



# Office of Utilities Regulation

Rose Hall (Developments) Limited

Water and Sewerage Tariff Application

May 28, 2025

## Rose Hall Water and Sewerage Tariff Application, 2025

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### 1. Background

Rose Hall (Developments) Limited (RHDL) is a provider of potable water and sewage treatment services, having been duly granted two licenses by the Office of Utilities Regulation for the distribution and supply of potable water and the collection, conveyance and treatment of sewage and disposal of effluent. The licenses are cited as the **ROSE HALL DEVELOPMENTS LIMITED WATER SUPPLY LICENSE, 2011** (hereinafter referred to as the “RHDL Water Supply License, 2011”) and the **ROSE HALL (DEVELOPMENTS) LIMITED SEWERAGE SERVICE PROVIDER LICENSE, 2025** (hereinafter referred to as the “RHDL Sewerage Provider License, 2025”).

Schedule 3 of each license states that upon granting of the license, RHDL “*shall submit a proposal for the initial tariffs to be charged in respect of services and the Rate Review Process as set out herein shall be applicable.*”

In accordance with the requirements set out in Schedule 3 of both the RHDL Water Supply License, 2011 and the RHDL Sewerage Provider License, 2025, Rose Hall (Developments) Limited hereby submits this tariff application to the Office of Utilities Regulation. This submission represents our proposal for the formalised tariffs to be charged for the provision of potable water and sewage treatment services, and is made pursuant to the Rate Review Process outlined in the licenses.

Prior to the receipt of the RHDL Sewerage Provider License, 2025, RHDL had submitted an application dated May 12, 2025 for an Annual price Adjustment Mechanism (ANPAM) adjustment pursuant to Determination Notice No. WAS2022002\_DET002. If approved, this tariff application will be treated as superceding the ANPAM application dated May 12, 2025 and the new rates will take effect as outlined in the OUR’s Determination Notice.

### 2. Customer information

RHDL serves customers across three categories, namely Residential, Commercial and School. The table below shows the distribution of customer accounts across categories and utility type based on 2024 data.

Category	Number of Customers	
	Water	Sewerage
Residential	47	0
School	1	1
Condominium	0	0
Commercial	8	10

### 3. Tariff Methodology

Rose Hall (Developments) Limited (RHDL) proposes to establish its tariff in accordance with the Office of Utilities Regulation's (OUR) "No Objection Policy," using the tariff structure of the National Water Commission (NWC) as a benchmark. The rationale for this approach is outlined below:

- a. **Commercial Customer Efficiency:** RHDL's commercial water customers, who account for approximately 96% of total volumes and revenues, are required to maintain connections to the NWC system and often alternate their water consumption between both providers. A harmonized tariff structure with the NWC simplifies administrative and accounting processes, enhances predictability in planning and forecasting, and minimizes billing disputes arising from rate discrepancies. This alignment ultimately improves operational efficiency and strengthens customer relations.
- b. **Residential Rate Comparability:** A quarter of residential communities served by RHDL also receive service from the NWC. Benchmarking RHDL's rates to the NWC's facilitates easier comparison for homeowners, reducing potential confusion regarding water charges.
- c. **Regulatory Consistency for Sewerage Services:** RHDL's existing sewerage customers are billed based on a tariff structure benchmarked to NWC's rates, in accordance with Determination Notice No. WAS2022002\_DET002. We believe that maintaining this established methodology will avoid unnecessary disruptions to our customers' operational and billing processes, while also ensuring regulatory consistency.
- d. **Integrated Customer Experience:** Given the significant overlap among commercial customers receiving both potable water and sewerage treatment services from RHDL, it is both logical and consistent to apply a uniform benchmarking methodology across both services.

While RHDL seeks to align its tariff rates with those of the NWC, it is important to note that not all elements of the NWC's billing structure will be adopted. For specific details on the elements applicable to RHDL's services, please refer to *Section 4: Rate Structure*.

