UrbanUtilities

Developer Customer Price List 2025-2026

Effective 1 July 2025

Developer Customer fees and charges are based on the rate applicable on the day of raising an invoice. All fees are valid until the expiry date on the invoice. Payments made after the expiry date will be subject to rates effective at that time.

Service and product prices have been established according to actual cost calculated on the basis of the following pricing principles in aggregate: direct supplier invoice cost, direct internal cost, including labour, material and transport, and a fair contribution to overhead. Please always refer to the latest version of the Developer Customer Price List available at www.urbanutilities.com.au/development.

Note: Urban Utilities does not undertake plumbing so private sourcing is required.

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PRE-APPLICATION LODGEMENT SERVICES	
Service	
Engineering Search – Basic Urban Utilities information search service for up to two residential lots, including map and/or report on known reticulation infrastructure. Excludes water meter location.	$193.60*
Engineering Search - Complex Urban Utilities information search service for complex assets i.e. treatment, storage or pump facilities, over 300 mm diameter network. Includes map and/or known infrastructure report and provision of as-constructed drawings. Excludes water meter location.	$568.70*
Flow and Pressure Advice Hydraulic modelling of water supply network to support private fire system design.	$568.70*
Letter of Evidence (LOE) Review and confirmation that a Water Approval is not required.	$568
Services Advice Notice (SAN) Base (1 to 10 lots^ or equivalent units, trade waste single waste stream, non-residential development less than 1000 m² GFA) Non-legally binding pre-lodgement advice. Includes general network analysis. Where trade waste applies, discharge and network capacity analysis undertaken. No meeting.	$568.70*
SAN1 (11 to 50 lots^ or equivalent units) Includes SAN Base, flow and pressure advice, and 2 x 30 min meetings.	$1848*
SAN2 (Over 50 and up to 100 lots^ or equivalent units) Includes SAN Base, flow and pressure advice, and 2 x 30 min meetings.	$2,614.70*
SAN3 (Greater than 100 lots^, trade waste with multiple waste streams, non-residential development for over 1000 m² GFA) Hourly rate additional to SAN Base. Includes network analysis, flow and pressure advice, 2 x 30 min meetings, and analysis of proposed discharge and network capacity where trade waste applies.	$240.90*
SAN4 Hourly rate for strategic planning investigations or testing for recycled water precincts, air quality precincts, multiple sites beyond one locality, and large sites outside Connection Areas and Priority Infrastructure Areas (including Priority Development Areas). This advice is strategic, not specific to connection, and does not trigger *99BRAC(3) of the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009.*	$265.10*

STANDARD CONNECTION APPLICATIONS

(All works involving non-drinking (recycled) water must be managed as a Non-standard Connection application)

For **Standard Connection Applications**, fees are due at the following times:

- **Pre-Assessment:** Standard Connection Assessment is payable prior to the application being assessed.
- **Pre-Construction:** After assessment is complete, the total cost of all fees and charges will be provided and must be received before construction commences.

These fees and charges will include:

- Standard Connection Certification **or** Standard Connection Construction, and
- Infrastructure charges (if applicable).

Urban Utilities reserves the right to provide customers with a partial refund only, of service fees associated with their application. This right will be exercised at Urban Utilities' sole discretion. In determining whether to refund any service fees, Urban Utilities will consider factors such as if work has commenced, whether the work or the connection is unable to be completed, the costs incurred by Urban Utilities and the amount of work performed (such as where separately priced service items are involved). Inability to complete may be due to site constraints including, but not limited to: physical obstructions, environmental constraints, site or ground conditions, safety risks, legislative or regulatory restrictions including protected vegetation.

