and as water is an essential service sometimes lessors may end up paying for water bills which would part of the cost of investment.

We strongly encourage our clients to pass on the water bills received by you to our agency as quickly as possible. We then pass on to your tenants in accordance with the terms of the management agreement.

What is a water efficient rental premises?

A rental premises is considered water efficient if certain water fixtures meet the standards listed in the table below.

| Water efficient devices | Minimum water efficient standard required |
|---|--|
| Internal cold water taps and single mixer taps (excluding bathtub taps and taps for appliances) | A maximum flow rate of nine litres per minute. |

| | |
|-------------|---|
| Showerheads | A maximum flow rate of nine litres per minute. |
| Toilets | A dual flush function not exceeding six point five (6.5) litres on full flush and three point five (3.5) litres on half flush and a maximum average flush volume of four litres (based on the average of one full flush and four half flushes). |

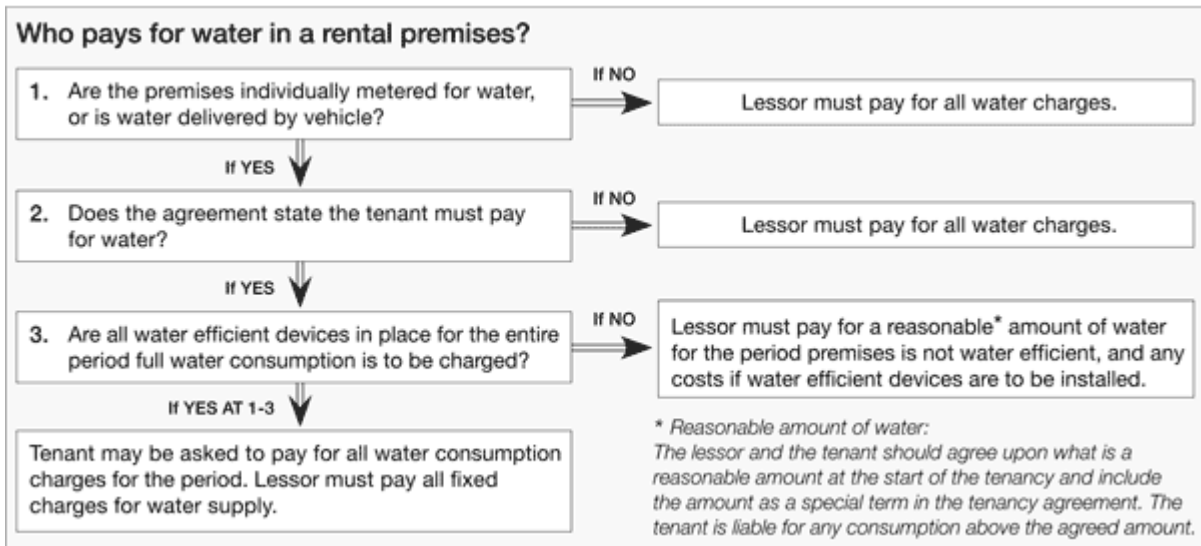
How can the lessor/agent prove the premises are water efficient?

At the start of the tenancy agreement, the lessor/agent and tenant should negotiate arrangements for water charging. The presence of water efficient devices should be noted on the Entry Condition Report (Form 1a).

Lessors/agents should be able to demonstrate the presence of water efficient devices where it may be unclear, such as by providing copies of:

- plumbing reports
- paperwork from 'Home WaterWise' services
- receipts
- packaging
- warranties or instruction manuals for taps and showerheads, etc.

For any water fixtures produced from 2005 onwards, the easiest way to check if they meet the required efficiency standard is to look for products with a WELS rating of three stars or higher. WELS is Australia's water efficiency labeling scheme which rates fixtures including taps, showerheads and toilets according to water efficiency - the more stars the better. To find out more about the scheme or search the registered product database, visit www.waterrating.gov.au.



Water saving tips can be found on the [Queensland Government website](http://www.qld.gov.au).

Sourced from www.rta.qld.gov.au