

Poowong, Loch & Nyora Sewerage Service Areas & Pricing Principles

Service Areas

Two service areas have been identified for the Poowong, Loch and Nyora Sewerage Scheme.

\$800 Service Area (Mandatory Scheme Area)

The \$800 Service Area reflects the centralised location and size of the land and is generally comprised of those small township allotments that do not have the capacity to treat and contain their own effluent.

As a general rule, properties within the \$800 Service Area are:

- Within the central township area; and/or
- Developed lots, not able to retain effluent onsite; and/or
- Less than 2,000m²; and/or
- Public lands and community facilities such as schools and recreation reserves
- Some lots may be larger than 2,000m², but are surrounded/bordered by lots smaller than 2,000m²

\$5,000 Voluntary Service Area

The Voluntary Service Area reflects land that has the capacity to treat its own effluent – generally greater than 2,000m². South Gippsland Water has extended the sewer network to capture most of the properties identified in the original scheme area. All properties within this area will be able to connect, including those with non-compliant waste systems.

As a general rule properties within the Voluntary Service Area are:

- Outside the central township area; and/or
- Larger than 2,000m²; and/or
- Fronted by sewer mains

Other Notes

There have been some cases where properties have been left out of both the \$800 Service Area and the Voluntary Service Areas. This may be due to the fact that the properties are:

- Large allotments greater than 4,000m²; and/or
- Not fronted by a sewer main; and/or
- Undeveloped on the edge of other developed areas or past the end of sewer mains; and/or
- Difficult and costly to service.

New Subdivisions (All Service Areas)

New Subdivisions, either within or outside of the service areas, will be required to pay their own developer costs. A New Customer Contribution is required to be paid by either the developer applicable at the time of subdivision or the owner on connection (\$10,000 2015/16). For more information see the Land Developers Manual available for download at www.sgwater.com.au/development/land-development/

Development of Vacant Land Within Service Areas

Upon the development of vacant land within either of the service areas, the property must connect to the sewerage system. The subsidised rate applies until 30 June 2016.

Service Area Maps:

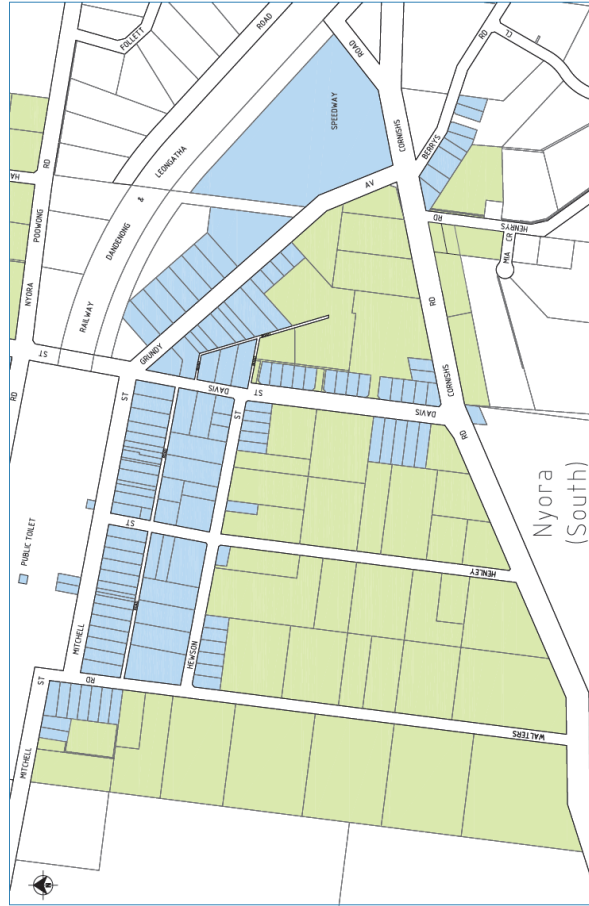
View the Service Area Maps over the page, or download PDF files from www.sgwater.com.au/projects/sewage-schemes/



