
Glossary

<i>12 (1) and 12 (2) easements</i>	Easements complying with section 12 (1) and section 12 (2) respectively, of the <i>Subdivision Act 1988</i> .
<i>2-lot subdivision</i>	The subdivision of one lot into two lots.
<i>additional lots</i>	The number of lots in the subdivision, minus the original lot or lots connected to South East Water's assets.
<i>area previously developed</i>	The area of a subdivision or development site on which buildings, impervious pavements or similar works were constructed before the commencement of the present subdivision or development.
<i>as-constructed asset information</i>	Survey information describing the type, size and location of a newly completed asset.
<i>asset</i>	A South East Water water main, sewer pipeline or associated structure (eg pump station or reservoir).
<i>audit</i>	A systematic and independent examination to determine whether quality activities and related results comply with planned arrangements and whether these arrangements are implemented effectively and are suitable to achieve objectives.
<i>basic size sewer</i>	A 225mm diameter size of the sewer at a depth of 2.1 meters for residential, commercial and industrial subdivision.
<i>basic size water main</i>	A 150mm diameter size of the water for residential, commercial and industrial subdivision.(225mm diameter in the inner city and in the Dandenong South Offensive Industrial Zone).
<i>boundary realignment</i>	A minor boundary amendment to a Plan of Subdivision that does not increase the number of lots.
<i>CCF</i>	Civil Contractors Federation.
<i>common drain</i>	A private sewer line owned and operated by more than one lot owner and servicing more than one dwelling. See also <i>sewer in common</i> and <i>point private service</i> .
<i>connection point</i>	The intersection of a South East Water sewer and a private sewerage service.
<i>consolidation (of lots)</i>	The combination of two or more lots to create one lot.
<i>consultant</i>	A person or agency engaged by a property owner to undertake the design, project management, construction, survey and asset recording of water reticulation and sewerage services.
<i>contractor</i>	The agent engaged by the developer to undertake the construction of the works.
<i>contributions</i>	Charges, payable by the property owner, that recover the cost of providing water and sewer infrastructure works.

<i>deepening</i>	Additional excavation of a trench or hole to allow the sewer or drain to control upstream development.
<i>density index (ID)</i>	Terminology by which density is defined for cohesionless soils. It relates the actual void ratio of the soil to the void ratio of the soil in its densest and loosest states.
<i>developed lot</i>	The land on which buildings, paving, driveways and the like have been constructed and connected to South East Water assets.
<i>developer</i>	The person entitled to execute a transfer of the land. The developer may be the land owner, developer or the subdivision owner.
<i>distribution works</i>	The works associated with the transfer of potable water (water suitable for drinking) from major assets to the reticulation system.
<i>dry density ratio (RD)</i>	Terminology by which density is defined for cohesive soils.
<i>dual occupancy</i>	Two dwellings on one lot.
<i>easement</i>	Acquired right or privilege held by a person or public authority, including South East Water, to make specific use of land owned privately or by another authority. See also <i>expressed easement, implied easement and 12 (1) and 12(2) easements.</i>
<i>eduction</i>	The process of pumping out sewage and transferring it to a point of disposal. Eduction is usually carried out because the permanent outlet is still under construction.
<i>encumbrance</i>	Anything, within the scope of South East Water activities, affecting a property, that would not be disclosed by a search at the Titles Office.
<i>established / unserviced lot</i>	A lot that was created as a separate title without a requirement to provide water reticulation, and/or sewerage services as part of the subdivision.
<i>existing / unserviced developments</i>	Buildings that were erected on a lot without a requirement to provide water reticulation, sewerage and/or drainage services.
<i>expressed easement</i>	An easement shown by dimensions on the property title plan, specifying an acquired right or privilege and to whom it is given. See also <i>12 (1) and 12 (2) easements.</i>
<i>fronted by (a water main)</i>	To have a water main, that provides for a legal tapping, abutting the property boundary.
<i>functional requirements</i>	Base design values or parameters supplied by South East Water to enable the consultant to design the works specified in the Notice of Agreement.
<i>gravity control</i>	A sewer deep enough to enable sewerage to be discharged under gravity flow.

<i>implied easement</i>	An easement, for the benefit of lots, necessary to provide passage or provision of water supply and sewerage over land or buildings in a subdivision. The easement is specified in words, not dimensions, in a Plan of Subdivision. See also <i>12 (1) and 12 (2) easements</i> .
<i>IMS</i>	Integrated Management System
<i>In-sequence development</i>	A development that does not require connecting works through future subdividable land. Also known as next-in-line. See also <i>out-of-sequence development</i> .
<i>intensive audit</i>	Audits undertaken due to the unsatisfactory performance of a consultant. The performance is measured by assessing a consultant's conformance with the quality system.
<i>internal service</i>	Water pipes or sewers owned and operated by private lot owners. See also <i>joint private service</i> .
<i>internal sewer</i>	Sewer pipes owned and operated by private lot owners.
<i>joint private service</i>	A water or sewer pipe owned and operated by more than one land owner. See also <i>internal services</i> .
<i>live asset</i>	A live asset is defined as an asset that is operational, that is, carrying water or sewage, or connected to live assets carrying water or sewerage provided there is no plug, break or other blocking device between the asset and a live asset.
<i>lot</i>	A part of land that can be sold or transferred separately. See also <i>developed lot</i> and <i>partially developed lot</i> .
<i>Main (water)</i>	Any pipe vested in, belonging to, or under the control of, South East Water and used for conveying potable water. Also known as the water main.
<i>multi-unit development</i>	More than two dwellings or buildings (for example, factoryettes) on one lot.
<i>Nominated representative</i>	See page 1-2 of South East Water's <i>Sewerage and Water Standard Conditions for Agreement Works</i> .
<i>next-in-line development</i>	See <i>in-sequence development</i> .
<i>non-works</i>	A service that does not require the construction of reticulated water or sewer works. For example, sewer connection branches and water tapings are considered to be non works.
<i>Notice of Agreement</i>	The agreement (offer), which an owner enters into with South East Water, for the provision of water supply or sewerage services.
<i>obligatory activities</i>	Activities or works carried out by South East Water. These include planning, determining standards and auditing.

