



Level 2, 35 Spring St  
Melbourne 3000, Australia  
Telephone +61 3 9651 0222  
              +61 1300 664 969  
Facsimile +61 3 9651 3688

## 2008 WATER PRICE REVIEW

CENTRAL HIGHLANDS WATER DETERMINATION

1 JULY 2008 – 30 JUNE 2013

JUNE 2008

**An appropriate citation for this paper is:**

Essential Services Commission 2008, *2008 Water Price Review Final Decision: Central Highlands Water Determination*, June.

# CONTENTS

<b>Central Highlands Water</b>	<b>1</b>
<b>1. General</b>	<b>1</b>
1.1 Introduction	1
1.2 Application	2
1.3 Effective period	2
1.4 Modification of time periods	2
1.5 Summary and structure	2
1.6 Definitions and interpretation	3
1.7 Annexure	3
<b>2. Price control</b>	<b>3</b>
2.1 General principles	3
2.2 Ancillary matters	4
2.3 Annual adjustment of prices	5
2.4 Price changes during a billing period	7
2.5 Reporting requirements	7
<b>3. Amendment of Schedule 2</b>	<b>8</b>
<b>4. Uncertain or unforeseen events</b>	<b>11</b>
4.1 General principle	11
4.2 Consideration by the Commission	12
4.3 Procedure	13
<b>5. Other adjustments during regulatory period</b>	<b>14</b>
<b>Schedule 1</b>	<b>15</b>
<b>Definitions and Interpretation</b>	<b>15</b>
<b>Schedule 2</b>	<b>18</b>
<b>Prices</b>	<b>18</b>

<b>Schedule 3</b>	<b>20</b>
<b>Application of prices</b>	<b>20</b>
3.1 <b>Water tariff categories</b>	<b>20</b>
3.2 <b>Sewerage tariff categories</b>	<b>20</b>
3.3 <b>Non-residential wastewater volume charges</b>	<b>20</b>
3.4 <b>Trade waste charges</b>	<b>20</b>
3.5 <b>Inclining block tariffs</b>	<b>20</b>
3.6 <b>Miscellaneous fees and charges</b>	<b>21</b>
<b>Schedule 4</b>	<b>22</b>
<b>Pricing principles</b>	<b>22</b>
4.1 <b>Recycled water pricing principles</b>	<b>22</b>
4.2 <b>Pricing principles where scheduled prices do not apply</b>	<b>22</b>
4.3 <b>Pricing principles for developer charges for new customers</b>	<b>23</b>
4.4 <b>Pricing principles for developer charges for existing             property owners</b>	<b>24</b>
4.5 <b>Pricing principles for miscellaneous services not included in             Schedule 2</b>	<b>25</b>
4.6 <b>Guidelines</b>	<b>25</b>
<b>Annexure A</b>	<b>26</b>

## 1. General

---

### 1.1 Introduction

- (a) Clause 8 of the **WIRO** requires the Commission to either:
  - (i) approve the prices which a **regulated entity** may charge for **prescribed services** or the manner in which such prices are to be calculated or otherwise determined, as set out in the **regulated entity's Water Plan**; or
  - (ii) specify the prices which a **regulated entity** may charge for **prescribed services** or the manner in which such prices are to be calculated or otherwise determined.
- (b) On 20 June 2008, the Commission made its decision under the **WIRO** in respect of:
  - (i) the prices which Central Highlands Region Water Corporation (trading as Central Highlands Water) (ABN 75 224 340 348) (**Central Highlands Water**) may charge for **prescribed services** during the **regulatory period**; and
  - (ii) the standards and conditions of service and supply which **Central Highlands Water** has included in its **Water Plan**.
- (c) This Determination is made by the Commission under section 33 of the **ESC Act**, pursuant to clause 8 of the **WIRO**.
- (d) The purpose and reasons for the making of this Determination are to:
  - (i) give effect to the decision of the Commission referred to in clause 1.1(b)(i);
  - (ii) specify the prices which **Central Highlands Water** may charge for **prescribed services** during the **regulatory period** or the manner in which such prices are to be calculated or otherwise determined;

- (iii) facilitate the achievement of the Commission's objectives in the **ESC Act** and the **WI Act**; and
- (iv) reflect the requirements in the **WIRO**.

## 1.2 Application

This Determination applies to **Central Highlands Water** and its successors and assigns in respect of the business carried on by **Central Highlands Water** at the date of this Determination.

## 1.3 Effective period

### (a) Term

This Determination takes effect on the later of the date on which notice of its making is published in the Government Gazette and 1 July 2008 and, subject to clause 1.3(b), has effect until the earlier of the date on which it is amended or revoked by a later determination or 30 June 2013.

### (b) Next regulatory period

Subject to clause 2.3(b)(ii), if the Commission has not made a determination in respect of the prices to apply in the **next regulatory period** on or before 30 June 2013, the prices or the manner in which such prices are to be calculated or otherwise determined as set out in this Determination will continue to apply in respect of **prescribed services** provided by **Central Highlands Water** between 1 July 2013 and the date on which the determination for the **next regulatory period** comes into effect.

## 1.4 Modification of time periods

The Commission may, by notice to **Central Highlands Water**, extend or reduce the time by which, or the period within which, **Central Highlands Water** or the Commission must comply with an obligation under this Determination.

## 1.5 Summary and structure

Clause 2 of this Determination specifies the prices which will apply to **prescribed services** during the **regulatory period** and sets out the procedure and formula according to which prices may be adjusted during the **regulatory period** on an annual basis. Clauses 3, 4 and 5 provide for

the circumstances in which prices may be adjusted during the **regulatory period** otherwise than in accordance with clause 2.

## 1.6 Definitions and interpretation

In this Determination, unless the contrary intention appears:

- (a) words and phrases in bold italics have the meanings given to them in part A of Schedule 1; and
- (b) the rules of interpretation in part B of Schedule 1 will apply.

