

TW CM ref: 26/63013

26 August 2026

Ben Price

Executive Director

Housing Industry Association Tasmania

Via email: [REDACTED]

Dear Ben

Developer Service Charges Holiday

As you may be aware, TasWater has historically offered a 'Developer Service Charges Holiday' of up to 24-months on the fixed water and sewerage charges applied to newly subdivided lots. This remission was introduced in 2012, prior to TasWater's establishment, and continued following the formation of the company in 2013.

This is not a formal policy and has not been included in TasWater's Price and Service Plans approved by the Tasmanian Economic Regulator (TER).

The 'holiday' is inconsistent with local government practice, where rates are typically applied to undeveloped vacant land. Further, not applying fixed charges to vacant lots for up to two years is a disincentive to early commencement of construction.

TasWater's fifth Price and Service Plan (PSP5) proposed a four-year \$1.7 billion investment in essential network upgrades, with the TER ultimately approving \$1.2 billion. To support this investment and continue delivering reliable water and sewerage services to our customers and growing communities, it is important that approved service charges are applied consistently across all properties.

Accordingly, following a recent review, I am writing to advise that from 1 October 2026 the PSP5 service charges approved by the TER will apply for any newly subdivided lots from the date of the creation of the title.

Any eligible new lot created prior to this date will continue to receive the remission.

To ensure this change is effectively communicated, we have written to developers we have engaged with over recent years and will also discuss this decision at our upcoming Developer Forums in September which you will also receive an invitation to.

If you have any questions on this matter or would like a more detailed briefing, please contact our Stakeholder Relations Manager Christian Attfield on [REDACTED]

If you receive enquiries from individual developers, please refer them to Eamonn Tiernan, Head of Development Services on [REDACTED]

Yours sincerely.

[REDACTED]

Matt Derbyshire

General Manager Sustainable Infrastructure Services