

# Residential Tenancies and Rooming Accommodation and Other Legislation Amendment Bill 2024

Amendment during consideration in detail to be moved by  
The Honourable the Minister for Housing, Local Government and Planning  
and Minister for Public Works

## 1 After clause 57

Page 54, after line 31—

*insert—*

### 57A Insertion of new s 166A

After section 166—

*insert—*

#### **166A Water service charges for premises other than moveable dwelling premises—charge for partial billing period**

- (1) This section applies if—
- (a) under section 166, a tenant would otherwise be required to pay an amount for water consumption charges for the premises for a period; and
  - (b) the premises are individually metered for the supply of water; and
  - (c) the premises are water efficient for the purposes of section 166 during the period; and
  - (d) the period includes part, but not all, of a period (the *partial billing period*) specified, or to be specified, in a water consumption charges document.

*Examples—*

- The agreement takes effect on 1 February, part-way through the period of 1 January to 31 March specified in a water consumption charges document. The partial billing period is 1 February to 31 March.

- The agreement terminates on 1 November, part-way through the period of 1 October to 31 December specified in a water consumption charges document. The partial billing period is 1 October to 1 November.
- (2) The tenant may not be required to pay an amount for water consumption charges for the premises for the partial billing period unless—
- (a) a meter reading for the premises is taken at the following time and recorded in a condition report under section 65 or 66—
    - (i) if the partial billing period starts when the agreement takes effect—when the agreement takes effect;
    - (ii) if the partial billing period ends when the agreement is terminated—when the tenant hands over vacant possession of the premises; and
  - (b) the amount is calculated based on—
    - (i) a reasonable estimate of the volume of water supplied to the premises during the partial billing period having regard to the meter reading mentioned in paragraph (a); and
    - (ii) the rate used to calculate the water consumption charge stated in the most recent water consumption charges document.
- (3) Section 166(6) to (9) does not apply in relation to the water consumption charges document that includes the partial billing period.

(4) In this section—

*water consumption charge* see section 166(13).

*water consumption charges document* means a document, issued to the lessor by the relevant water supplier, stating the amount of water consumption charges for the premises that are payable to the supplier.

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