

## Benefits of the Water Supply

The investment in the water supply is invaluable in case of fire and drought for our survival.

Because of the water supply each property on this estate has an additional property sales value of approximately \$4000 plus.

In this area we have immediate access to water whilst building. This normally would have to be shipped in.

Members save the cost of expensive drilling for water.

Cost per annum is \$400 and may rise according to CPI rates, determined at the Annual General Meeting.

Living in Regal Hill is really quiet and beautiful, most residents keep to themselves so it is difficult to get to know your neighbours in the traditional sense.

However with contact through the Association you can access vital information about our local facilities, including local contractors and services, which may mean big savings on metro deliveries etc.

Each member receives up to 2000 litres of water daily, this is ample for the upkeep of a large garden, the septic and a few animals, if you have a holding tank you would probably only need to fill it once or twice weekly.

Living throughout the hills in the Avon Valley is truly wonderful, we have many benefits, however we must not become complacent with the water resource especially in dry seasons where fire is also a danger, people need to be informed and prepared.

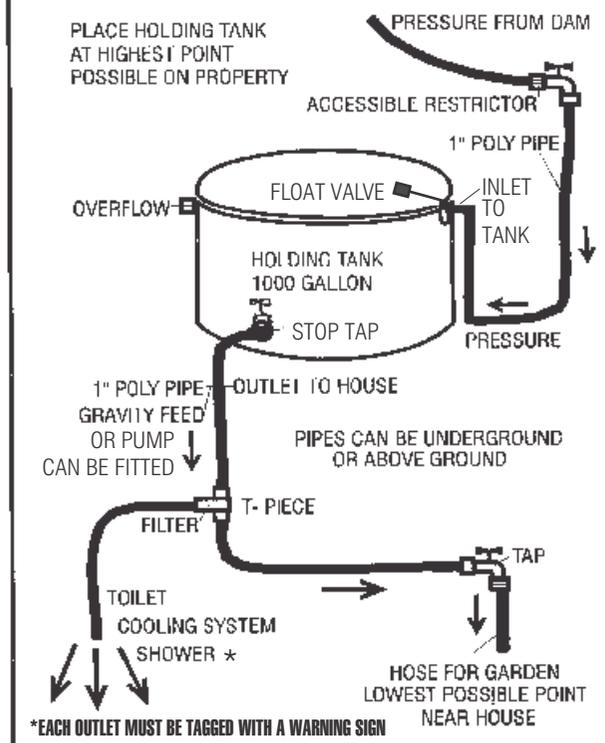
if you have any questions at all please leave a note in the postbox at the Dam, or phone 9572 9061

## TAGS

The Committee would like to advise members that due to Water Authorities regulations, all taps and outlets from the non-potable water supply be tagged with warning markers stating that the water is not suitable for drinking.

*Tags available on request from the Committee at small cost!*

## HOLDING TANK SYSTEM



# ARE YOU CONSIDERING BUYING PROPERTY IN REGAL HILL?



**Regal Hill Water Supply Inc.**

Postal: Lot 206 Red Brook Circle Regal Hill WA 6083

Phone: 9572 9061

# What Members should know about the water supply

Originally when the sub-division of Regal Hill was developed. A Dam on Lot 206 was installed to be maintained by the property owners and kept as a non-potable (not suitable for drinking) water supply for all lot owners. Poly piping to the entrance of each lot was laid underground ready for connection to new homes.

## The Association

The Regal Hill Water Supply Inc (a non-profit Association) was formed to maintain and monitor the water supply.

Upon purchase of property each lot owner automatically becomes a member of above mentioned Association, and as such is joint owner of the water supply which includes the Dam, Fencing and equipment on 3 properties. Lot 206 where the Dam is situated, one at the top of the hill where a small shed and a 91,000 litre tank is located, and at the end of Brook Close on the creek, where we have a small block of land with a shed which contains pumps which pump the creek water to the system.

A Committee is elected by members at the Annual General Meeting consisting of: Chairperson, Vice chairperson, Secretary, Treasurer and 4-6 Committee members. The AGM is usually held early August of each year at the Morangup Community Hall, Wallaby Way Morangup. All committee positions are voluntary.