## 1.7 Annexure

- (a) For convenience, annexure A to this Determination summarises:
  - (i) the assumptions underpinning the prices to apply to **Central Highlands Water** during the **regulatory period** or the manner in which such prices are to be calculated or otherwise determined; and
  - (ii) the standards and conditions of services and supply additional to those specified in the **Code** which will be provided by **Central Highlands Water** pursuant to the decision referred to in clause 1.1(b)(ii).
- (b) For the avoidance of doubt, annexure A does not form part of this Determination.

## 2. Price control

---

### 2.1 General principles

Subject to this Determination:

#### (a) Scheduled prices

**Central Highlands Water** must not charge more than:

- (i) the scheduled prices in Schedule 2, during the first **regulatory year**, and
- (ii) the amount determined in accordance with clause 2.3, during each subsequent **regulatory year**,

in respect of those **prescribed services** to which the scheduled prices in Schedule 2 relate.

**(b) Application principles**

The application principles in Schedule 3 will apply to the prices charged by **Central Highlands Water** in respect of **prescribed services** during the **regulatory period**.

**(c) Pricing principles**

During the **regulatory period**, **Central Highlands Water** must apply the pricing principles in Schedule 4 when determining the prices to apply to the **prescribed services** to which the pricing principles in Schedule 4 relate.

## **2.2 Ancillary matters**

**(a) Contracts**

Where **Central Highlands Water** has entered into a contract (a **relevant contract**) which relates to the provision of **prescribed services** prior to 1 July 2008, **Central Highlands Water** may charge the prices for **prescribed services** which are set out in that **relevant contract** until its expiration, termination or a periodic review of the prices set out in the contract. Once a **relevant contract** has expired or been terminated or the prices in a **relevant contract** have been subject to a periodic review, the scheduled prices in Schedule 2 (as adjusted in accordance with this Determination) or the prices determined in accordance with the pricing principles in Schedule 4 will apply for the remainder of the **regulatory period**.

**(b) Dispute Resolution**

Any question as to whether a price has been set in accordance with this Determination will be determined by the Commission on the basis of the Commission's interpretation of this Determination.

**(c) Publication**

**Central Highlands Water** must publish a schedule of its current prices and pricing principles for **prescribed services**, and all relevant supporting information that is relied upon to apply the prices or pricing principles, on its website at all times during the **regulatory period** and must provide a written copy of the schedule to its customers on request. To the extent permissible under the *Trade Practices Act 1974* (Cth), the schedule must clearly indicate in respect of each price, the amount determined in accordance



with this Determination, the amount of GST payable and the total price.

**(d) GST**

**Central Highlands Water** will not be considered to be in contravention of this Determination if a price charged by it for a **prescribed service** exceeds the amount determined in accordance with clause 2 only by reason of the levying of a charge on account of **GST**.

## 2.3 Annual adjustment of prices

**(a) Adjustment**

Subject to Schedule 2, the scheduled prices in Schedule 2 will be adjusted in each subsequent **regulatory year** in the **regulatory period** in accordance with the formula in clause 2.3(b)(i) and the procedure in clause 2.3(c), and will apply to the **prescribed services** to which the scheduled prices in Schedule 2 relate in that **regulatory year**.

**(b) Formula**

(i) Subject to Schedule 2, each price for the **prescribed services** referred to in clause 2.3(a) will be adjusted in accordance with the following formula with effect from the beginning of each subsequent **regulatory year** in the **regulatory period**:

$$P_t = P_{t-1} * CPI_t * (1 + PPM_t)$$

where:

$P_t$  is the price component for **regulatory year t**

$P_{t-1}$  is the price component for **regulatory year t-1**

$CPI_t$  for the particular **regulatory year** is:

the Consumer Price Index: All Groups Index for the Eight Capital Cities as published by the Australian Bureau of Statistics for the March quarter immediately preceding the start of the relevant **regulatory year**

**divided by**

the Consumer Price Index: All Groups Index for the Eight Capital Cities as published by the

Australian Bureau of Statistics for the March quarter immediately preceding the March quarter referred to above

$PPM_t$  is the prescribed price movement for the price component for **regulatory year**  $t$  determined in accordance with Schedule 2.

- (ii) If the Commission has not made a determination in respect of the prices to apply in the **next regulatory period** on or before 30 June 2013,  $PPM_t$  will be set equal to zero for the purpose of adjusting prices in accordance with the formula in clause 2.3(b)(i) for **regulatory years** commencing on or after 1 July 2013 until the date on which this determination is amended or revoked by a later determination.

**(c) Adjustment procedure**

- (i) At least 30 **business days** prior to the commencement of each subsequent **regulatory year** in the **regulatory period, Central Highlands Water** must submit its proposed prices for the **prescribed services** referred to in clause 2.3(a) to apply in that subsequent **regulatory year** (the **revised prices**) to the Commission for approval, together with sufficient information to enable the Commission to assess whether the proposed prices comply with this Determination.
- (ii) The Commission will approve the **revised prices** if it considers that they have been calculated in accordance with the formula set out in clause 2.3(b)(i).
- (iii) The Commission will be deemed to have approved the **revised prices** if it has not provided notice under clause 2.3(c)(iv) to **Central Highlands Water** within 20 **business days** from the date of its receipt of the **revised prices**.
- (iv) If the Commission does not approve the **revised prices**, the Commission:
  - (A) will provide notice to **Central Highlands Water** (including a statement of its reasons);

- (B) may request **Central Highlands Water** to provide any additional information specified by the Commission;
- (C) will take any additional information provided by **Central Highlands Water** into account; and
- (D) will determine the **revised prices**.

## 2.4 Price changes during a billing period

### (a) Application of this clause

This clause 2.4 applies where **Central Highlands Water** issues an invoice in respect of a billing period during which a change to any price for a **prescribed service** comes into effect in accordance with this Determination.

### (b) Method of charging

**Central Highlands Water** must not charge the prices determined in accordance with this Determination in respect of any part of a billing period prior to the effective date of the change, but may charge for **prescribed services** in respect of the periods before and after the effective date of the change at the prices applicable for each of those periods on a pro-rata basis.

