



New standards for plumbing services to survey strata lot developments commence operation

This industry bulletin has been issued to inform the Western Australian plumbing and building industries of new requirements when providing plumbing services to each lot on a survey strata scheme.

Amendments to the Plumbers Licensing and Plumbing Standards Regulations 2000 (Plumbing Regulations) have been drafted to include new standards for plumbing services in relation to survey strata schemes commencing operation on 15 August 2020.

Plumbing services to individual survey strata lots consist of sanitary drainage service lines and connection points, and water supply service lines and connection points. The requirements apply to survey strata developments consisting of two or more survey strata lots.

The relevant documents are:

- **For land developers** [Western Australian Planning Commission's \(WAPC\) Model Subdivision Conditions Schedule \(the Schedule\)](#)
- **For licensed plumbing contractors (LPCs)** [Plumbers Licensing and Plumbing Standards Regulations 2000 \(the Plumbing Regulations\)](#)

Background:

Prior to 2015 the Water Corporation provided guidance and direction to land developers in the form of 'Plumbers advice kits' for the provision of sanitary drainage service lines and connection points and water supply services to individual survey strata lots. The developer would then engage an LPC to install the services where necessary as part of the process towards obtaining titles for the lots. This generally ensured that survey strata lots were provided with suitable plumbing services prior to the lots being sold and building commencing.

In 2015 the Water Corporation came to a decision that it was not in their remit to enforce requirements for plumbing services to individual survey strata lots beyond providing a connection point at the main lot boundary. Since then there have been consistent issues regarding the provision of plumbing services to individual survey strata lots including:

- new strata lots not being provided with services at all;
- sanitary drainage services provided to lots not being fit for purpose, e.g. drain connection not deep enough for a house main drain to connect or grade to;
- services to lots being inappropriately located, e.g. installed diagonally across other lots where they are susceptible to damage during site-works;
- lots that are not serviced being 'built out' when a house is built on another lot that is between them and the main sewer connection point; and
- difficulty locating connection points due to no drainage plumbing diagram being available.

Building and Energy has been liaising with the WAPC, land developers, Water Corporation, Landgate and the plumbing industry to provide a regulatory solution to the issues. As a result, a two pronged approach has been developed.

Requirements for developers (commenced in November 2019)

When a land owner or developer commences the process of subdividing land they must comply with the requirements of the Schedule. To assist with the provision of plumbing services to survey strata schemes, the Schedule includes conditions for developers to provide suitable water supply and sanitary drainage services to each lot on a survey strata scheme.

Where sanitary drainage services are required a developer must engage an LPC to install a suitable sanitary drainage service line(s) and connection point(s) to each lot. Where water services are required the developer must enter into an agreement with a water services provider (in most instances the Water Corporation) to either install infrastructure, or provide direct services **or** multi-metering to each lot on the survey strata scheme, or alternatively engage an LPC to install water supply services to each lot on the scheme.

New requirements for LPCs (commence operation on 15 August 2020)

When licensed plumbers are engaged by an owner or developer to install plumbing services on land proposed to be subdivided by a survey strata scheme they must:

- install a suitable sanitary drainage service line and connection point to each and every lot on the scheme;
- When required by the owner/developer, install a suitable water supply service and connection point to individual lots that the developer does not have an arrangement in place with a water services provider for either direct services or multi-metering;

- carry out the work in accordance with the plumbing standards including new **“Part 6A - Plumbing standards for plumbing and plumbing work on subdivided land”** located in the Plumbing Regulations; and
- provide a certificate of compliance and a drainage plumbing diagram to the Plumbers Licensing Board, and a copy of both to the owner/developer (owner/developer requires this documentation to satisfy WAPC conditions) in accordance with the Plumbing Regulations.

The new standards in “Part 6A – Plumbing standards for plumbing and plumbing work on subdivided land” are explained in [‘Plumbers’ Technical Note – Services to survey strata lots](#).

Plumbing services to be installed and certified by appropriately licensed persons

The installation of sanitary drainage services and water supply services for survey strata lot developments is regulated plumbing work that must be carried out by an LPC, or the holder of a tradesperson’s licence working under the general direction and control of an LPC.

Penalties apply when:

- plumbing services are not installed in accordance with the required Standards;
- a drainage plumbing diagram and a certificate of compliance is not given in accordance with the Plumbing Regulations; and
- plumbing services are installed by persons who are not licensed to carry out such work.

Disclaimer – The information contained in this fact sheet is provided as general information and a guide only. It should not be relied upon as legal advice or as an accurate statement of the relevant legislation provisions. If you are uncertain as to your legal obligations, you should obtain independent legal advice.

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