



New Water Efficiency Measures

What they mean for you

As you would now be aware the recent changes to the Residential Tenancy Act included new water efficiency requirements for investment properties and for the criteria for passing on water usage charges to your tenant.

Tenancies commencing from 31st January this year must ensure the measures are in place in order for water usage charges to be collected. Existing tenancies have until 31st January 2012 to install the measures. If they are not implemented by this date water usage cannot be charged to the tenant.

We have recently heard of other agents increasing the rent by a nominal amount rather than implementing water saving devices.

The only people who benefit in this instance are the agents. There is a lot of work at our end so we understand the temptation; but we do not recommend this course of action as it can prove to be a false economy. By taking this approach, it is likely tenants may become careless with the amount of water they use, as well as going against the spirit of the Act and water conservation.

For further information in relation to implementing these changes and the various costs please visit our website or contact your property manager. Hunter Water have also released a retro fit program which facilitates the replacement of devices with more water efficient models.

Details of this can be found at www.hunterwater.com.au/Save-Water/Save-Water-Initiatives/Home-Retrofit-Program