



What Are Headworks?

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Headworks are Cradle Mountain Water owned assets that provide water and wastewater services to north-west Tasmanians. This **excludes** reticulation assets and private plumbing.

These assets are:

Water

- Dams
- Catchments
- Water Treatment Plants
- Service Reservoirs
- Elevated Storages
- Pump Stations
- Supply & Trunk Distribution Mains

Sewerage

- Treatment & Screening Facilities
- Settlement Ponds & Disposal Facilities
- Pumping Stations
- Rising Mains
- Sewer Mains

Reticulation systems around town **ARE NOT** included

Who Pays Headworks Contributions?

They are paid by developers who increase demand on assets.

- Subdividers - creating extra lots
- Unit/Apartment Developers - creating multiple dwellings on a single lot
- Industrial/Commercial Developers - use services to generate income, eg trade waste to sewer, increased water demand in manufacturing, production and cleaning.

They are **not paid** by Single Residential Developers (eg when you build your own home).

How Are They Calculated?

How much you pay is determined by the type of development you're doing. Councils refer development applications to Cradle Mountain Water, we then assess the load the proposed development will place on our assets. The charges are applied on an 'Equivalent Tenement' basis or ET (eg 1 house = 1 ET, 1 carwash = 9 ET).

From the above example, a carwash obviously demands more water and emits more sewerage than a house.

Each water and sewerage system in north-west Tasmania differs due to location, system capacity, population and service area, so charges do differ slightly from area to area.





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When Are Headworks Charges Payable?

- Subdivisions - Prior to sealing the final plan or each proposed stage
- Units/Apartments - Prior to commencement of use or occupancy/sealing of strata plans
- Industrial/Commercial - Prior to commencement of use or occupancy/sealing of

Can I Find Out The Charges Before Lodging An Application With Council?

Cradle Mountain Water has qualified professionals who can assist you in answering your questions. They can also offer you detailed advice to get you on the right track and get your development happening. What's more, the advice is **FREE!**

If you want to speak to one of our Building & Development Officers, either call 13MYWATER (13 6992) or drop into one of our Customer Service Centres at:

- 23 Stewart Street, Devonport
- Shop 5, Columar Court, Wilmot Street, Burnie

Deferrerd Payment Arrangements

Cradle Mountain Water has developed deferred payment options for headworks charges:

Deferred Payments – payment is made once the development is finished, but before titles are sealed.

Mortgage Linked Repayments – the corporation takes a mortgage over the property once the titles have been made. When the property is sold the developer charge is paid in full as part of the settlement. It means that the developer can sell the properties or subdivision lots without having to first find the money to have the titles sealed.

Developer Loans – provide for the developer to take a loan from the corporation for the payment of development charges and is charges interest until the charges are repaid in full. Security is taken by the corporation over a number of subdivision lots or other agreed security to repay the loan if the developer defaults.

Dedication of Land Payments – this will rely on the transfer of newly created titles to the value of the developer's charges as payment of the charges. This would enable the corporation to liquefy the assets when it chooses to.

For further information and advice please contact Cradle Mountain Water via:

13MYWATER (13 6992)

www.cmwater.com.au

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