

# Developer Services e-News

## Ancient Egyptian engineer shares his wisdom | January 2025

Credited with being the innovator behind the construction of Djoser's step pyramid and also confirmed as the high priest of the sun god Ra, this month we're channelling 3000yo Egyptian **Imhotep**, an engineer of days gone by, to help share our news:

- *DECREE* - Indexation of infrastructure charges starts 31 March 2025
- *DECLARATION* - Development Approval (DA) changes
- *REVELATION* - Checking for an issued Connection Certificate
- *ASSERTION* - Connecting to our owned and operated network
- *PRONOUNCEMENTS* - Upcoming events for Consultants & Development Managers
- *ARTICULATION* - Upgraded ICN Register now in use.

## Imhotep & Mikkel decree - Monday 31 March 2025 - indexation of infrastructure charges commences

### FEES AND CHARGES

#### *Imhotep decrees*

Let it be known, the adjustment of infrastructure charges for the remaining Urban Utilities (UU) local government areas, guided by the

principles of balance and order, shall commence on the thirty-first day of the month of March in the year of two thousand and twenty-five (31/03/2025). May all who are governed by this decree prepare accordingly, for the measures are set forth to sustain the foundation of our endeavours.

#### *Mikkel (A/Development Coordination Leader) decrees*

Our systems are ready! Our people are ready! It's coming! Yes, it really is!!!!

We've been letting you know since March 2023 that indexation of infrastructure charges (IC) is coming for all of our local government areas (LGA). *Please note: the Ipswich LGA has had indexed ICs since UU inception as a result of a past agreement.*

**What does this mean for you?** From Monday 31 March 2025, every IC Pro Forma Invoice issued will be indexed from the date of the Infrastructure Charge Notice (ICN) until the date of payment. To reflect the true value of IC, we will be using the Producer Price Index (PPI) confirmed by the Queensland Government (refer to the Queensland Government site for an idea of the charges you can expect to pay if you make payment on or after Monday 31 March 2025).

**What can you do now?** If you pay from a current Infrastructure Charges Pro Forma Invoice issued before Monday 31 March 2025, and your development demand does not change, the price will be the same as on the original ICN - **as long as you pay by the due date of the Invoice**, or alternatively, allow for this change in your cashflow planning. If your IC Pro Forma Invoice has expired, request a new one via the Developer Services Portal and allow three business days. *Please note, if IC are paid and there is subsequent change in demand, a new ICN will be issued for the whole water approval application (not just for the difference). The ICN will use the IC rate of the day of issuing.*

## Imhotep & Bill declare a delay-free tip for receiving a Connection Certificate

### ***Imhotep declares***

Honoured colleagues, As we endeavour to shape the lands and raise monuments of enduring legacy (I hope you like my work), it is vital that UU remains apprised of any alterations to the council's decisions regarding your development.



Therefore, I humbly request: when the decree of the council concerning your application shifts (*yes, when there's a change in a development approval - DA*), inform UU promptly, so they may align their efforts with the will of the local council.

Through this, we shall ensure harmony and the flourishing of our undertakings, especially when you are seeking a Connection Certificate (CC), before the setting of many suns.

### ***Bill (Development Compliance Leader) declares***

Save yourself heartache! Take five minutes while preparing a compliance certification package and check with either the development's town planner or council's website to confirm if the DA has changed since lodging the water approval. If so, advise us immediately to avoid delaying the issuing of the always-urgent CC.

**Reminder:** changes to the DA number advised during the compliance check will hold up the issuing of the CC. A new Water Approval or Letter of Evidence may be required if advised of a Council DA change after a CC has been issued - more time and cost.

## Revelation by Imhotep and Fiona! Don't ask the sun god about a Connection Certificate... check this out!

### ***Imhotep reveals:***

To ascertain the existence of the Connection

Certificate you seek, do not divine your answer from

the sky but instead from either the ***Developer Services Portal***, where knowledge resides, or the new UU website search tool, referred to as **Check Certification Status**, a guide to discovery.

### SEARCH

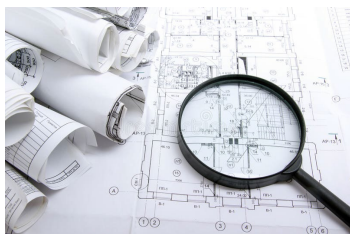
\*Water Approval Application reference (XX-PNT-XXXXX OR XX-STD-XXXXX) / Development Application reference ⓘ

### ***Fiona (Assurance Coordinator) reveals:***

Our customers asked for a quick way to confirm if a CC has been issued. We've delivered the **Check Certification Status** tool. Search 'connection certificate' on our website and it will appear in your search. You'll need the application reference number and this tool will confirm if the CC has been issued.

If you want a copy of the certificate, simply log into the **Developer Services Portal**.

## Assertions on connecting to our network from Imhotep & Sajid



### ***Imhotep asserts:***

UU possesses the authority to grant permissions for the connection, disconnection, or alteration of water systems solely within the boundaries of the network **they own and operate**. Beyond this, their jurisdiction does not extend.

### ***Sajid (Development Assessment Leader) asserts:***

UU only has authority to grant water approval permissions to connect, disconnect or alter **its owned and operated** network. It is in the interest of everyone to ensure

applications are finalised (i.e. CC obtained), to not compromise site insurance or downstream development.

Infrastructure remains private until a Connection Certificate is issued.

Properly made Water Approvals can be lodged, showing connection to the UU network, with owner's consent for all impacted properties to the current UU connection point, at any time.

It is in the interest of customers to be aware of upstream development activity, and water approvals may be amended if connection points move closer to developed sites as a result of private infrastructure being certified and becoming owned and operated by UU. Until the latter occurs, there is no guarantee that development will proceed or at the pace of expectation.

## Pronouncements for Consultants & Development Managers - so say Imhotep, Lawrence & Andrea

### ***Imhotep pronounces:***

Come, seekers of knowledge, and gather where wisdom is shared. A great opportunity for learning and growth awaits at this gathering of minds, where skills shall be honed and horizons expanded.



### ***Lawrence (Senior Assurance Advisor) pronounces:***

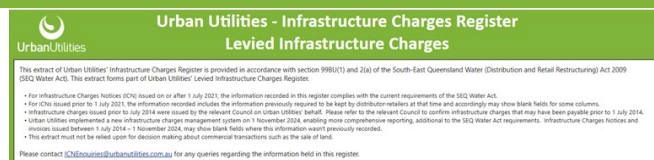
**Consultant online forum - 9:30am - 10:30am, Thursday 20 February 2025 - suitable for all consultants.**

### ***Andrea (Property Development Account Manager) pronounces:***

**Developer breakfast forum - 7:30am - 9:30am, Thursday 13 March 2025 - suitable for all development managers.**

Further details and invitations to come. We are currently accepting suggestions for topics for both forums; please reply to this newsletter with your thoughts.

## Articulation from Imhotep & Damian re due diligence and infrastructure charges



***Imhotep articulates:***

When conducting your due diligence, ensure you inquire whether any infrastructure charges remain unsettled, for no foundation can stand firm upon hidden burdens.

***Damian (Senior Planning Advisor) articulates:***

We recently upgraded our [Infrastructure Charges \(IC\) Register](#) to refresh daily on our website. Refer to this Register during a due diligence period to confirm all UU IC have been paid; unpaid IC must be paid or the debt will be attached to the property title.

**For further information or advice contact Developer Services:**

Call us on 07 3432 2200 between 8:30am — 4:30pm weekdays

Email us at [DevelopmentEnquiries@urbanutilities.com.au](mailto:DevelopmentEnquiries@urbanutilities.com.au)

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