

Solo Water Easements

Important Information for Property Owners



What is an Easement

An easement is a legal right granted by a property owner over their land that permits another party to use the land for a specified purpose.

Once an easement is granted, it remains on the land title in perpetuity and each subsequent property owner is bound by the easement rights until the beneficiary of the easement cancels the rights.

An easement can come in different forms and with various rights. These rights are known as the easement terms.

As an easement is just rights to use/occupy a portion of the land for a specific purpose, ownership of that part of the land that the easement site is located remains with the property owner.



Your Land Title site plan may look like this.



DIAGRAM 25
REDUCTION RATIO 1:100

Why Does Solo Water have an Easement on my Property?

Solo Water is the owner and operator of the water infrastructure which provides your property with drinking water and recycled water and removes your wastewater. The water and wastewater travels to or from your property in underground pipework connected to our Recycled Water Treatment Plant located at 46 Rockpool Road, Catherine Hill Bay.

Due to the terrain and road layout, pipework may need to pass on, or under, your property. In some circumstances a Pressure Sewer Unit (PSU) which includes an underground well with pumps, an above ground lid and adjacent control turret, may also be located in your property.

Easements for our assets are registered on the title of the land and will remain there forever. They are required to provide space for Solo Water to maintain the safe and efficient operation of the water systems. There is a clearance area included in the easement to allow the work/maintenance to happen.

Solo Water staff must have safe and unobstructed access to the assets and easements on your property; any fencing must have a gate for access. You are responsible to keep the easement area on your land maintained.

Common Solo Water Easements

Above Ground

Pressure Sewer units (PSU)

A PSU receives wastewater from 1 or more properties, stores and pumps the waste to the Recycled Water Treatment Plant (RWTP). This is identifiable by a Manhole Cover. This PSU contains 2 pumps and is approximately 2 metres (m) deep, 1m in diameter and has a minimum clearance area of 2m x 2m.



Green Turrets

A Green Turret contains the electricity supply and electronics for the PSU. This is identifiable as a Green Square Box about 50cm in Height and has a minimum clearance area of 1m x 1m.

Meter and Supply Taps

These are your water meters and isolation taps for your property; these have a minimum clearance area of 1m x 1m. Please do not plant spiky plants around your meters.



Below Ground

Pipework

Being located underground the pipework cannot be seen. The pipework which can be of different sizes up to 300mm diameter will travel from your property to/from the RWTP, which may also cross other properties. Pipes are normally located near the property boundaries and Pipework has a minimum clearance area of 1.5m x the length of the pipework.

Ground Level Lots

Some easements are for stormwater drainage or for excess water drainage, these are typically not on residential lots and may be located next to your property.

What can or cannot happen on a Solo Water easement

Property owners must not construct in or obstruct the area of the easement on their property, a well-maintained garden with small shrubs is ok, but note they may need to be trimmed or removed if access is blocked.

Please consult Solo Water prior to building any structures / sheds / pools / concrete slabs etc. at info@solowater.com.au. Additional guidance and application forms relating to proposed works on your lot can be found under the download tabs on the Solo Water website. Solo Water can issue enforceable rectification notices and fees for non-compliant works.

What can happen



- Small sized Gardening – that you are happy to be removed if required by Solo Water

- Lightweight small easily relocated ground cover, Mulch, Gravel.



- Grass the area
- Storage of light weight easily removable items on wheels.



What cannot happen



- Dig into the ground.
- Excavating or filling the land over any underground pipework.



- Residential houses, granny flats, garages, shipping containers or large structures or Sheds

- Commercial and Industrial buildings.



- Swimming pools and Spas – inground and above ground.

- Storage of any flammable, corrosive, combustible or explosive materials and liquids such as petrol, diesel fuel and gas bottles.



- Planting or cultivating trees or shrubs which exceed 2.0 metres in height or that have a root system greater than 400mm deep.



- Sound walls, Fire/Blast walls, Retaining walls or the footings or foundations.



- Retaining walls must be outside the easement.