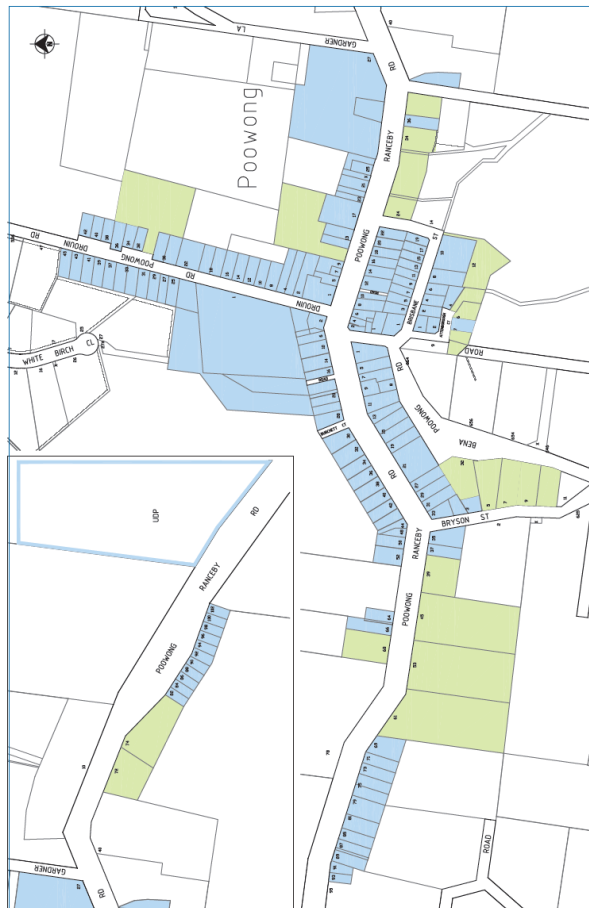
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Service Areas & Pricing Principles

Service Area Maps



Voluntary Service Area



\$800 Service Area



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Service Areas & Pricing Principles



Pricing Principles

Pricing Principles for connection to the Poowong, Loch and Nyora Sewerage Scheme are:

\$800 Service Area (Mandatory Scheme Area (excluding owner property connection costs))

- All property owners will pay a once off Scheme Capital Contribution of \$800
- All developed properties are required to connect
- Developed and Vacant land connected by 30 June 2016 will fall under the \$800 Scheme Contribution. No pump units will be installed on vacant land.
- Vacant land developed after 30 June 2016 will pay On Property Infrastructure Costs currently estimated at \$9,200 in addition to the initial \$800 Scheme Capital Contribution.
- All properties (developed and vacant land) will be required to pay annual wastewater tariffs from the scheme commissioning date (currently \$450.45 for a developed property and \$254.85 for vacant land 2015/16)

Note: Owners Property Connection Costs are in addition to the above charges

Voluntary Service Area (excluding owner property connection costs)

- Property owners who commit to connect before 31 January 2016 and connected by 30 June 2016 will pay a subsidised New Customer Contribution of \$5,000.
- Property owners who connect after 30 June 2016 will pay a full New Customer Contribution, currently \$10,000 for 2015/16.
- All connected properties in the Voluntary Service Area will pay the same annual wastewater tariffs as the \$800 Service Area (currently \$450.45 for a developed property 2015/16). No annual wastewater tariffs apply to vacant properties or properties not connected

Note: Owners Property Connection Costs are in addition to the above charges

All Others i.e. Outside Service Areas

Must pay costs to extend sewer main, in addition to New Customer Contribution charges, and On Property Infrastructure Costs applicable at the time of connection.

Costs will be variable dependent on the individual property & the length of sewer main to be installed. Owner Property Connection Costs are the responsibility of the home owner.

On Property Infrastructure Costs

These costs relate to the supply and installation of infrastructure on your property such as; the pump unit, boundary kit and electrical control panel.

