

# Standard terms and conditions

## Development Services



### For the provision of a water service (Water Supply, Wastewater and Drainage)

#### Introduction

Under Section 73(2)(a) of the *Water Services Act 2012*, landowners may be entitled to the provision of water services, including water supply, wastewater and drainage services.

The standard terms and conditions that apply to the water services provided by Water Corporation are outlined below and published on Water Corporation's website. Water Corporation may change the standard terms and conditions from time to time, so you should ensure that you are aware of the current terms and conditions.

Note also that the water service may be provided subject to:

- terms and conditions under a standard customer contract with Water Corporation (as yet not required by the Economic Regulation Authority); and
- standard terms and conditions under the Water Corporation's Water Services Licence granted under Part 2, Division 2 of the *Water Services Act 2012* (as presented in this document),

which terms and conditions will prevail to the extent of any inconsistency with the terms and conditions in this document.

Many of the requirements are either prescribed by law or regulation, some by Water Corporation Design Standards and the remainder are Water Corporation requirements that will assist in the efficient management of your water service. Many of the requirements prescribed by law or regulation attract a fine for non-compliance; the maximum penalties being a fine of \$50,000 for an individual and \$100,000 for a body corporate.

#### Prerequisites for water supply and wastewater services

The property owner is responsible for the full cost of infrastructure needed for the connection sought, including any extension or upgrade of Water Corporation mains to the property.

Before an application for a water supply or wastewater service is made, the property owner:

- must ensure the property details provided on the application form are accurate
- must give Water Corporation notice of any proposed construction prior to commencement
- must notify Water Corporation once construction has been completed
- must ensure that no connection is made to Water Corporation water supply and wastewater mains unless Water Corporation has approved it in writing
- must ensure that all private plumbing uses approved fittings, fixtures and pipes.

#### Water Supply Services

##### Service connection and location

- Water Corporation will endeavour to provide a standard 20mm potable water supply service connection (20 litres per minute) within 10 business days of the customer complying with all the Corporation's application requirements and payment of associated fees and charges.
- Larger services may take longer to install due to factors such as customer requirements, special equipment, pipe network shutdowns and traffic management.
- Unless stated otherwise in Water Corporation's Water Services Licence, the standard level of service is outlined below:

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- Within the Perth Metropolitan Area, the minimum static pressure is 15 metres head, and within country urban areas, the minimum static pressure is 13 metres head.
- Outside country urban areas, a potable water supply is not guaranteed and pressure and flow shall be either be 3kl per day or 1.8kL per day in the case of Rural Water Supply Scheme services.
- In all cases, the maximum static pressure is 100 metres head, except where the Water Services Licence states that pressures may exceed 100 metres head. Where this occurs, the property owner is responsible for the cost of a pressure reduction valve.
- Where the Water Services Licence advises that where a lower than the minimum pressure applies, the property owner is responsible for an alternative arrangement to compensate for the lower pressure.
- For a connection to be made, the area of land between the proposed position of the water meter and the connection pipe is to be kept clear of obstructions.
- Where any property is provided with two or more water services interconnection of such services through the internal private water supply is prohibited unless otherwise approved by Water Corporation.
- Any alteration that needs to be made to ground levels must be made before the service application.
- Where the water service connection is **not already in position**, the water service connection will be laid 500mm from the side boundary nominated on the application form. The property owner or builder must ensure the side boundary survey pegs are in the correct position and visible before the application is made.
- Where the water service connection is **already in position (Pre-laid)** a meter assembly and standpipe will be installed at that location.
- Where the property owner's preferred location for a service is not possible, Water Corporation shall determine an alternative.
- Unless Water Corporation agrees in writing otherwise, one water service connection shall be provided per house or group rated properties (under one ownership) or a strata or a multi-unit development.
- Where a service was pre-laid by the developer at the subdivision stage, the property owner will be liable for the cost of any requested service relocation. When deciding whether to relocate a service, the property owner has the option of locating the service such that a meter box is required.

## Meter assembly

- Unless Water Corporation decides otherwise, the water service connection shall be 20mm nominal internal diameter pipe. Water Corporation will determine the size and class of meter applicable for the service. In some instances, a fee or a quote for the cost of the service will be required.
- Unless Water Corporation agrees otherwise, a meter will be installed at 150mm above ground level. Any alteration to ground levels after installation will require Water Corporation approval. The overall space to be provided for the meter assembly is 700mm. However, Water Corporation may approve for the meter to be placed below ground, under the following conditions:
  - The property owner pays all costs to install the water meter and box, and any alteration to the ground level necessary to comply with Water Corporation requirements.
  - The property owner shall provide the surround to the meter box using either standard brick pavers (230mm x 115mm x 65mm) or a concrete surround (230mm x 100mm thick).
  - A clearance of 300mm around the entire box and 1200mm above the box is maintained. This includes boundary fences/walls,
  - No part of the box or its supports is to be within 500mm of any power dome.

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- Local authorities written approval is required if the box is to be located in a road reserve.
- Other than the single residence, the property owner shall obtain the advice of a plumbing/hydraulic consultant, to determine the peak flow rate required to service the property, prior to submitting this application.
- The builder's standpipe must not be removed before the final plumbing connection is made to the water meter.
- Water Corporation may fit a flow control device appropriate to the peak flow rate requested. These devices limit the flow of water through the service to a predetermined amount. The flow may be affected by other devices and a hydraulic consultant's advice is recommended.
- A hydraulic or plumbing consultant may require the modifications to the internal plumbing resulting from a reduction in the flow rate to the property. The property owner is responsible for the cost of these modifications.
- Where Water Corporation deems the land use for a water supply service of either:
  - 25mm water service and larger, a LOW backflow risk, or
  - a water service as a MEDIUM or HIGH backflow risk

the property owner shall purchase and have installed by a licensed plumber an approved backflow prevention device equal to or greater than the level of risk identified as part of the property's internal plumbing.

