



Community Wastewater Management Systems Pricing Policy Statement

The following information is provided to inform customers of Adelaide Hills Council Community Wastewater Management Systems (CWMS) of how the current prices have been developed and the rationale for price movements between the current and previous years pursuant with requirements of the Essential Services Commission of South Australia (ESCOSA).

Description of the regulated Retail Services currently offered, as specified on the Pricing Schedule

Council owns, operates and manages CWMS in the townships of Birdwood, Mount Torrens, Kersbrook, Woodside, Charleston, Verdun and a small section of Stirling on Golflinks Road. The CWMS provides for the collection, management and treatment of sewage wastewater generated in these townships.

To fund the provision of this service Council imposes an annual service charge to recover the cost to council of establishing, operating, maintaining, improving and replacing infrastructure (taking into account depreciation of any assets and including future capital works). Council utilises differential pricing for vacant properties provided with a CWMS connection, applying a reduction in the annual service charge.

The CWMS connection fee represents a contribution by the owner, for any new additional CWMS connections, of their share of the capital cost of the scheme (i.e. new allotment and CWMS connections created by a land division process).

How the current pricing policies have been developed

Section 155 of the *Local Government Act 1999* provides that a council may impose, an annual service charge on land to which it provides, or makes available, a prescribed service. A “prescribed service” is defined to mean the collection, treatment or disposal (including by recycling) of waste, including wastewater. Section 155, therefore, entitles councils to recover the costs associated with the provision of CWMS services. CWMS charges are applied in accordance with the *‘Code for Establishing and Applying Property Units as a Factor for the Imposition of Annual Service Charges for CWMS’*.

The current CWMS pricing has been developed to enable Council to achieve full cost recovery in accordance with the National Water Initiative Pricing Principles and ESCOSA’s Minor to Intermediate Retailer’s Price Determination.

CWMS Charges 2024-25

Since the initial review of CWMS pricing in 2018, an independent consultant has been engaged annually to provide an assessment of Council’s compliance with the guidelines set out by ESOSA and the National Water Initiative (NWI) Pricing Principles. In previous years Council has been able to reduce CWMS fees to reflect some direct cost savings, however in 2024/25 Council has reviewed its

fees and has left them unchanged whilst still ensuring that the service is sustainable over the long term and compliant with Council obligations.

Pricing Schedule

The following fees apply to CWMS services provided by Council for the 2024/25 financial year. The fees for 2023/24 are provided for comparison purposes.

Fees	Unit of Measure	2023/24	2024/25
CWMS Annual Service Charge – Occupied	per Property Unit	\$826	\$826
CWMS Annual Service Charge – Vacant	per property	\$415	\$415
CWMS Capital Connection Fee	Per each additional CWMS connection	\$6300	\$6300

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