

Equivalent Tenement classifications

What are Equivalent Tenements?

Non-residential, commercial and industrial properties may discharge more wastewater into the sewerage system than a residential property.

In recognition of this, sewerage charges are now based on Equivalent Tenements (ETs), a measure of the load a property places on the sewerage system.

An ET is based on the discharge of a standard residential dwelling.

ET assessments are based on the methodologies listed in this document, and calculated in accordance with the Water Services Association Australia (WSAA) Sewerage Code.

Where a property has multiple activities on site the ET assessment may be based on a calculation for each type of activity.

Discharge of non-domestic liquid trade waste will be recouped through the payment of Trade Waste charges.

How does my ET assessment affect my Sewerage Charge?

ET assessments are used to calculate the sewerage service charge target price. The sewerage service charge covers costs associated with treatment and disposal of domestic sewage.

The sewerage service charge target price increases proportionally with the ET assessment.

For example, the target price for a business assessed as 5 ETs will be 5 x the 1 ET sewerage service charge target price of \$488.71 (2012-13).

How does this change my old Sewerage Charge?

Target prices are the prices which eventually every customer will pay for that service. However, because there is currently a huge range of prices being paid by different customers, there is a gradual transition towards these new target prices.

If your current charge is above the target price, your charge freezes until the target price catches up. If your charge is still above the target in FY 2014-15, you will receive a 5% reduction.

If your current charge is below the target price, a maximum annual increase per ET of \$50 or 10% (whichever is greater) will apply.

For more information on price transitioning, please read the Commercial Customer Pricing Fact Sheet available on our website.

Business type	ETs per unit	Unit
Residential Dwellings		
All Residential dwellings	1 ET	Dwelling
Vacant lot	0.6000	Lot
Accommodation (Permanent)		
Nursing home / Special Care Home	0.4500	Bed
Self Care Retirement - Serviced Unit	1	Dwelling
Boarding House	0.5000	Bed
Caravan / Mobile Home Park	0.4500	per self-contained cabin
	0.5000	per toilet/shower in separate toilet block
Accommodation (Short Term)		
Caravan Park / Caravan / Cabin / Camping site	Case-by-case assessment	
Bed & Breakfast / Guest House	0.5000	Room
Motel / Hotel / Resort	0.4500	Room
Backpackers / Hostel	0.2300	Bed
Serviced / Unserviced Apartments	1.0000	Dwelling
Accommodation (Medical Care)		
Hospital	0.9710	Bed
Hostel (Medical)	0.9710	Bed
Business (Excluding food preparation)		
Single Retail Shop	0.0030	sqM (GBFA)
Supermarket	0.0030	sqM (GBFA)
Shopping Centre	0.0020 or case-by-case assessment	sqM (GBFA)
Office	0.0060	sqM (GBFA)
Hairdresser / Beauty Salon	0.8000	Basin

Equivalent Tenement (ET) calculations are rounded down to 1 decimal place. Minimum assessment is 1 ET.

GBFA = Gross Building Floor Area.

Laundromat	0.7000 (subtract 1 ET from total assessment to account for Trade Waste charges)	Machine
Medical Centre	0.6000	Room
Service Station	0.9000	Lane
Car Wash (Wand Wash)	0.5000	Wand
Car Wash (Drive Through)	1 ET	Lane
Animal Boarding	0.0750 ETs per kennel + 0.0060 ETs per sqM (office space)	
Self Storage Facility	1 ET	
Nursery	0.0030	per sqM (GBFA)
Airport	Case-by-case assessment	
Meal Preparation		
Restaurant / Cafe	0.0080	per sqM (GBFA)
Take Away / Fast Food - no public amenities and low usage	0.0080	per sqM (GBFA)
Take Away / Fast Food - with public amenities or high usage	0.0160	per sqM (GBFA)
Catering	0.0080	per sqM (GBFA)
Food Manufacture		
Meat - Abattoir / Smallgoods	0.0080	per sqM (GBFA)
Dairy - Milk	0.0080	per sqM (GBFA)
Dairy - Cheese, Butter, Yoghurt	0.0080	per sqM (GBFA)
Dairy - Ice Cream	0.0080	per sqM (GBFA)
Grain - Flour milling / Bakery	0.0080	per sqM (GBFA)
Grain - Biscuits & Cakes	0.0080	per sqM (GBFA)
Beverages - Beer	0.0080	per sqM (GBFA)
Beverages - Soft Drinks & Cordials	0.0080	per sqM (GBFA)
Others - Confectionery	0.0080	per sqM (GBFA)
Textile & Leather		
Wool - Wool Scour	0.0040	per sqM (GBFA)
Wool - Felt & Carpet, Dyeing & Spinning	0.0040	per sqM (GBFA)

Equivalent Tenement (ET) calculations are rounded down to 1 decimal place. Minimum assessment is 1 ET.

GBFA = Gross Building Floor Area.

Metal Processing & Manufacturing		
Factory / Workshop	0.6000	per toilet
Metal Finishing - Electroplating, Anodising, Galvanising	0.0040	per sqM (GBFA)
Engineering - Machine Shops, Sheet Metal, Foundry, Extrusion	0.0040	per sqM (GBFA)
Engineering - Rolling	0.0040	per sqM (GBFA)
Manufacturing - Concrete Products	0.0040	per sqM (GBFA)
Services		
Services - Laboratories	0.0100	per sqM (GBFA)
Services - Laundries (Industrial)	0.0060	per sqM (GBFA)
Entertainment		
Licensed Club	0.0080	per sqM (GBFA)
Pub / Bar	0.0080 per sqM (GBFA) + 0.4500 ETs per accommodation room if applicable	
Cinema / Theatre / Public Entertainment	0.0140	Visitor
Conference Centre	0.0140	Visitor
Marina	0.0080	per sqM (GBFA)
Sporting / Spectator Facilities		
Sports Stadium	0.6000 ETs per public amenity + 0.0080 ETs per sqM of clubrooms (GBFA)	
Amenities & Indoor Facilities	0.6000 ETs per public amenity + 0.0080 ETs per sqM of clubrooms (GBFA)	
Gymnasium	0.6000	Public Amenity
Hockey Field - Artificial surface	0.0080	sqM (clubroom GBFA)
Sports ground - Irrigated Area	0.6000	Public Amenity
Bowling Alley	0.5500	Lane
Bowling Green	0.0080	sqM (clubroom GBFA)
Swimming Pool - Indoor / Outdoor	Case-by-case assessment	
Community Facilities		
Child Care Centre / Pre-School Education	0.0570	Child
School - Primary & Secondary	0.0570	Student

Equivalent Tenement (ET) calculations are rounded down to 1 decimal place. Minimum assessment is 1 ET.

GBFA = Gross Building Floor Area.

Education - College / University (Tertiary)	0.0570	Student
Correctional Centre	0.7500	Person
Church / Place of Worship	0.0030	per sqM (Gross Area)
Community Centre / Hall	0.0030	per sqM (Gross Area)
Parks / Gardens / Reserves	0.6000	Public Amenity
Public Amenities Block (Showers)	0.6000	Shower
Public Amenities Block (WC)	0.6000	WC
Car Parks (no public amenities)	0.6000	
Car Parks (with public amenities)	0.6000	Public Amenity
Miscellaneous		
Telstra/Aurora/Council - miscellaneous facilities with sewerage connection.	1 ET	
Motor home waste dump site	1 ET	

Equivalent Tenement (ET) calculations are rounded down to 1 decimal place. Minimum assessment is 1 ET.

GBFA = Gross Building Floor Area.