STANDARD CONNECTION ASSESSMENT	
Standard Connection Assessment - Drinking Water and Wastewater only Technical assessment and Decision Notice issued per drinking water and wastewater service and per connection, disconnection and alteration.	$273
STANDARD CONNECTION WORKS REQUEST ~	
Standard Connection Works Request Processing, Construction and Certification Applies per Works Request and service i.e. drinking and wastewater.	$248
STANDARD CONNECTION CERTIFICATION	
Standard Connection Certification - Drinking Water and Wastewater only Construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings. Applies after assessment/before construction, per drinking water and wastewater service and per connection, disconnection and alteration.	$123

~ denotes Works Request process where the change is a domestic scale, on one lot, low-risk, and there is no new development demand and would otherwise be known a Standard Connection Water Approval

STANDARD CONNECTION CONSTRUCTION	
Construction works to connect to Urban Utilities drinking water network	
Base Works - Drinking Water Connection and Certification Applies to all drinking water connections that qualify as a Standard Connection application where the water network is on site or in the footway/path on the same side of the road as the site. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	$3,522
Additional Works - Drinking Water Connection - Road Crossing Additional to Base Works - Drinking Water Connection and Certification where the drinking water connection is on the opposite side of the road to the site.	$3,931
Additional Works - Drinking Water Connection - Half Road Crossing Additional to Base Works - Drinking Water Connection and Certification where the drinking water connection is in the roadway no further than the road mid-point.	$2,075
Construction works to disconnect from or alter connection to Urban Utilities drinking water network	
Base Works – Drinking Water Disconnection and Certification Applies to all water disconnections that qualify as a Standard Connection application. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	$2,207
Additional Works - Drinking Water Disconnection - Street Additional to Base Works - Drinking Water Disconnection and Certification where water disconnection is in the footway/verge/road immediately adjacent to site.	$3,278
Base Works - Drinking Water Alteration (Re-use) Applies when the connection is to an existing drinking water service on the site where the existing infrastructure is of accepted quality (no defects).	POA
Construction works to connect to Urban Utilities wastewater network	
Base Works - Wastewater Connection and Certification Applies where connection to the wastewater network is within the site. Includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	$3,002
Base Works - Wastewater Connection - Adjacent property Applies where the connection to the wastewater network is within the adjacent site and not owned by applicant. Subject to physical constraints and neighbour consent.	POA
Additional Works – Wastewater Alteration (Re-use) - Street Additional to Base Works – Wastewater Alteration (Re-use) and Certification where the wastewater connection is in the footway/verge on the same side of the road as the site.	$3,142
Construction works to disconnect from or alter connection to Urban Utilities wastewater network	
Base Works – Wastewater Disconnection and Certification Applies to all wastewater disconnections that qualify as a Standard Connection application where the existing connection is within the site. Fee includes construction and post construction assurance, issue of Connection Certificate and production of as-constructed drawings.	$1,920
Additional Works - Wastewater Disconnection - Street Additional to the Base Works – Wastewater Disconnection and Certification where the connection is in the footway/verge/road immediately adjacent to the site.	$3,243
Base Works - Wastewater Alteration (Re-use) and Certification Applies when the connection is to an existing wastewater service on the site where the existing infrastructure is of accepted quality (no defects).	POA
Additional Works - Wastewater Extra Length p/m Additional to Base Works - Wastewater Connection or Alteration (Re-use) and Certification. Fee applies per metre for service extension (minimum cumulative length 3 metres and up to maximum 10 metres).	$141

STANDARD CONNECTION RELATED SERVICES	
Government Park Drinking Fountain or Tap~ Limited to a 25 mm diameter meter. Application must be made by/with consent of Local or State Government for a government site.	POA
Maintenance Structure (Manhole) Raised (G-type only)~ Raised height cannot exceed 3 metres.	POA
Rock Breaking	POA
Vacuum Excavation Base Rate - 3 hour block with minimum 3 hour service. Hourly rate additional to Vacuum Excavation Base Rate.	 $1,491 $258
Water Meter Relocation - up to 3 metres~ Within the same lot and where there is no new demand on the network. This work involves trenching, disconnection and connection, plant and equipment, labour and possible main works, traffic control, vacuum excavation, gas spotting and rock breaking.	POA
Water Meter Relocation - over 3 meters~ Within the same lot and where there is no new demand on the network. This work involves trenching, disconnection and connection, plant and equipment, labour and possible main works, traffic control, vacuum excavation, gas spotting and rock breaking.	POA
Water Meter-only Installation/Disconnection - 20 mm~ Installation within an existing meter box only. Disconnection for demolition only.	POA
Water Meter-only Installation/Disconnection - 25 mm~ Installation within an existing meter box only. Disconnection for demolition only.	POA