Owner Property Connection Costs

Our Connections Team will visit your property and provide a quote to connect your existing plumbing to the system (including decommissioning of your septic tank), OR you can organise your own licensed plumber to conduct the works.

Home owners will be responsible for paying the plumbing costs of connecting their house/dwelling to the pump unit. This includes decommissioning the existing septic tank and re-arranging/connecting plumbing to the pump unit.

Indicative Owner Property Connection Costs

Plumbing costs (re-arranging)	\$1,000-\$2,500
Decommissioning Septic Tank	\$1,500
Total Indicative*	\$2,500-\$4,000

*Indicative estimates only, individual properties will vary dependant on age, size and location of existing plumbing components.

Electrical switchboards must comply with Australian Standards and meet safety requirements; some homes will require electrical switchboard upgrades for safety reasons. Additional costs may be incurred if an electrical switchboard upgrade is required.

For more information contact South Gippsland Water on 1300 851 636

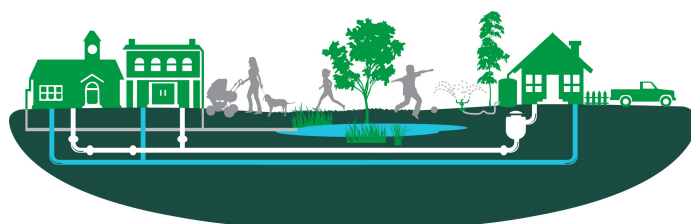
or email sgwater@sgwater.com.au

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Service Areas & Pricing Principles

Pricing Summary Table

	\$800 Service Area Mandatory Scheme Contribution	New Customer Contribution (NCC)	On Property Infrastructure Cost	Total Payment / Contribution Required
During Subsidy Period (Commitment to connect by 31 January 2016 - Connection Complete by 30 June 2016)				
\$800 Service Area (Mandatory Scheme Area)	\$ 800	n/a	Waived	\$800
Voluntary Service Area	n/a	\$ 5,000	Included in NCC	\$ 5,000
Outside Serviced Areas	n/a	\$10,000*	Included in NCC	\$10,000*
After Subsidy Period (From 1 July 2016)				
\$800 Service Area (Mandatory Scheme Area)	\$ 800 (Invoiced at scheme commissioning)	n/a	\$ 9,200**	\$ 10,000**
Voluntary Service Area	n/a	\$10,000*	Included in NCC	\$ 10,000*
Outside Serviced Areas	n/a	\$10,000*	Included in NCC	\$ 10,000*
Notes				
CPI applies to non-scheme payments				
Scheme contribution of \$800 is payable 28 days from scheme commissioning/construction completion by all properties within \$800 Service Area. \$800 Scheme Contribution is due for both developed & vacant land. No pump units installed on vacant land.				
\$800 can be paid over 20 years— converts to \$1,600 over 20 years.				
* New Customer Contributions vary annually with CPI and Essential Services Commission pricing determinations.				
** On Property Infrastructure Costs to be charged as the difference between the NCC at time of connection and \$800 initial Scheme Contribution.				
Property owners/developers Outside Serviced Areas are required to provide/cover costs for reticulation pipes to connect to sewer network.				
South Gippsland Water Tariffs				
Apply on both developed properties and vacant land within \$800 Service Area immediately following scheme commissioning or the connection date, whichever is the earlier.				
Apply only on connected properties within the Voluntary Service Areas from the connection date.				
Apply only on connected properties outside the serviced areas from the connection date.				
Owner Property Connection Costs				
The property owner is responsible for plumbing costs of connecting the pump unit and rearranging and connecting plumbing to the pump unit and decommissioning of septic tank. Estimated between \$2,500 and \$4,000.				
Household electrical switchboards must meet Australian Standards—additional costs may be incurred if an electrical switchboard upgrade is required.				
Ongoing costs of electricity supplied to pump unit—Estimated at \$30—\$50 p.a.				



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