



# STANDARD REIMBURSEMENT OF DEVELOPER FUNDED WORKS

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# DOCUMENT INFORMATION

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Version	Author	Changes	Approved By	Date Approved
1	Brett Lewis	New Standard	Executive Manager Customer Strategy & Retail Services	15/01/18
2	Brett Lewis	Periodic review of document with key stakeholders	Executive Manager Customer Services	03/10/23

## Document control

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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 a 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- Which are approved for funding under the Connecting Asset Funding Standard, or, the now superseded Funding of Growth Infrastructure Standard.

## 3. 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:

- 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
- 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 qualifying Lead Developer assets are proposed to be utilised to serve the proposed development.

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

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 will be indexed by the changes to in the Consumer Price Index.



## 4. Definitions, Acronyms and Abbreviations

Term	Definition
<b>Existing Unserviced Lot</b>	A lot located within a developed area that is not serviced by Hunter Water Assets (that is, where there is no subdivision).
<b>Hunter Water Assets</b>	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).
<b>Lead Developer</b>	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.
<b>New Development</b>	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.
<b>Third Party</b>	<p>A third party who connects to Hunter Water Asset that was constructed by the Lead Developer.</p> <p>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.</p>