

STANDARD REIMBURSEMENT OF DEVELOPER FUNDED WORKS



VERSION: 1.0



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Amendments since previous version

Section	Changes made

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1. Purpose

This standard governs the reimbursement of Lead Developer funded works by Hunter Water.

2. Scope

This standard applies where a Lead Developer constructs or extends Hunter Water Assets to a New Development and a Third Party benefits by connecting and using that Hunter Water Asset. In such cases, a reimbursement is payable by that Third Party in recognition of the benefit provided to the Third Party.

This standard will not apply to any New Developments:

- Where design and /or construction of the Hunter Water Assets (in accordance with an approved servicing strategy and pursuant to an instrument of agreement or similar document) has not commenced by 1 October 2017; or
- Which are approved for funding under the Funding and Delivery of Growth Infrastructure Policy.

3. Requirements of Reimbursements

The actual reimbursement amounts are calculated by Hunter Water and reflect the costs to construct the relevant Hunter Water Asset pro-rata on either frontage provided or capacity utilised. Specific details are available by contacting Hunter Water.

Reimbursements will not be collected where:

- a. The developer or property owner evidences in writing an agreement with the Lead Developer for either a waiver of the requirements for a reimbursement or an alternative separate arrangement; or
- b. The Lead Developer has been wound up or is under external administration.

Developers of vacant lots, non-residential lots or remote lots who apply to connect to Hunter Water Assets will be required to make a reimbursement payment.

Where an individual developer or group of individual developers extends Hunter Water Assets to an Existing Unserviced Lot that provides direct access to services for other occupied residential lots, reimbursements will be payable as other connect.

Hunter Water provides an administration role in the reimbursement process advising new developers of amounts payable (on application to connect), collecting payments and forwarding to the Lead Developer. While Hunter Water makes every effort to identify and collect payments, it will not be responsible for any reimbursement payments which are incorrectly calculated or which are not identified or collected.

It is recognised that some time may elapse between the construction of Infrastructure Assets by the Lead Developer and applications to connect by property owners. As a result Hunter Water will monitor the requirement for reimbursements to be paid for fifteen years from the completion of the Infrastructure Assets. Construction costs where adopted will be indexed by the changes in the Consumer Price Index.

4. Definitions

Term	Definition
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Term	Definition
Existing Unserviced Lot	A lot located within a developed area that is not serviced by Hunter Water Assets (that is, where there is no subdivision)
Hunter Water Assets	Sewer and/or water infrastructure constructed or extended by a Lead Developer pursuant to a Notice of Requirements issued under the Hunter Water Act 1991 (NSW).
Lead Developer	The developer who constructed or extended Hunter Water Assets, pursuant to a Notice of Requirements issued under the Hunter Water Act 1991 (NSW) and an instrument of agreement (or similar document) with Hunter Water.
New Development	Any growth, residential, multi-residential, commercial or industrial, that involves new buildings or lots created, or additional on-site business activity, that yields a net increase in water consumed, recycled water consumed or sewer discharged to the Hunter Water network.
Third Party	A third party who connects to a Hunter Water Asset that was constructed by Lead Developer. Third parties do not include purchasers of lots within the New Development for which the Lead Developer constructed or extended the Hunter Water Assets. In such cases, it is assumed that the Lead Developer recovers the costs of the Hunter Water Assets in the purchase price of the lot.

5. Document control

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Table 4: Document governance

Document owner	Mandatory reviewers	Document approver
Group Manager Development Services	Group Manager Development Services, Legal Services	Executive Manager Customer Strategy and Retail

Table 5: Document version history

Version	Name of author	Summary of changes	Approval date	Approved by	Periodic review
1.0	Brett Lewis	Initial release	15 January 2018	Executive Manager Customer Strategy and Retail	2 Year

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