~ denotes Works Request process where the change is a domestic scale, on one lot, low-risk, and there is no new development demand and would otherwise be known a Standard Connection Water Approval

NON-STANDARD CONNECTION APPLICATIONS	
NON-STANDARD CONNECTION ASSESSMENT	
Amended Decision (Water Approval) Review of original Water Approval, before certification, because of an application change impacting service network design or development demand. The development application change must not result in major reassessment or increased demand of more than 10% of the original Water Approval.	$757
Fast Track Application 1 to 10 lots^ only - excludes non-drinking (recycled) water Express assessment (5 business days once application is properly made) of a Minor Works application for a Water Approval. Includes issue of a Decision Notice and Infrastructure Charge Notice. Fast track subject to application volumes. Fee applies per water and wastewater service.	$3,144
Priority Development Area (PDA) application Application rate additional to assessment fees to manage administrative costs, additional planning and infrastructure reconciliations.	$723
Non-standard Connection – Base Application - Drinking Water - Wastewater - Non-drinking (recycled) water Technical assessment of a Non-standard Connection application. Includes issue of Decision Notice and Infrastructure Charges Notice. Applies per service (e.g. drinking water, wastewater and non-drinking (recycled) water) and per connection type (e.g. connection, disconnection, alteration). 1 to 10 lots^/equivalent units 11 to 50 lots^/equivalent units Over 50 lots^/equivalent units	 $935 $1,695 $2,455
NON-STANDARD CONNECTION DESIGN	
Design Advice Provided after application lodgement for issues not specified in relevant codes (per hour).	$240.90*
Design Approval - Major Works - Drinking Water - Wastewater - Non-drinking (recycled) water Technical design assessment of a Non-standard Connection Major Works application. Applies per service. 1 to 10 lots^/equivalent units 11 to 50 lots^/equivalent units Over 50 lots^/equivalent units	 $2,771 $3,000 $3,324
Design Approval – Complex Asset Technical design assessment of Complex Assets for Non-standard Connection applications i.e. treatment, storage or pump facilities, over 300 mm diameter network. Applies in addition to Design Approval Major works only fees (per hour).	$241
Design Variation - Minor Works Review of proposed option to address unavoidable code non-conformance.	$547
Re-check Amended Plans Applies per plan page, drawing, technical report or other document.	$547

NON-STANDARD CONNECTION CONSTRUCTION	
Flow Control Plan - Complex - Wastewater only Additional to a Network Access Permit. Involves assessment, analysis, processing and creation of a flow control plan to access Urban Utilities' network for construction. Plan development may be subject to (will be specified) network analysis, modelling, data field logging, bypass, rezoning, tankering, trunk works, GIS status, identification of complex asset impacts i.e. treatment, storage/pump facilities, over 300 mm diameter network. Applies per isolation. Flow control plans to be executed by approved Urban Utilities valve operator only.	POA
Isolation (Shut) Plan - Complex - Drinking Water only Additional to a Network Access Permit. Involves assessment, analysis, processing and creation of an isolation control plan to access Urban Utilities' network for construction. Plan development may be subject to (will be specified) network analysis, modelling, data field logging, a bypass, rezoning, tankering, trunk works, GIS status, identification of complex asset impacts i.e. treatment, storage or pump facilities, over 225 mm diameter network. Applies per isolation. All isolation (shuts) to be executed by approved Urban Utilities valve operator only.	POA
Isolation (Shut) Plan - Simple - Drinking Water only Additional to a Network Access Permit and may be a subsequent invoice. Involves assessment, processing and creation of an isolation/shut plan to access Urban Utilities' network for construction. Utilises fewer than six valves only with no network rezoning and no trunk network. Applies per isolation. Isolation/shut plans to be executed by an approved Urban Utilities valve operator only.	$169
Network Access Permit (NAP) - Drinking Water - Wastewater - Non-drinking (recycled) water Process and issue of a Network Access Permit to enable network access for construction. Applies per isolation and service. A network isolation (shut) plan or flow control plan is charged separately.	$79
Sewage Pumping Station Environmental Licence State Government Licence and review required for new pumping stations (3 hours).	$636
Works Audit - Complex Asset Applies for each site audit involving complex assets i.e. treatment, storage or pump facilities, over 300 mm diameter network. Includes report for compliance purposes.	$665
Re-Audit/additional after hours audit - Complex Asset Additional to Works Audit - Complex Asset for each site audit required due to non-compliant infrastructure, late audit cancellations (less than 2 business days), obstruction of access to relevant infrastructure, or the absence of site representatives. Includes audits outside the hours of 8:00 am – 5:00 pm Monday-Friday and public holidays.	$1,002
Works Audit – Reticulation Applies for each site audit. Includes report for reticulation compliance purposes (less than 300 mm diameter network).	$444
Re-Audit/additional audit/after hours audit - Reticulation Additional to Works Audit - Reticulation for each site audit required due to non-compliant infrastructure, late cancellations (less than 2 business days), obstruction of access to relevant infrastructure, or the absence of site representatives. Includes audits outside the hours of 8:00 am – 5:00 pm Monday - Friday and public holidays.	$665

