

Assessment of Headworks Contributions for a Multi-residential Development

Development Services Information Sheet No.09B

Builders or developers of Multi-Residential developments have the option of requesting the Corporation to install either individual meters or a master / sub meter arrangement to service their development. Outlined is an explanation of how Headwork Contributions are calculated where a development is served by either means.

Formula to calculate the Headworks:

Single Residential Equivalent (SRE) x Standard Headwork Charge (SHC) = Headwork Contribution (HC)

To calculate the Drainage Headworks (applicable if property is in a Drainage Catchment Area):

Headwork contributions (HC's) for Multi-Residential developments are based on 1 HC per additional dwelling or 1 HC per 350m² for the entire lot, whichever is the least.

Drainage - Calculation A

Headwork Contribution based on total number of units = 6 HC's

Drainage - Calculation B

Headwork Contribution based on total area of original lot = 1500 m² ÷ 350 m² = 4.28 HC's

Servicing Requirements

Example 1: 6 dwellings with separate 20mm water services (base level of service)
Lot size = 1,500m²

To calculate the Headwork Contribution (HC) - (Credit is based on the property being vacant land)

Water Headworks:	6 HC	- 1 Credit	= 5 HC's
Wastewater Headworks:	6 HC	- 1 Credit	= 5 HC's
Drainage Headworks:	As calculation B is less than calculation A, apply B		
	4.28 HC	- 1 Credit	= 3.28 HC's

To calculate the Headwork's payable (based on the contribution applicable for March 2011)

	SHC (\$)	SRE	=	HC (\$)
Water Headworks:	4,134.00	x 5	=	20,670.00
Wastewater Headworks:	1,223.00	x 5	=	6,115.00
Drainage Headworks:	489.00	x 3.28	=	<u>1,603.90</u>
				28,388.90

Example 2: 6 dwellings with a Master Meter to be installed
Master Meter is a 40mm water service @ 80 litres per minute
Lot size = 1,500m²

To calculate the Headwork Contribution (HC) - (Credit is based on the property being vacant land)

Water Headworks:	4 HC	- 1 Credit	= 3 HC's
Wastewater Headworks:	6 HC	- 1 Credit	= 5 HC's
Drainage Headworks:	As calculation B is less than calculation A, apply B		
	4.28 HC	- 1 Credit	= 3.28 HC's

To calculate the Headwork's payable (based on the contribution applicable for March 2011)

	SHC (\$)	SRE	=	HC (\$)
Water Headworks	4,134.00	x 3	=	12,402.00
Wastewater Headworks	1,223.00	x 5	=	6,115.00
Drainage Headworks	489.00	x 3.28	=	<u>1,603.90</u>
				20,120.90

Please refer to the following brochures for further information regarding Headwork Contributions

Information Sheets 01

About Headworks and Contributions

Information Sheets 02

Standard Headworks Contributions Table

Information Sheets 05A

Headworks Contributions - Water and Wastewater Factors for Building or Redevelopment Stage

Information Sheets 05B

Headworks Contributions - Drainage Factors for Building or Redevelopment Stage

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