

# Sub-Metering

## Fact Sheet

### What is sub-metering?

Sub-meters are individual water meters attached to units or lots in a multi-unit development. The term also differentiates sub-meters from master meters, which measure the supply of water to a complex as a whole.

A sub-metering system provides opportunities for individual units to track and pay for the water they use. This is in contrast to multi-unit developments which have only one master meter with the overall bill divided between the respective units or lots, usually according to lot entitlement.

### Why is sub-metering useful?

Sub-metering enables water service providers such as Logan City Council to provide water consumption information to individual unit owners and directly charge those owners for their actual water consumption.

Sub-metering allows for equity of water charges for residents in multi-unit developments. It also encourages efficient use of water by increasing individual accountability for water consumption.

### Is sub-metering compulsory in new developments, built after 1 January 2008?

On 1 January 2008 the Queensland Plumbing and Wastewater Code made it compulsory for all new residential multi-unit developments and some non-residential premises to have sub-meters installed.

### Is sub-metering compulsory in existing developments, built before 1 January 2008?

It is not compulsory to retro-fit sub-meters to existing multi-unit developments as it may be impractical to sub-meter all units in existing complexes. The body corporate can however, elect to do so at its own cost.

### Does Council offer alternative billing arrangements for Community Title Schemes, built before 1 January 2008?

In October 2012, Logan City Council adopted the Community Title Scheme Billing and Sub-Metering Policy. The objective of this policy is to define the billing and sub-metering arrangements for units or lots in a Community Title Scheme. Copies of the policy can be found on the Logan City Council website: [www.logan.qld.gov.au](http://www.logan.qld.gov.au).

### How can I receive an individual bill for my unit?

A written application must be lodged by the body corporate. An agreement will be drawn up by Council to be completed and stamped with the body corporate seal. The agreement will be executed, an inspection undertaken to ensure the sub-meters meet the necessary requirements and the initial/ start reading of the sub-meters will be obtained.

Two official readings (which currently occur quarterly) are required before water usage at the complex can be charged to the individual unit owners. The executed agreement will indicate when individual billing will commence.

### Why are two meter readings required before individualised accounts can be issued?

There are a number of reasons for this:

1. Two meter readings are required to determine the amount of water that has passed through the sub-meters during a certain period of time, ie. Between official meter readings.
2. Without the two readings from all meters within the complex (including the master meter) it is impossible to accurately determine the common area water usage charges to be billed to the body corporate.
3. Initial readings taken at the time of inspection are unlikely to align with the cyclic reading of the

master meter and therefore cannot be used for billing purposes. However, where possible Council will attempt to align the initial inspection with the cyclic reading of the master meter.

## Who owns the sub-meter?

- For properties constructed after 1 January 2008 Council owns the sub-meter.
- For properties constructed before 1 January 2008 the sub-meter remains the property of the body corporate and is therefore privately owned.

## Who is responsible for maintenance of the sub-meter?

- For properties constructed after 1 January 2008, Council is responsible for the maintenance and replacement of sub-meters.
- For properties constructed prior to 1 January 2008, Council does not maintain or replace privately owned sub-meters. This is the responsibility of the body corporate and is essential to ensure compliance with the terms of the agreement.

## How do I access more information about sub-metering?

### Web

<http://www.logan.qld.gov.au>

### Customer Service Counters

Administration Centre:

(Monday to Friday, 8am – 5pm)

Beenleigh & Jimboomba:

(Monday to Friday, 8am-4:45pm)

### Mail

Logan City Council, PO Box 3226, Logan City DC  
Qld 4114

### Email

[council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

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**In relation to sub-meter requirements and installation**  
*(direct to Council's Plumbing and Drainage team)*

**Billing of sub-meters or entering into an agreement**  
*(direct to Council's Meter Reading and Data Management team)*

Phone **3412 3412**

Visit [www.logan.qld.gov.au](http://www.logan.qld.gov.au)

Email [council@logan.qld.gov.au](mailto:council@logan.qld.gov.au)

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**For more information**