## 2.5 Reporting requirements

- (a) **Central Highlands Water** must make available to the Commission all information reasonably requested by the Commission from time to time for the purpose of enabling it to confirm that **Central Highlands Water** is complying with this Determination.
- (b) Without limiting clause 2.5(a), if, during the **regulatory period**, **Central Highlands Water** enters into a **new contract** which relates to the provision of a **prescribed service** to which the pricing principles in Schedule 4 relate, **Central Highlands Water** must, within 30 **business days** of the date of the **new contract**, provide the Commission with a notice specifying:
  - (i) details of the **new contract**; and
  - (ii) information which demonstrates the way in which the prices in the **new contract** reflect the relevant pricing principles.

- (c) Without limiting clause 2.5(a), if **Central Highlands Water** proposes to stop providing a **prescribed service** or refuses to provide a **prescribed service** to a customer, or potential customer, during the **regulatory period**, it must:
- (i) in the case of a proposal to stop providing a **prescribed service**, provide a notice to the Commission stating the nature of the **prescribed service** which it proposes to stop providing and the reason why it proposes to stop providing the **prescribed service**. This notice must be provided at least 30 **business days** prior to the date upon which **Central Highlands Water** proposes to stop providing the **prescribed service**; and
  - (ii) in the case of a refusal to provide a **prescribed service** to a customer, or potential customer, **Central Highlands Water** must provide a notice to the Commission within 5 **business days** of the refusal, stating the nature of the **prescribed service** and the reason for the refusal.

### 3. Amendment of Schedule 2

---

- (a) **Amendment**
- (i) **Central Highlands Water** may apply to the Commission in accordance with this clause 3 for the amendment of the prescribed price movements and/or price components included in Schedule 2 for the following **regulatory year** (the **relevant regulatory year**) and all subsequent **regulatory years** remaining in the **regulatory period** (the **revised tariff schedule**).
  - (ii) The average price movement for the **relevant regulatory year** and for each subsequent **regulatory year** in the **regulatory period** determined in accordance with the **revised tariff schedule** must not exceed the average price movement that would otherwise have applied under this Determination as calculated in accordance with the following formula.

$$\frac{\sum_{i=1}^n \sum_{j=1}^m p_{t-1}^{ij} q_{t-2}^{ij}}{\sum_{i=1}^n \sum_{j=1}^m p_t^{ij} q_{t-2}^{ij}} \geq \frac{\sum_{i=1}^n \sum_{j=1}^m ap_t^{ij} q_{t-2}^{ij}}{\sum_{i=1}^n \sum_{j=1}^m p_{t-1}^{ij} q_{t-2}^{ij}}, i = 1, \dots, n; j = 1 \dots m$$

where **Central Highlands Water** has  $n$  tariff categories, which each have up to  $m$  tariff components, and where, for each **regulatory year**  $t$  for which the calculation is undertaken:

$p_{t-1}^{ij}$  is the tariff charged in **regulatory year**  $t-1$  for component  $j$  of tariff  $i$

$p_t^{ij}$  is the proposed tariff for component  $j$  of tariff  $i$  determined in accordance with Schedule 2 where the **revised tariff schedule** is not applied

$ap_t^{ij}$  is the proposed tariff for component  $j$  of tariff  $i$  determined in accordance with Schedule 2 where the **revised tariff schedule** is applied

$q_{t-2}^{ij}$  is the quantity of component  $j$  of tariff  $i$  that was sold in **regulatory year**  $t-2$ , or, if an actual quantity is not available, either an estimate of the quantity of component  $j$  of tariff  $i$  that would have been sold in **regulatory year**  $t-2$  or a forecast of the quantity of component  $j$  of tariff  $i$  that is expected to be sold in **regulatory year**  $t-2$

**(b) Amendment procedure**

(i) An application by **Central Highlands Water** under this clause 3 must be received by the Commission at least 80 **business days** prior to the commencement of the **relevant regulatory year** and must be accompanied by the following information:

(A) (1) a clearly articulated new tariff strategy that is consistent with the regulatory

principles in clause 14(i)(a) of the *WIRO* (the **revised tariff strategy**); or

- (2) an explanation of how the **revised tariff schedule** is consistent with the tariff strategy for **Central Highlands Water** approved by the Commission in connection with this Determination,

(**the relevant tariff strategy**);

- (B) a **revised tariff schedule** that specifies proposed prices for the **relevant regulatory year** and prescribed price movements for each subsequent **regulatory year** in the **regulatory period** that is consistent with the **relevant tariff strategy**;
  - (C) a statement setting out evidence demonstrating that **Central Highlands Water** has provided information to its customers explaining the **revised tariff schedule** and how it relates to the **relevant tariff strategy** and has consulted effectively with its customers on the **revised tariff strategy** (if clause 3(b)(i)(A)(1) applies) and the **revised tariff schedule**;
  - (D) a statement setting out the customer impacts resulting from the **revised tariff schedule** and actions proposed by **Central Highlands Water** to address these customer impacts; and
  - (E) an explanation of the calculation of the relevant quantities “ $q_{t-2}^{ij}$ ”.
- (ii) The Commission may approve the **revised tariff schedule** submitted by **Central Highlands Water** under this clause 3 if it is satisfied that:
- (A) **Central Highlands Water** has complied with clause 3(b)(i)(A);
  - (B) the average price movements calculated in accordance with the **revised tariff schedule** comply with the formula in clause 3(a)(ii);

- (C) the **revised tariff schedule** is consistent with the **relevant tariff strategy**;
  - (D) **Central Highlands Water** has consulted effectively with its customers on the **revised tariff strategy** (if clause 3(b)(i)(A)(1) applies) and the **revised tariff schedule**;
  - (E) **Central Highlands Water** has effectively addressed customer impacts resulting from the **revised tariff schedule**; and
  - (F) the basis for calculating the relevant quantities “ $q_{t-2}^{ij}$ ” is reasonable.
- (iii) In determining whether it will approve the **revised tariff schedule**, the Commission may request **Central Highlands Water** to provide any additional information specified by the Commission and/or to resubmit any of the matters in clause 3(b)(i)(A)-(E).
  - (iv) The Commission will be deemed to have not approved a **revised tariff schedule** if it has not provided notice to **Central Highlands Water** within 40 **business days** from the date of its receipt of **Central Highlands Water’s** application under this clause 3.