NON-STANDARD CONNECTION POST-CONSTRUCTION	
Audit and Compliance - Minor Works Review for compliance purposes, including audit of as-constructed data and provision of a Connection Certificate. Applies per service.	$684
Audit and Compliance - Major Works Review for compliance purposes, including audit of as-constructed data and provision of a Connection Certificate. Applies per service.	$810
Document Reprint/Reprocess Reprint or resending of documents e.g. easements.	$190
Easement Creation and Surrender The technical review and preparation of legal documentation, per easement.	$1,648
Engineering Compliance Advice Hourly rate for specialist compliance advice for minor works, major works and complex assets i.e. treatment, storage and pump facilities, over 300 mm diameter network. Service only available after issue of a Water Approval Decision Notice (hourly rate).	$240.90*
Rectification Works Invoiced works for emergency repair works charged to the developer.	$POA
Uncompleted Works Bond Processing Fee Processing of financial security bond, for incomplete construction works, subject to approval. In the instance that a field audit is required to validate the uncompleted works proposal, an additional audit fee will apply. Refer to online guideline for minimum value.	$1,693

AGREEMENTS AND INFRASTRUCTURE CHARGE MATTERS	
AGREEMENTS	
Agreement Management Meetings/Advice Hourly rate for specialist advice and management for Water Infrastructure Agreements, Commercial Agreements and Tankering Agreements.	$240.90*
Short-form Agreement Agreement service for new proposals, payment plans, Infrastructure Charge Notice amendment, agreement variations and contribution deeds.	POA
Major Agreement Service for establishing obligations and entitlements for delivery of trunk infrastructure or commercial terms (including legal fees).	POA
Tankering Agreement Service for review and conditioning of wastewater management plans (SAN3) + agreement establishment + risk mitigation (uncompleted works bond fee and related financial security bonds).	POA
INFRASTRUCTURE CHARGE MATTERS	
Demand Credit Determination Infrastructure credit determination, investigation and notice outside of a Water Approval in accordance with the Water Netserv Plan.	$1,592.80*
Infrastructure Offset Determination Assessment and decision to determine the value of trunk infrastructure to be offset against infrastructure charges in accordance with the Water Netserv Plan.	$1,157
Negotiated Infrastructure Charges Notice (ICN) Distinct from an Internal Review, as it may precede such a review and seek amendment, as per statutory provisions.	$1,448
Prescribed Financial Contribution (PFC) Determination Infrastructure charging determination, investigation and notice outside of a Water Approval in accordance with the Water Netserv Plan.	$1,592.80*
Recalculation of Land Cost Service following an updated property valuation to determine establishment costs for trunk infrastructure.	$2,314
Recalculation of Work Cost – Adjustment Adjustment based on actual trunk infrastructure costs after completion of work.	$2,192
Recalculation of Work Cost – Dispute Process Independent settlement of cost dispute arising from trunk works after issue of market or adjustment notices.	$2,376
Recalculation of Work Cost – Market Service prior to construction to determine establishment costs for trunk infrastructure based on market tender review.	$2,314
Statutory Charge Registration Queensland title office service and related administration for registering a debt to a property title.	$318.95

