

Unit Metering Class B FAQs

General information

What is a Class B Development?

A Class B development is defined by the ACT Government as a group of individual units where each unit has its own footprint on the ground. Examples of such developments include:

- Townhouse complexes, either terraced or standalone
- Adjacent shopfronts in commercial or industrial complexes

When does Class B unit metering apply?

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.

Will Class B individual unit metering be applied retrospectively to existing Class B developments?

No.

Standards and legislations

Is there a standard for Class A individual unit metering?

Not yet. Icon Water is currently developing a new standard in response to the new Class A legislated change in readiness for the 1 July 2027 'opt in' phase followed by the mandatory phase from 1 July 2028 onwards.

What if a plan is submitted that isn't currently unit titled, however states that it will be in the future?

Icon Water will assess each non-unit title request for sub-meters on a case-by-case basis and seek advice from the Territory Planning Authority (previously known as ACTPLA) if required for compliance.

Access and Responsibilities

What parts of the metered arrangements do Icon Water own?

Icon Water owns all the hydraulic network infrastructure up to the outlet flange of the master meter. All hydraulic components downstream of the master meter belong to the property owner excluding the unit sub-meters issued by Icon Water. Associated infrastructure including cabinets and pits are owned and maintained by the property owner. Please refer to the *STDSP-E-M-006 Property Service Connections and Water Meters standards*.

Who has access to the enclosures (e.g. cabinets) and what lock is on the enclosure?

Enclosures need to be designed to be lockable, but the addition of a padlock is not currently mandatory. Any fitted padlock (or barrel lock) should be keyed with an EL85 lock accessible to the property owner, Icon Water and meter readers.

How will enclosures and meters be identified?

There are mandatory tagging and labelling requirements for unit meters and the enclosure they are contained in. The requirements are available in the *STDSP-E-M-006 Property Service Connections and Water Meters standards*.

What sort of access is required for the meters?

Icon Water requires unhindered access to the meters – please refer to Icon Water standards, drawings and guidelines for exact clearances and requirements for each option.

Who is responsible for maintenance?

Icon Water is responsible for the master meter and sub-meters only if they require replacement, stop working, leak or become defective. The Body Corporate are responsible for private plumbing downstream of the master meter.

Technical specifications

Who services the isolation point for the sub-meter?

The isolation point is owned and maintained by the property owner.

Do sub-meters have to be at the front of the block?

Icon Water prefers meters to be at the front for maintenance and meter reading purposes. Where this may not be practical or possible refer to standards and guidelines for alternative options.

How should meter enclosures be designed?

Minimum requirements for enclosure design and construction are specified in the *STD-SPE-M-006 Property Service Connections and Water Meters standards* and applicable drawings.

Opt-in process

What are the implications post July 2025 for those customers who did not opt-in to Class B Unit Metering?

As long as a DA was submitted to the Territory Planning Authority (previously known as ACTPLA) prior to 1 July 2025 there is no impact. If you submit a new DA after 30 June 2025, you will need to include individual metering in your design aligning to the *STD-SPE-M-006 Property Service Connections and Water Meters standards*.

Billing

How will my bills change when unit metering is introduced?

Icon Water will issue individual bills with consumption charges to unit owners. Body Corporate or Owners Corporation are billed separately for water consumption in common areas.



Who to contact for support

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

