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## Property Investment Newsletter

February 2011

*This newsletter has been designed to keep you updated on what is happening within the industry and our Real Estate Office.*

### Water Efficiency Measures

Under Section 39 of The Residential Tenancies Act 2010 (RTA 2010), a rental property must be compliant with water efficiency measures.

To be able to recover water usage charges from a tenant:

- The premises must be separately metered, or water must be delivered to the premises that aren't connected to a water supply (section 39 (1) (a) RTA 2010).
- The premises must contain water efficiency measures prescribed by the RTA 2010 (SECTION 39 (1) (b) RTA 2010).

Clause 11 of the RTA 2010 prescribes that residential premises will comply with the water efficiency standards contemplated by section 39 (1) (b) RTA 2010 if they meet the following standards:

- All showerheads on the premises must have a maximum flow rate of 9 litres per minute.
- All internal cold water taps and single mixer taps for kitchen sinks or bathroom hand basins on the premises must have a maximum flow rate of 9 litres per minute.
- There must be no leaking taps on the premises at the commencement of the residential tenancy agreement or when the water efficiency measures are installed, whichever is the later.

#### **IF YOU DO NOT INTEND ON CHARGING YOUR TENANTS FOR WATER, THEN NO CHANGES NEED TO BE MADE.**

There were no new measures prescribed for water efficient toilets, although you may like to make general enquiries with local and state government councils to consider the current rebates on offer.

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#### **Please see over as a price indication from one of our local plumbers.**

- Please go ahead and arrange for my property to be compliant with the new laws.
- I do not wish to proceed with water efficiency measures and therefore will no longer be charging my tenants for water.

Landlord Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Property : \_\_\_\_\_

**PLEASE COMPLETE & RETURN THIS SECTION TO OUR OFFICE IN THE ENCLOSED  
PRE PAID ENVELOPE.**