Monthly meetings are generally held at one of the committee members homes on the second Monday of each month at 7.30 pm and usually notice is given via the blackboard at the entry to the sub-division.

## Subscriptions

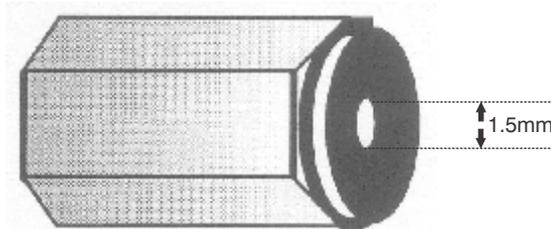
Fees are \$400 pa, that figure may be increased according to CPI after AGM.

## Water Supply

Regal Hill is located in the Shire of Toodyay and according to their regulations all residential properties must also install a 91,000 litre rainwater tank to hold drinking water, before building approval is given. The tank is usually installed at a slightly lower level than the home itself and rain water is diverted to the tank from the house roof. When the tank is installed your contractor will advise you to truck in a certain amount of water initially, local carriers can be found advertised in the Hills Gazette, Toodyay Herald or the Gidgegram.

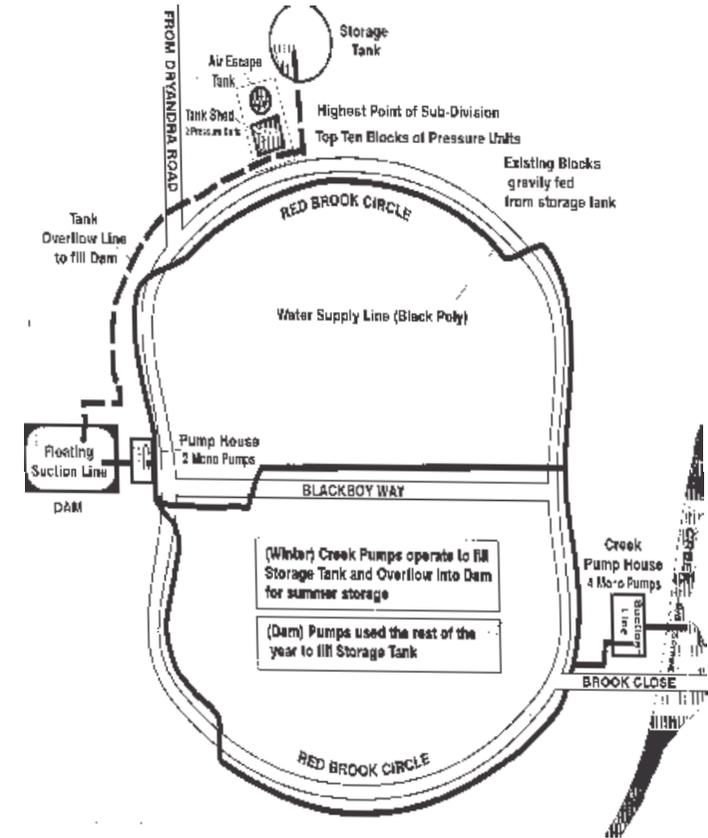
The water from Regal Hill Water Supply may be used for the septic system in your home, it is suitable for gardening, for the laundry, and stock watering and general cleaning purposes.

**It is not suitable for drinking!**



## Restrictors

To ensure that all members receive equal water, Restrictors have been installed at each lot entrance. The gauge should be 1.5mm diameter. Unfortunately there is a big difference to tap pressure recorded by members due to location on the estate. The ten allotments at the highest level do not have the advantage of gravity feeding so therefore the tank was installed at the highest level to alleviate the poor pressure to those lots.



## Responsibilities

Apart from the obvious payment of annual subscriptions it is each owners responsibility to use the water wisely, to inform the Committee of any abnormalities in the supply so that solutions can be found and fixed as early as possible.

To make sure that all connections on your property are well maintained and in working order, in other words our responsibility for connections stops at your gate.

Do not remove your restrictor yourself if for any reason you are not getting enough water it means there is something wrong in the whole system and must be looked at by the maintenance team. Often the reasons are simple such as silt build-up or a stone is blocking the pipe.

Removal or tampering with the restrictor will incur a fine.