<i>offer</i>	See <i>Notice of Agreement</i> .
<i>original lot</i>	The property title on which the development occurs. See also <i>parent lot</i> .
<i>outfall sewer</i>	A sewer pipe installed between a development and a treatment facility, usually a branch, main or trunk sewer.
<i>out-of-sequence development</i>	A development that does require connecting works through future subdividable land. See also <i>in-sequence developments</i> .
<i>outlet sewer</i>	The sewer between the boundary of a development and the existing sewer system. Also known as a connecting sewer.
<i>owner</i>	See developer
<i>partially developed lot</i>	Land on which only a portion of the site area has been developed and is likely to be developed further. See also <i>developed lot</i> .
<i>permanent works</i>	Constructed works that will not be replaced by other works.
<i>pipetrack land</i>	Land owned by South East Water for the construction of, or containing, major water supply works.
<i>Planning Permit</i>	A permit required under the <i>Planning and Environment Act 1987</i> for a use or development of land.
<i>private service</i>	A privately owned water or sewer pipe, laid by agreement from a South East Water reticulated water main, aqueduct or sewer, to provide a service to one or more lots. Also known as a private extension or trunk service.
<i>potable water</i>	Water which is suitable for drinking.
<i>quality system</i>	The organisational structure, responsibilities, procedures, activities, capabilities and resources that together aim to ensure that products, processes or services will satisfy stated or implied needs.
<i>rectification works</i>	Works required to correct a fault in the works.
<i>reserve</i>	Land that is set aside for public use. Reserves include general public open spaces, nature reserves, tree reserves, reserve parks, public gardens, recreation reserves, sporting, sewerage and water reserves.
<i>reticulated</i>	Connected to a system or network of South East Water pipes.
<i>reticulated sewer</i>	A sewer pipe, usually of a small diameter used for conveying sewage or effluent. The pipe is vested in, belongs to, or is under the control of, South East Water.
<i>reticulated water</i>	A water pipe, usually of a small diameter used for conveying potable water. The pipe is vested in, belongs to, or is under the control of, South East Water.

<i>scheme</i>	An arrangement for the construction of assets for unserviced lots, in accordance with relevant legislation.
<i>self – contained unit</i>	Residential – a unit that comprises of a bathroom, kitchen, laundry & toilet. Industrial / Commercial – a unit that comprises of toilet facilities
<i>sewage</i>	Any waterborne human excreta, domestic waste water or trade waste that passes through sewers.
<i>sewer</i>	Any conduit that conveys sewage.
<i>sewer in common</i>	A sewer owned and operated by more than one lot owner. It collects sewage from more than one dwelling and connects to a sewer owned and operated by a public authority. See also <i>common drain</i> and <i>joint private service</i> .
<i>sewerage system</i>	All the sewers and sewerage works vested in South East Water for the purpose of sewage collection and disposal.
<i>stage lot</i>	An area of land that will be subdivided into further lots. Also known as a super lot.
<i>subdivision</i>	The division of land into two or more lots that can be sold or transferred separately.
<i>super lot</i>	An area of land that will be subdivided into further lots. Also known as a stage lot. For example, S1 or Lot A.
<i>survey</i>	All activities associated with the establishment of a subdivision and the supply of as-constructed asset information to South East Water.
<i>tapping</i>	The connection of the internal water service to South East Water main.
<i>temporary works</i>	Usually minor works that service a small area until a permanent system is constructed. These works are not part of South East Water's current strategic planning.
<i>two-lot subdivision</i>	See <i>2-lot subdivision</i> .
<i>unplugged</i>	An asset is unplugged when there is no plug, break or other blocking device between the asset and a live asset.
<i>upsizing</i>	The installation of a water main and sewer that is larger than required, in order to service other developments.
<i>vested in</i>	Ownership of the works by South East Water.
<i>water main in common</i>	A water service owned and operated by more than one lot owner, and providing a water supply to more than one dwelling. See also <i>joint private service</i> and <i>internal service</i> .
<i>water supply system</i>	All dams, storage reservoirs, aqueducts, mains and water supply works vested in South East Water for the storage, transfer and distribution of potable water.

<i>water supply zone</i>	The area serviced by a particular water supply facility or pipe network.
<i>WITS</i>	Water Industry Technical Standards.
<i>WSAA</i>	Water Services Association of Australia.
<i>MRWA</i>	Melbourne Retail Water Agencies Edition
<i>works</i>	<p>The design, construction, project management and survey of water mains, sewers and associated work. For example, filling and grading that changes the natural condition or topography of land, construction of structures, holding tanks, pump stations and buildings.</p> <p>See also <i>permanent works</i>, <i>temporary works</i> and <i>non works</i>.</p>