## 4. Uncertain or unforeseen events

---

### 4.1 General principle

- (a) **Central Highlands Water** may apply to the Commission for the amendment of this Determination and/or the adjustment of the scheduled prices in Schedule 2 to reflect increased or decreased costs incurred by **Central Highlands Water** and/or increased or decreased revenue received by **Central Highlands Water** as a result of events which were uncertain or unforeseen at the time this Determination was made (an **uncertain events application**).
- (b) The Commission may take action under clause 4.3(b) in respect of an **uncertain events application** where the Commission is satisfied that such action is necessary or desirable to take account of events that were uncertain or unforeseen at the time of making

this Determination provided that the Commission is satisfied that such action takes into account the interests of customers.

## 4.2 Consideration by the Commission

### (a) Examples of uncertain and unforeseen events

The matters that may, at the discretion of the Commission, be taken into account by the Commission under this clause 4 include:

- (i) actual licence fees or contributions payable by **Central Highlands Water** during a particular **regulatory year** during the **regulatory period** under section 51 of the *Safe Drinking Water Act 2003* (Vic), section 24 of the *Environment Protection Act 1970* (Vic) and section 4H(2) of the **WI Act** which differ from the forecast licence fees or contributions set out in annexure A for that **regulatory year**;
- (ii) changes in the timing or scope of expenditure by **Central Highlands Water** on major capital projects;
- (iii) instances where the Commission is satisfied that there is a material difference between the forecast demand levels set out in annexure A and actual demand levels for **Central Highlands Water** in one or more **regulatory years** during the **regulatory period**;
- (iv) amounts payable by **Central Highlands Water** for purchases of bulk water during a particular **regulatory year** during the **regulatory period** which differ from the forecast bulk water payments set out in annexure A for that **regulatory year**; and
- (v) a change in or to any of the following:
  - (A) the **WI Act**, the *Water Act 1989* (Vic), the *Safe Drinking Water Act 2003* (Vic), the *State Owned Enterprises Act 1992* (Vic) and the *Environment Protection Act 1970* (Vic);
  - (B) any licence issued pursuant to any of the Acts referred to in clause 4.2(a)(v)(A);
  - (C) a **relevant tax**; or
  - (D) the Statement of Obligations,



or the introduction of a national emissions trading scheme or other scheme relating to the reduction of greenhouse gas emissions.

**(b) Exclusions**

In considering an *uncertain events application*, the Commission will not take into account matters that:

- (i) are or should be within **Central Highlands Water's** control;
- (ii) were or should have been known by **Central Highlands Water** at the time the Determination was made;
- (iii) could reasonably have been foreseen by **Central Highlands Water**;
- (iv) should be or should have been planned for or managed by **Central Highlands Water**, and/or
- (v) reflect inefficient expenditure by **Central Highlands Water**.

**(c) Dispute resolution**

Any question as to whether a matter should be taken into account by the Commission under this clause 4 will be determined by the Commission in its absolute discretion.

### 4.3 Procedure

**(a) Application process**

- (i) An *uncertain events application* must be accompanied by a statement setting out:
  - (A) the details of the relevant uncertain or unforeseen event;
  - (B) the amount and timing of any increase or decrease in operating and/or capital expenditure associated with the relevant event during the **regulatory period** and/or the amount and timing of any increase or decrease in revenue associated with the relevant event during the **regulatory period**;
  - (C) the basis for calculating the increase or decrease in operating and/or capital expenditure and/or revenue referred to in clause 4.3(a)(i)(B); and

- (D) details of the proposed action to be taken by the Commission under clause 4.3(b).
- (ii) The Commission may identify an event or events which it considers has had or may have a material impact on **Central Highlands Water's** operating and/or capital expenditure and/or revenue and may decide to take action under clause 4.3(b) in the absence of an **uncertain events application** by **Central Highlands Water**.
- (iii) The Commission may request **Central Highlands Water** to provide any additional information specified by the Commission in connection with an **uncertain events application**.

**(b) Action by the Commission**

If the Commission is satisfied of the matters set out in clause 4.1(b) in respect of an **uncertain events application**, the Commission may, in its absolute discretion:

- (i) amend this Determination or adjust the scheduled prices in Schedule 2 with effect from **regulatory year** t at the same time as prices are adjusted pursuant to clause 2.3; or
- (ii) take the **uncertain events application** into account in making its determination in respect of the prices which **Central Highlands Water** may charge for **prescribed services** in the **next regulatory period**.

## 5. Other adjustments during regulatory period

---

Where the Commission is satisfied that:

- (a) there is a manifest and material error in this Determination;
- (b) any information on which this Determination was based was false or misleading in a material respect; or
- (c) such amendment or adjustment is necessary or desirable to avoid an unintended consequence of this Determination,

the Commission may decide to amend this Determination and/or specify a price adjustment, provided that it is satisfied that such amendment and/or price adjustment takes into account the interests of customers.

# Schedule 1

---

## Definitions and Interpretation

### A. Definitions

**business day** means a day on which banks are open for general banking business in Melbourne, not being a Saturday or a Sunday.

**Code** means the *Customer Service Code Metropolitan Retail and Regional Water Businesses* made under the **WI Act**.

**developer charges** has the meaning given in the **WIRO**.

**ESC Act** means the *Essential Services Commission Act 2001* (Vic).

**GST** has the meaning given in section 195-1 of the *A New Tax System (Goods and Services) Tax Act 1999* (Cth).

**miscellaneous services** means services that are provided in direct connection with **prescribed services**, prices in respect of which are either included in Schedule 2 or determined in accordance with the relevant pricing principles in Schedule 4.

