

Unit Metering for Class A and Class B developments

In July 2024 the ACT Government introduced legislation relating to individual unit metering of Class A and Class B developments to ensure water equity for property owners.



Class B Development



Class A Development

What is a Class B Development?

The ACT Government describes a Class B development as a group of individual units where each unit has their own footprint on the ground.

Examples may include developments such as:

- Townhouse complexes that are either terraced or standalone
- Adjacent shopfronts within a commercial/industrial complex

For new Class B developments, customers or developers could 'opt-in' to unit metering from 1 January 2025; unit metering is mandatory for all new developments where the Development Application (DA) is lodged on or after 1 July 2025.

Icon Water updated the STD-SPE-M-006 Property Service Connections and Water Meters standards to maintain compliance with ACT Government requirements. Developers are responsible for making sure that they comply with Icon Water standards for Class B developments.

Where do I find the new Class B standards and guidelines?

The guidelines for unit metering in new Class B developments are located on Icon Water's website.

The STD-SPE-M-006 Property Service Connections and Water Meters standards can be found [here](#).

What is a Class A development?

The ACT government describes Class A developments as 'the boundary of the unit is defined by floors, walls and ceilings of the unit. An example is a single unit within an apartment complex'. Class A units are generally flats or apartments in multi-storey developments.

What's next for Class A?

For Class A developments, customers or developers can 'opt-in' to unit metering from 1 July 2027; mandatory unit metering is to commence for all new developments where the DA is lodged on or after 1 July 2028.

Timeline of unit metering Class A and Class B

1 JULY 2024

The ACT Government introduced new legislation requiring all new Class A and Class B unit developments to be individually metered as phased in over time.

SEPTEMBER 2024

Icon Water released Class B Standards and guidelines. External stakeholders notified.

1 JANUARY 2025

Class B units commence the transition period for DAs lodged on or after the period from 1 January 2025, where developers could opt-in.

1 JULY 2025

Individual metering of Class B developments is mandatory for all new developments where the Development Application (DA) is lodged on or after 1 July 2025. These requirements do not apply to existing buildings or retrofits.

1 FEBRUARY 2026 – 30 JUNE 2027

Icon Water releases Class A Standards.

1 JULY 2027

Class A individual unit metering for new developments 'opt in' period commences.

1 JULY 2028

Class A individual unit metering for new developments becomes mandatory.



Who to contact for support

Visit our website, call our general enquiries number (02 6248 3111) or email talktous@iconwater.com.au.

For a detailed description from ACT Government on Class A and Class B development please visit planning.act.gov.au.

