



STRATAWATER  
SOLUTIONS

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**Strata Water Solutions (SWS)** has been supplying, fixing and reading individual private sub-meters and managing the SA Water accounts for Strata and Community Corporations for over 24 years. Meters are read across the Adelaide metropolitan area and in regional centres throughout the state including Roxby Downs, Normanville, Victor Harbor, Port Lincoln, Port Augusta, Wallaroo and Murray Bridge.

### **Metering**

Sub meters are either fixed by our contract plumbers, incorporated into new building developments or fixed by the customer's own plumber. In our case we stock and install Itron water meters, the same meters used by SA Water, Sydney Water and other major water suppliers. They retail at \$110 and can be ordered directly from SWS should you engage the services of your own plumber to install.

Our standard fee for meter supply and fit starts at \$305 (inc GST). Following a plumber inspection a written quote is provided for jobs where sub-metering is considered viable. There are variations to the standard fee e.g. where an isolation valve or additional pipework is required, meters are to be fitted in in-ground valve boxes, or bricks/pavers are to be removed and reinstated. If access is an issue, a remote reading device can be fitted to the meter. The cost for a remote reading device starts at \$160, this figure can vary depending on the manufacturer of the meter. Remote reading enables the meter to be read from outside the property and avoid any interruptions at reading time. It also allows the meter to be fixed in obscure positions e.g. in the ceiling or below a kitchen sink.

### **Reading & Billing**

SWS reads a Corporation's SA Water meter and all Corporation sub-meters during the same read window used by SA Water. The Corporation's SA Water usage account is issued to us, unit owners are then billed individually based on their private water meter reading. There are adjustments required to balance to the SA Water account, usually due to variations in the reading date. We collect usage funds from owners and pay off the Corporation's SA Water usage account. Note that Strata Water Solutions collects strictly to the value of SA Water's new usage charges for the Corporation for each quarter.

There may also be adjustments necessary for unallocated or common ground usage (identified by subtracting combined sub-meter usage from the main meter usage) and this can by request, be either billed separately to the Strata/Community Corporation or split evenly over the entire group.

If the concept of private metering is of interest to your Corporation, in the first instance we suggest consulting your Body Corporate Manager and/or Presiding Officer of the Strata/Community Corporation. A plumber inspection can be arranged upon receipt of a request from one of these Corporation representatives.

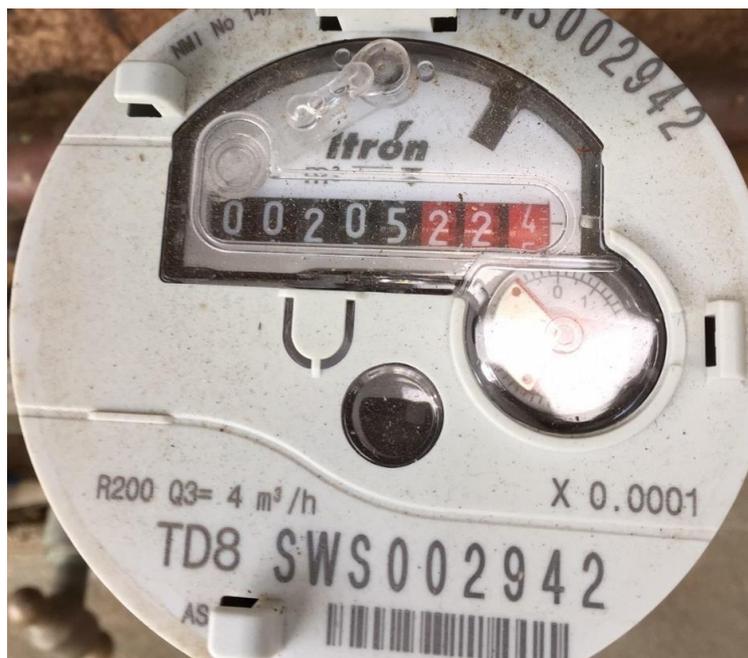
## 2019-2020 Annual Management Fee with Corporation Account

**\$13.75 per lot per quarter (\$55 per lot per annum)**

**PLUS**

**\$55 per Corporation per annum**

✓	Agency of SA Water common supply account
✓	Reading Corporation's SA Water meter and sub-meters in line with SA Water's quarterly read window
✓	Follow up of meter non-reads due to inaccessible/unreadable meters—Corporation SA Water meter and sub-meters
✓	Preparing and forwarding reads/usages to the Corporation to accompany an SA Water high usage notification
✓	Analysis of reads (generally within 1-7 days of read date)
✓	Contacting owners by phone or email (where available) to advise of significant usage anomalies
✓	Owners billed for water usage based on sub-meter reads
✓	Corporation water usage reconciliation and usage summary
✓	Adjustments to SA Water account – pro-rata adjustments to each owner's usage which factor in differences in read dates and balance to the total value of the Corporation's SA Water account
✓	Unallocated/Common ground usage account billed to the Corporation
✓	Timely payment of SA Water common supply account
✓	Notification of suspected malfunctioning sub-meters (zero usage highlighted on quarterly account, direct contact for 3+ zero usages)
✓	Provision of reading data upon request to support Corporation leakage application to SA Water
✓	Liaison with conveyancers in relation to property settlement – more than 7 days in advance of settlement



*Itron 20mm cold water meter*

Other fees for 2019-2020 are as follows (all fees GST inclusive):

<b>METER READING</b>	
<b>Activity</b>	<b>Fee</b>
Water meter read only – billed annually to Corporation	\$6.50 per quarter
*Annual licence fee - remote reading	\$3.00 per meter p.a.
Start up read (for Corporations with existing meters)	\$55
Check meter read – call out	from \$39
* Collected on behalf of Itron, manufacturers of the remote reading units which allows us to take remote reads via their system. Applies only to meters fitted with Itron remote readers, included on our annual fees invoice.	
<b>METER INSTALLATIONS &amp; PLUMBING</b>	
<b>Activity</b>	<b>Fee</b>
Plumber inspection & written quote (fee refundable should job proceed)	\$55 (metro Adelaide)
**Standard installation fee- includes plumbing & Itron 20mm meter	\$305 per meter
Replacement of existing meter - standard, like for like replacement	from \$88 (standard)
** Standard installation excludes additional pipework, valve boxes, removal/reinstatement of concrete/paving & remote reading	
<b>METER SALES</b>	
<b>Activity</b>	<b>Fee</b>
Purchase meter and connections	\$110
Purchase remote reading device	from \$160 + fitting & programming
<b>SETTLEMENTS</b>	
<b>Activity</b>	<b>Fee</b>
Special meter reading (conveyancers & landlords) and advice (kL usage)	\$39
<b>OTHER CHARGES</b>	
<b>Activity</b>	<b>Fee</b>
Re-issue of accounts due to non-communication of change of address	Service charged at \$65 per hour (min 30 mins)
Re-issue of accounts due to non-communication of change of ownership. This will be invoiced to the Vendor's conveyancer in cases where Strata Water Solutions is retrospectively advised of settlement by any party.	
Overdue fees – see 'fees & charges' page at <a href="http://stratawater.com.au">stratawater.com.au</a>	



*Itron 20mm cold water meter with Cyble attached (remote reading device)*



*Cold and hot water sub-meters with remote reading devices. Hot water meter in this case is read by the Corporation's gas provider (for gas billing purposes), the cold water meter is read by SWS. We obtain hot water reads from the gas provider to bill owners for total water usage*