**new contract** means any contract for **prescribed services** which is renewed, renegotiated or entered into during the **regulatory period**.

**next regulatory period** means the period commencing on 1 July 2013 and ending on a date specified by the Commission.

**prescribed services** has the meaning given in the **WIRO** and includes **miscellaneous services**.

**regulated entity** has the meaning given in the **WIRO**.

**regulatory period** means the period commencing on 1 July 2008 and ending on 30 June 2013.

**regulatory year** means each period of twelve months commencing on 1 July and ending on 30 June.

**relevant contract** means a contract which relates to the provision of **prescribed services**.

**relevant tax** means any tax imposed by or payable directly or indirectly to any authority of the Commonwealth of Australia (including **GST**) but excluding:

- (a) the licence fees referred to in clause 4.2 of this Determination;
- (b) penalties and interest for late payment of any tax; or
- (c) any tax that replaces any of the taxes referred to in (a) and (b), where tax includes any rate, duty, charge or other like or analogous impost.

**Water Plan** has the meaning given in the **WIRO**.

**WI Act** means the *Water Industry Act 1994* (Vic).

**WIRO** means the Water Industry Regulatory Order 2003 as at 30 June 2008.

## **B. Interpretation**

Headings are for convenience only and do not affect interpretation. The following rules apply unless the context requires otherwise.

- (a) The singular includes the plural, and the converse also applies.
- (b) If a word or phrase is defined, its other grammatical forms have a corresponding meaning.
- (c) A reference to a person includes a corporation, trust, partnership, unincorporated body or other entity, whether or not it comprises a separate legal entity.
- (d) A reference to a clause or schedule is a reference to a clause of or schedule to, this document.
- (e) A reference to a determination, agreement or document (including a reference to this document) is to the agreement or document as amended, supplemented, novated or replaced, except to the extent prohibited by this document or that other agreement or document.
- (f) A reference to an Act, ordinance, code or other law includes regulations and other instruments under it and consolidations, amendments, re-enactments or replacements of any of them.
- (g) If a period of time is specified and commences on a given day or on a day of an act or event, the period of time is to be calculated inclusive of that day.
- (h) Any “notice” to be given or matter to be “notified” must be in writing.

- (i) The symbol ' $\Sigma$ ' requires a summation to be performed over the range of variables specified in respect of the algebraic terms specified.
- (j) All data which is utilised in calculations made under this Determination will be utilised to the accuracy, in terms of the number of decimal places, to which it is given.
- (k) A fixed price, charge or fee determined in accordance with this Determination is to be rounded down and specified to two decimal places.
- (l) A volumetric price, charge or fee determined in accordance with this Determination is to be rounded down and specified to four decimal places.
- (m) When a calculation is required under this document:
  - (i) **regulatory year 't'** is the **regulatory year** in respect of which the calculation is being made;
  - (ii) **regulatory year 't-1'** is the **regulatory year** immediately preceding **regulatory year 't'**;
  - (iii) **regulatory year 't-2'** is the **regulatory year** immediately preceding **regulatory year 't-1'**.

## Schedule 2

### PRICES

This schedule should be read in conjunction with Schedule 3 and Schedule 4. Variable water, wastewater and tradewaste charges are rounded down to 4 decimal places. All other charges are rounded down to 2 decimal places. Prices for services marked with an asterisk are not subject to the adjustments pursuant to clause 2.3 of this Determination.

<i>Tariff and Price Component</i>	<i>Price (1 July 2008)</i>	<i>PPM Year 1</i>	<i>PPM Year 2</i>	<i>PPM Year 3</i>	<i>PPM Year 4</i>
<b>1.1 Residential Water Tariff</b>					
Service charge (per annum)	185.24	5.1%	3.1%	3.1%	3.1%
Service charge – vacant (per annum)	92.62	5.1%	3.1%	3.1%	3.1%
Fire services charge (per service)	177.02	5.1%	2.5%	3.1%	3.1%
Usage charge – category 1, (0 to 150kL/a) (per kL)	1.3050	5.1%	3.1%	3.1%	3.1%
Usage charge – category 1, (151 to 300kL/a) (per kL)	1.5659	5.1%	3.1%	3.1%	3.1%
Usage charge – category 1, (Over 300kL/a) (per kL)	1.9575	5.1%	3.1%	3.1%	3.1%
Usage charge – category 2 (0 to 150kL/a) (per kL)	0.5994	5.1%	3.1%	3.1%	3.1%
Usage charge – category 2, (151 to 300kL/a) (per kL)	0.7651	5.1%	3.1%	3.1%	3.1%
Usage charge – category 2, (Over 300kL/a) (per kL)	0.9563	5.1%	3.1%	3.1%	3.1%
<b>1.2 Non-residential and Concessional Water Tariff</b>					
Service charge (per annum)	185.24	5.1%	3.1%	3.1%	3.1%
Service charge – vacant (per annum)	92.62	5.1%	3.1%	3.1%	3.1%
Usage charge – category 1 volume	1.3050	5.1%	3.1%	3.1%	3.1%
Usage charge – category 2 volume	0.5994	5.1%	3.1%	3.1%	3.1%
Usage charge – contracts volume	0.8750	25.0%	15.5%	15.5%	3.1%
<b>1.3 Residential / Non-residential / Concessional Sewerage Tariff</b>					
Sewer service charge – Category A (per annum)	530.42	5.1%	3.1%	3.1%	3.1%
Sewer service charge – Category B (per annum)	317.51	5.1%	22.3%	22.3%	22.3%
Sewer Service charge vacant – category A (per annum)	265.21	5.1%	3.1%	3.1%	3.1%
Sewer Service charge vacant – category B (per annum)	158.76	5.1%	22.3%	22.3%	22.3%
Sewer Service charge – new country town customers (per annum)	530.42	5.1%	3.1%	3.1%	3.1%
Non-residential volume disposal charge (per kL)	0.7636	5.1%	3.1%	3.1%	3.1%
<b>1.5 Trade Waste Charges</b>					
Trade Waste Application Fee (per application)	98.70	0.0%	0.0%	0.0%	0.0%
Major Trade Waste – B.O.D. (per Kg)	1.1700	0.0%	0.0%	0.0%	0.0%
Major Trade Waste – Suspended Solids (per kg)	1.1700	0.0%	0.0%	0.0%	0.0%
Major Trade Waste – Heavy Metals (per kL)	0.2600	0.0%	0.0%	0.0%	0.0%
Major Trade Waste – Heavy Metals Surcharge (including Chromium, Copper, Nickel, Zinc, Silver) (per kL)	0.1328	0.0%	0.0%	0.0%	0.0%
Major Trade Waste – Volume (per kL)	0.3380	0.0%	0.0%	0.0%	0.0%
Minor A Standard Charge (<500kL pa) (per item)	252.0000	0.0%	0.0%	0.0%	0.0%
Minor B Volume Charge (>500 & <500kL/a) (per kL)	1.0144	0.0%	0.0%	0.0%	0.0%
Additional sampling, investigations & enforcements*	Actual cost	NA	NA	NA	NA