#### 4. Rate Structure

##### a. Volumetric Rates

RHDL's volumetric rates are proposed to be applied based on the existing tiered system applied by the NWC, varying according to the amount of water consumed. The table below outlines the rates for each customer category for potable water and sewerage respectively.

##### Potable Water

CUSTOMER TYPE	USAGE (IMP GALLONS)	Rate
Residential	For up to 3,000	704.48
	For the next 3,000	1,253.78
	For the next 3,000	1,366.54
	Over 9,000	2,331.05
Condominium	Imperial Metered	1,335.39
Primary Schools	Imperial Metered	1,066.83
Commercial	For up to 2,000,000	2,692.01
	Over 2,000,000	1,569.12

##### Sewerage

CUSTOMER TYPE	USAGE (IMP GALLONS)	Rate
Residential	For up to 3,000	813.68
	For the next 3,000	1,448.13
	For the next 3,000	1,578.36
	Over 9,000	2,692.36
Condominium	Imperial Metered	1,542.40
Primary Schools	Imperial Metered	1,232.17
Commercial	For up to 2,000,000	3,109.27
	Over 2,000,000	1,812.36

RHDL has included customer categories that the company does not currently service with the goal of having a future-oriented framework that provides for any eventual connections should any of these customer categories materialise within the company's service area. It is proposed that these base rates will change with any changes in the

NWC's base rates to maintain the benchmark. The changes will take place with a one-month lag to the effective date of any changes to the NWC's rate.

#### **b. Service Charges**

A service charge is a fixed amount charged to customers regardless of consumption. The service charge is dependent on the size of the meter that is located at the premises and should correspond with the service charge rate applied by the NWC.

#### **Water Customers**

RHDL water customers shall be charged a service charge based on the size of the RHDL meter located at the premises.

#### **Sewerage Customers**

- i) Where a sewerage customer has an active RHDL water connection, the customer shall only be charged a service charge on their RHDL water bill.
- ii) Where a sewerage customer does not have an active RHDL water connection, they shall be charged a service charge based on the size of the NWC meter located at the premises.

The table below outlines the proposed rates for each meter size.

SIZE OF METER SERVICE CONNECTION (MM)	Rate
5/8 inch/15mm	1,216.53
3/4 inch/20 mm	2,661.04
1 inch/25mm	3,475.00
1 1/4 inch/30mm	6,543.04
1 1/2 inch/40mm	6,543.04
2 inch/50mm	9,266.67
3 inch/75mm	16,827.14
4 inch/100mm	27,189.53
6 inch/150mm	41,418.23

It is proposed that these service charges will change with any changes in the NWC's rates to maintain the benchmark. The changes will take place with a one-month lag to the effective date of any changes to the NWC's rate.

**c. Price Adjustment Mechanism**

The Price Adjustment Mechanism (PAM) is an indexation mechanism that is applied to the base rate of water and/or sewerage services to preserve the real revenue of the company. The PAM captures changes in foreign exchange, consumer price index and electricity charges.

To maintain parity with the benchmark, and given the fact that RHDL's rates will always be below that of the NWC, RHDL is proposing the inclusion of the NWC's PAM rate in its monthly charges. The PAM rate will be applied with a one-month lag to rate published on the NWC's bills. In order to maintain transparency in the application of the PAM rate, RHDL will provide the OUR with a written proposal for each month's PAM rate aligned to the rate published by the NWC on the previous month's bills.

**d. Inapplicable Variables**

The K-factor and X-factor variables are not applicable to RHDL's operations and are therefore excluded for consideration in this tariff application.

**5. Conclusion**

Rose Hall (Developments) Limited respectfully submits this tariff application in compliance with the terms of our licenses and in alignment with the OUR's regulatory framework and policies. We believe that the proposed tariff structure—anchored in transparency, consistency, and customer practicality—appropriately reflects the nature of our operations and the needs of our customers. We welcome the OUR's review and remain available to provide any additional information or clarification that may be required to facilitate the evaluation of this submission.

Sincerely,



Richard Burrowes – President,  
Rose Hall (Developments) Limited

28-MAY-25

Date