Statutory Charge Release Queensland title office service and related administration for releasing a debt from a property title.	$318.95

OTHER SERVICES	
Administrative Services Non-technical administrative changes to an active application to reflect time cost effort e.g. nonrefundable fee for change of mind, change to contact details etc.	$84
Build Over Asset Referral Assessment of a proposal to build over or adjacent to an Urban Utilities asset e.g. wastewater pipe or maintenance structure.	$720
Build Over Asset - Amendment Request Supplementary to Build Over Asset Referral. Includes revisit of original Referral Application technical review.	$540
Charge for work undertaken Charge for work undertaken prior to cancellation/alteration of application/request.	POA#
Construction Over Asset Referral Similar to a Build Over Asset referral but for earthwork and infrastructure involving no building.	$720
Construction Over Asset - Amendment Request Supplementary to Construction Over Asset Referral. Includes revisit of original Referral Application technical review.	$540
Conversion Application Review of a Water Approval to determine whether conditioned infrastructure is trunk or non-trunk.	$2,132
Extension of Currency Period A one-time only assessment of an extension request for a yet to expire Water Approval. Extension considered in accordance with the Water Netserv Plan criteria and for the same period granted in the original approval.	$923
Internal Review Statutory review of an original Water Approval decision.	$2,132
Network Analysis Modelling for sites outside the Urban Utilities' Connection Area.	POA*
State Controlled Route Administration Application rate involving liaison, investigation and basic assurance associated with a Public Utility Plant Permit (PUP) required by the Queensland Department of Transport and Main Roads.	$723

WATER METERS - LARGE WATER METER ASSEMBLIES AND RESTOCKING	
Water Meter Restocking (Large Meters) Retained on return of an incorrectly ordered large meter delivered to a customer and includes redelivery, processing, meter reaudit and testing.	$589
DOMESTIC ONLY	
D1 50 mm Domestic Water Service	$4,930*
D2 100 mm Domestic Water Service with 80 mm meter (mech)	$7,260*
D3 100 mm Domestic Water Service	$8,180*
D4 150 mm Domestic Water Service	$14,708*
D5 200 mm Domestic Water Service	POA*
COMBINED FIRE AND DOMESTIC ASSEMBLIES (METERED SEPARATELY)	
C1 100 mm Ultrasonic Fire and Domestic with 32 mm Meter	$10,021*
C2 100 mm Ultrasonic Fire and Domestic with 50 mm Meter	$12,606*
C3 100 mm Ultrasonic Fire and Domestic with 80 mm Meter	$13,882*
C4 100 mm Ultrasonic Fire and Domestic with 100 mm Meter	$14,256*
C5 150 mm Ultrasonic Fire and Domestic with 32 mm Meter	$12,559*
C6 150 mm Ultrasonic Fire and Domestic with 50 mm Meter	$15,157*
C7 150 mm Ultrasonic Fire and Domestic with 80 mm Meter	$17,387*
C8 150 mm Ultrasonic Fire and Domestic with 100 mm Meter	$18,014*
C15 150 mm Ultrasonic Fire and Domestic with 150 mm Meter	POA*
C9 150 mm Ultrasonic Fire and Domestic with 200 mm Meter	POA*
C10 200 mm Ultrasonic Fire and Domestic Service with 32 mm Meter	POA*
C11 200 mm Ultrasonic Fire and Domestic Service with 50 mm Meter	POA*
C12 200 mm Ultrasonic Fire and Domestic Service with 80 mm Meter	POA*
C13 200 mm Ultrasonic Fire and Domestic Service with 100 mm Meter	POA*
C16 200 mm Ultrasonic Fire and Domestic Service with 150 mm Meter	POA*
C14 200 mm Ultrasonic Fire and Domestic Service with 200 mm Meter	POA*
FIRE ONLY	
F1 50 mm Fire and Domestic Service Combined	$5,369*
F2 100 mm Fire and Domestic Service Combined (W80 mm Service)	POA*
F3 100 mm Ultrasonic Fire and Domestic Service Combined	$6,949*
F4 150 mm Ultrasonic Fire and Domestic Service Combined	$9,258*
F5 200 mm Ultrasonic Fire and Domestic Service Combined	POA*