<i>Tariff and Price Component</i>	<i>Price (1 July 2008)</i>	<i>PPM Year 1</i>	<i>PPM Year 2</i>	<i>PPM Year 3</i>	<i>PPM Year 4</i>
<b>1.6 New Customer Contributions (per lot)</b>					
<b>Water (per lot)</b>					
Category one charge - Lot size < 450 sq m	550.00	0.0%	0.0%	0.0%	0.0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0.0%	0.0%	0.0%	0.0%
Category three charge - Lot size > 1350 sq m	2,200.00	0.0%	0.0%	0.0%	0.0%
<b>Sewer (per lot)</b>					
Category one charge - Lot size < 450 sq m	550.00	0.0%	0.0%	0.0%	0.0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0.0%	0.0%	0.0%	0.0%
Category three charge - Lot size > 1350 sq m	2,200.00	0.0%	0.0%	0.0%	0.0%
<b>New Customer Contributions for dual pipe recycled water developments or subdivisions</b>					
<b>Recycled water (per lot)</b>					
Category one charge - Lot size < 450 sq m	550.00	0.0%	0.0%	0.0%	0.0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0.0%	0.0%	0.0%	0.0%
Category three charge - Lot size > 1350 sq m	2,200.00	0.0%	0.0%	0.0%	0.0%
<b>Water (per lot)</b>					
Category one charge - Lot size < 450 sq m	275.00	0.0%	0.0%	0.0%	0.0%
Category two charge - Lot size 450 - 1350 sq m	550.00	0.0%	0.0%	0.0%	0.0%
Category three charge - Lot size > 1350 sq m	1,100.00	0.0%	0.0%	0.0%	0.0%
<b>Sewer (per lot)</b>					
Category one charge - Lot size < 450 sq m	550.00	0.0%	0.0%	0.0%	0.0%
Category two charge - Lot size 450 - 1350 sq m	1,100.00	0.0%	0.0%	0.0%	0.0%
Category three charge - Lot size > 1350 sq m	2,200.00	0.0%	0.0%	0.0%	0.0%
<b>1.7 Miscellaneous Fees and Charges</b>					
Special meter reading fees (per meter read) - includes charging owner / landlord for changes of tenancy	22.50	0.0%	0.0%	0.0%	0.0%
Meter cost – 20 mm (per item)	89.75	0.0%	0.0%	0.0%	0.0%
Tariff certificates (per item)	41.00	0.0%	0.0%	0.0%	0.0%
Plumbing consent fees (per item)	101.00	0.0%	0.0%	0.0%	0.0%
Tapping fees – 20 mm standard (per item)	190.75	0.0%	0.0%	0.0%	0.0%
Non-core miscellaneous services	Actual cost	NA	NA	NA	NA

## Schedule 3

---

### Application of prices

#### 3.1 Water tariff categories

Category 1 – Talbot, Waubra, Avoca, Learmonth, Maryborough, Tullaroop, Ballan, Ballarat, Creswick, Daylesford, Blackwood/Barry's Reef, Gordon/Wallace/Bungaree/Mt Egerton, Lexton, Beaufort, Clunes.

Category 2 – Amphitheatre, Landsborough, Redbank, Raglan.

#### 3.2 Sewerage tariff categories

Category A – Avoca, Learmonth, Maryborough, Tullaroop, Ballan, Ballarat, Creswick, Daylesford, Beaufort.

Category B – Clunes.

#### 3.3 Non-residential wastewater volume charges

The wastewater volume charge only applies to non-residential properties that discharge greater than 180kL per annum. This is estimated as a percentage of incoming water, having regard to the relevant property classification and appropriate discharge factor.

#### 3.4 Trade waste charges

Trade waste charges for reception, conveyancing, treatment and disposal are payable by agreement. Where a major trade waste agreement is in place, the wastewater volume fee will not apply.

A major trade waste customer is a customer which discharges either >500 kL per annum of waste or waste that is 'non-compliant' as defined in **Central Highland Water's** 'Criteria for Admission for Trade Wastes' document.

#### 3.5 Inclining block tariffs

Consumption for the inclining block tiers is calculated on an average daily basis for each billing cycle.

Where multiple customers are being serviced by a single meter, the consumption tiers will be applied on a pro-rata basis.



### 3.6 Miscellaneous fees and charges

Special meter reading fees – reading of water meter by member of **Central Highlands Water** staff upon request of customer.

Meter cost (20mm) – sale of a new 20mm water meter over the counter to a registered plumber.

Tariff certificates – information statement provided upon request to prepare for the sale of land or property that shows outstanding monies at settlement and incumbencies of **Central Highlands Water** interests.

Plumbing consent fees (per item) – certificate that allows plumbing work to be done that affects **Central Highlands Water** infrastructure on a land block or building lot.

Tapping fees (20mm standard) – **Central Highlands Water** maintenance staff to attend to and install a 20mm water tapping at plumber's, land developer's or property owner's request.

## Schedule 4

---

### Pricing principles

#### 4.1 Recycled water pricing principles

Recycled water prices should be set so as to:

- have regard to the price of any substitutes and customers' willingness to pay;
- cover the full cost of providing the service (with the exception of services related to specified obligations or maintaining balance of supply and demand); and
- include a variable component.

Where **Central Highlands Water** does not propose to fully recover the costs associated with recycled water, it must demonstrate to the Commission that:

- it has assessed the costs and benefits of pursuing the recycled water project;
- it has clearly identified the basis on which any revenue shortfall is to be recovered; and
- if the revenue shortfall is to be recovered from non-recycled water customers, either the project is required under the Statement of Obligations which applies to **Central Highlands Water** or pursuant to other Government policies that apply to **Central Highlands Water** or there has been consultation with the affected customers about their willingness to pay for the benefits of increased recycling.

#### 4.2 Pricing principles where scheduled prices do not apply

Where the prices set out in Schedule 2 do not apply because the nature of the service provided to a particular customer (including, in the case of trade waste customers, the volume or load of waste treated) is unique, prices must be set as follows:

- variable prices (including, in the case of trade waste customers, load-based charges) should reflect the long run marginal cost (LRMC) of providing services (including, in the case of trade waste customers, trade waste transfer, treatment and disposal);
- the total revenue received from each customer should be greater than the cost that would be avoided from ceasing to serve that customer, and (subject to meeting avoidable cost) less than the stand alone cost of providing the service to the customer in the most efficient manner;
- the methodology used to allocate common and fixed costs to that customer should be clearly articulated and be consistent with any guidance provided by the Commission;

- prices should reflect reasonable assumptions regarding the customer's demand for services (including, in the case of trade waste customers, the volume and strength of trade waste anticipated to be produced by that customer);
- depreciation rates and rates of return used to determine prices should be consistent with those adopted by the Commission for the purposes of making this Determination;
- customers should be provided with full details of the manner in which prices have been calculated and any new, renewed or renegotiated contractual agreements with customers should indicate that the prices to apply are subject to any Determination made by the Commission;
- where applying these principles results in significant changes to prices or tariff structures, arrangements for phasing in the changes may be considered and any transitional arrangements should be clearly articulated.

### 4.3 Pricing principles for developer charges for new customers

Schedule 2 sets out **developer charges** for new customers.

The scheduled charge applies on a per lot basis, and may be levied on any connection of a new customer that is, or can be, individually metered.

When connecting to **Central Highlands Water's** water and sewerage network, the developer must provide the reticulation assets that are required to service their development and connect to **Central Highlands Water's** network.

Reticulation assets are infrastructure assets that are explicitly provided in relation to prescribed services for one development and are not required to be upsized to support other future developments. A water main that is 150mm or less in diameter and a sewerage main that is 225mm or less in diameter, and all associated assets that relate to these sized assets are generally considered to be reticulation assets although there may be some situations where these sizes are inappropriate.

Shared distribution assets are infrastructure assets that are generally provided in relation to prescribed services for more than one development and do not include:

- reticulation assets; or
- headworks and tailworks.

If a developer is required to provide reticulation assets that exceed the requirements of their development in a material respect, the developer can only be required to contribute to the costs of the reticulation assets an amount that reflects the requirements of their development.

The balance of the costs of the reticulation assets in such a case is to be recovered from future developers.

At any time during the regulatory period, **Central Highlands Water** may levy a charge greater than the scheduled charge that will cover the costs associated with bringing forward the provision of shared distribution assets. In doing so, **Central**

**Highlands Water** must set out the pricing principles for determining **developer charges** as contained in this Determination, and also notify the developer of their right to appeal any non-scheduled charge to the Commission. The proposed charge is to be calculated on the basis of:

- the development-specific capital costs associated with connecting a customer or group of customers. For the avoidance of doubt, development-specific capital costs do not include any costs associated with:
  - assets in place prior to the development;
  - shared network assets; or
  - headworks, tailworks and treatment plants.
- where relevant, the financing costs that may be attributable to bringing forward the timing of the provision of shared assets required to connect to the existing network.

The brought forward financing costs associated with developments requiring the construction of shared network assets are to be calculated on the basis of the extent to which the assets being constructed form part of a logical extension to **Central Highlands Water's** existing water and sewerage networks:

- Where the shared assets could be reasonably considered to form part of a logically sequenced network expansion and could reasonably be expected to be required by **Central Highlands Water** within a short to medium term planning horizon, no bring forward **developer charge** is to apply (scheduled charge applies).
- Where the shared assets do not form part of a logically sequenced network expansion, but could reasonably be expected to have been required by **Central Highlands Water** in respect of a long term planning horizon, then a non-scheduled **developer charge** equivalent to 40 per cent of the as constructed cost of the shared assets will apply.
- Where the shared assets do not form part of a logically sequenced network expansion, and could not reasonably be expected to have been required by **Central Highlands Water** in respect of a long term planning horizon, then a non-scheduled **developer charge** equivalent to 70 per cent of the as constructed cost of the shared assets will apply.

#### 4.4 Pricing principles for developer charges for existing property owners

At any time during the regulatory period, **Central Highlands Water** must seek the Commission's approval where it proposes to levy a **developer charge** to apply to existing property owners connecting to water and/or sewerage services. This charge must not be greater than:

- the full efficient cost of installing the local reticulation mains; and
- any cap as specified by the Minister for Water in accordance with the requirements of the Statement of Obligations.

#### 4.5 Pricing principles for miscellaneous services not included in Schedule 2

Prices for miscellaneous services must be set according to actual cost calculated on the basis of the aggregate of:

- direct third party or contractor invoice cost;
- direct marginal internal costs, including labour, materials and transport costs; and
- a fair contribution to overheads.

For bank dishonour, debt collection and legal fees, the third party costs must be charged directly to the customer with no contribution for internal costs or a contribution to overheads.

#### 4.6 Guidelines

**Central Highlands Water** must comply with any guidelines issued by the Commission from time to time which relate to the setting of prices for **prescribed services** to which Schedule 4 relates.

The Common Seal of the  
Essential Services Commission  
was affixed to this Determination  
with the authority of the  
Commission.



Date: 25<sup>th</sup> June, 2008

A handwritten signature in cursive script, appearing to read 'Greg Wilson'.

Greg Wilson  
Chairperson

## Annexure A

Table 1 **Additional service standards**

<i>Service Standard</i>	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>
Total CO2 equivalent emissions (tonne)	45 000.0	45 000.0	45 000.0	45 000.0	45 000.0
Recycled water target (per cent)	10.9	12.5	13.2	13.7	15.8
Biosolids reuse (per cent)	100.0	100.0	100.0	100.0	100.0
Sewer backlog connections and small town schemes (number)	0.0	0.0	100.0	200.0	100.0
Environmental discharge indicators(per cent)	100.0	100.0	100.0	100.0	100.0
Drinking water quality indicators (per cent)	100.0	100.0	100.0	100.0	100.0

Table 2 **Weighted average cost of capital**  
(per cent)

<i>Post tax WACC</i>	<i>Implied pre-tax WACC</i>
5.8	5.8

Table 3 **Benchmark revenue requirement**  
\$ million in January 2007 prices

	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-2012</i>	<i>2012-13</i>
Operating expenditure	46.67	44.83	46.97	45.10	44.91
Return on existing assts	7.14	6.93	6.73	6.54	6.36
Return on new investments	1.27	3.51	5.47	6.83	7.48
Regulatory depreciation	3.54	5.19	6.21	7.23	7.63
<b>Total</b>	<b>58.62</b>	<b>60.45</b>	<b>65.39</b>	<b>65.71</b>	<b>66.38</b>

Table 4 **Updated regulatory asset base**  
\$ million in January 2007 prices

	<i>2004-05</i>	<i>2005-06</i>	<i>2006-07</i>	<i>2007-08</i>
Opening RAB	67.73	76.90	86.72	123.98
<i>Plus</i> Gross capital expenditure	15.41	14.98	71.62	141.13
<i>Less</i> Government contributions	0.24	0.06	27.26	132.80
<i>Less</i> Customer contributions	2.84	0.81	1.63	1.08
<i>Less</i> Proceeds from disposals	1.19	1.03	0.80	0.63
<i>Less</i> Regulatory depreciation	1.97	3.26	4.67	5.64
<b>Closing RAB</b>	<b>76.90</b>	<b>86.72</b>	<b>123.98</b>	<b>124.97</b>

Table 5 **Rolled forward regulated asset base**  
\$ million in January 2007 prices

	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>
Opening RAB	124.97	164.94	194.81	225.92	235.16
<i>Plus</i> Gross capital expenditure	56.02	37.92	39.81	18.96	17.15
<i>Less</i> Government contributions	9.54	0.04	0.04	0.04	0.04
<i>Less</i> Customer contributions	1.93	1.79	1.41	1.42	1.44
<i>Less</i> Proceeds from disposals	1.03	1.03	1.03	1.03	1.03
<i>Less</i> Regulatory depreciation	3.54	5.19	6.21	7.23	7.63
<b>Closing RAB</b>	<b>164.94</b>	<b>194.81</b>	<b>225.92</b>	<b>235.16</b>	<b>242.16</b>

Table 6 **Approved licence fee and environmental contribution assumptions**  
\$ million in January 2007 prices

	<i>2008-09</i>	<i>2009-10</i>	<i>2010-11</i>	<i>2011-12</i>	<i>2012-13</i>
Essential Services					
Commission licence fee	0.083	0.033	0.033	0.033	0.033
Department of Human Services licence fee	0.025	0.025	0.025	0.025	0.025
Environment Protection Authority licence fee	0.200	0.200	0.192	0.192	0.192
Environmental contribution	1.868	1.816	1.764	1.715	1.666

Table 7 **Bulk water purchases**  
\$ million in January 2007 prices

	2008-09	2009-10	2010-11	2011-12	2012-13
Bulk water purchases	0.849	0.492	0.507	0.523	0.539

Table 8 **Demand forecasts**

	2008-09	2009-10	2010-11	2011-12	2012-13
<b>Water assessments (no.)</b>					
Residential	53 886	54 772	55 663	56 562	57 465
Non-residential	5 216	5 302	5 388	5 475	5 562
<b>Total</b>	<b>59 103</b>	<b>60 073</b>	<b>61 051</b>	<b>62 037</b>	<b>63 027</b>
<b>Sewerage assessments (no.)</b>					
Residential	45 649	46 399	47 155	47 917	48 681
Non-residential	3 727	3 788	3 850	3 912	3 974
<b>Total</b>	<b>49 376</b>	<b>50 187</b>	<b>51 005</b>	<b>51 828</b>	<b>52 656</b>
<b>Billable water consumption (ML)</b>					
Residential	7 764	8 320	9 395	10 724	11 075
Non-residential	4 512	4 743	5 167	5 648	5 819
<b>Total</b>	<b>12 277</b>	<b>13 064</b>	<b>14 562</b>	<b>16 371</b>	<b>16 893</b>

na not applicable.

Table 9 **Key capital projects**

	<i>Expected completion date</i>
Ballarat Sewer System Upgrade	2013-14
Country Town Water and Sewerage Schemes	2010-11
Goldfields Superpipe	2010-11
Plant and vehicle replacement	2012-13
Ballarat North and Creswick WWTP upgrades	2010-11
Water and sewer main replacements	2013-14
Dam safety improvement program	2013-14
Ballarat & Creswick WWTP improvements	2009-10
Beaufort WWTP upgrade and reuse	2013-14