## Meter access

- There must be sufficient access and clearance to facilitate the installation, reading, replacement or removal of water meters and attachments, regardless of whether the meter is located above or below the ground.
- Water Corporation may require the property owner or occupier of the land to provide, at their cost, pit, below ground meter box, cover or fence for the purpose of housing the meter and its associated valves and fittings.
- Where a building is to be constructed or altered, Water Corporation may require the owner or occupier of the land on which the building is to be constructed or altered to provide, at their cost, a cubicle attached to or forming part of the building for the purpose of housing the meter and its associated valves and fittings.

## Cost and payments

- Where applicable, all charges, including infrastructure contributions and building authorisation fees, must be paid in advance before service connection is made.
- Where an applicant requires Water Corporation to provide a water service to a rated property which has an existing disconnected service, Water Corporation will charge for the whole or part of the current fee of the requested water service.
- The property owner is responsible for the cost of any changes to an existing service size, and further Standard Infrastructure Contributions will be payable for any increase to the existing flow rate.

## Wastewater services

- Where a wastewater service becomes available, the property owner may apply for a sewer connection, and if applicable, this application is made together with the water supply connection.
- Every house shall be separately drained unless a combined drain is approved by Water Corporation.

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- Where required by Water Corporation, the property owner/developer shall pay for the cost of sealing a sewer connection.
- A connection to Water Corporation's sewers shall be undertaken or supervised by a licensed plumber.
- Where Water Corporation advises that maintenance works will be undertaken along a Water Corporation main, the property owner or occupier of the land must not discharge any wastewater into the scheme for the duration of the works.
- Food waste disposal units that discharge into Water Corporation's sewers are prohibited.
- Unless the Corporation has approved in writing its use, no pipe, fitting or fixture shall be used if not manufactured, supplied or bears the mark of Standards Mark or Water Mark, as appropriate of Standards Australia.

## Application for a drainage service connection

Water Corporation maintains and operates a number of major trunk drainage systems within designated areas. As local government is responsible for road and residential drainage networks that discharge to these major drains, few properties require direct connection to a Water Corporation drain. Where a drainage service connection is required, the initial request should be made to the local government, and they may redirect the request to Water Corporation if required.

The property owner is responsible for:

- the full cost of infrastructure needed for the connection sought; and
- any costs Water Corporation incurs to effect the connection.

No connection can be made to Water Corporation drains unless Water Corporation has approved it in writing.

## Property owner/occupier's ongoing responsibilities

### For water supply and wastewater services

- Property owners or occupier of the land must not erect, construct, install, place or demolish any building, plant, fence, or other obstruction in, on, over, or under the water supply or wastewater works of Water Corporation without prior written approval.
- Property owners or occupier of the land must not drill, bore, excavate, or use impact equipment within the vicinity of Water Corporation's water supply or wastewater works without prior written approval.
- Property owners or occupier of the land must ensure each fitting fixture or pipe for which they are responsible is well maintained, not used or arranged as to cause waste, nuisance or a health hazard.
- The property owner or occupier of the land shall ensure that only approved fittings, fixtures and pipes as manufactured under or supplied or approved by a StandardsMark licence or a WaterMark licence as granted by Standards Australia are used in plumbing installation.
- Except in accordance with Water Corporation approval, no person shall uncover, attach or remove a fitting, pipe or other thing or interfere or place anything in Water Corporation works.
- Property owners or occupier of the land must advise Water Corporation within 14 days of ceasing to be occupiers of a property.
- Water Corporation may require the name of the property owner or the person receiving rent from the occupier of a property provided with either a water supply or wastewater service.

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## Service disconnection

- Should the property become unoccupied for an extended period or a building on the site needs to be altered or demolished, the property owner must advise Water Corporation prior to any alteration, demolition or the property becoming unoccupied.
- Should the property owner wish to disconnect either a water supply or a wastewater service to unoccupied land or prior to building demolition, they must make an application for the disconnection and pay a disconnection fee.
- Before any disconnection of a service is made, the property owner shall have a licensed plumber disconnect the plumbing on their side of the meter or drainage plumbing connected to Water Corporation sewers.
- Water Corporation may require the service to be disconnected, if, in its opinion, its assets are at risk of damage or misuse.

## Water supply service

- The property owners are responsible for ensuring Water Corporation's meter assembly, water service connection and fittings are in good repair and adequately protected from damage. For meters above ground, they shall maintain a clear space of not less than 300mm horizontally and 1200mm vertically from the meter to ensure easy access at all reasonable times by Water Corporation or its contractors to read, replace or removal of water meters and attachments. For meters below ground, property owners shall:
  - ensure clearance of 300mm around the entire box and 1200mm above the box is maintained, including boundary fences/walls
  - ensure that a build-up of soil inside the box does not occur which may cause problems during reading and maintenance to the meter
  - ensure the internal box is clear of dangerous insects and spiders
  - if the ground level of the current placement is to be altered, apply to Water Corporation and pay all costs to raise/lower the water meter/box to a new level
  - any future reinstatement of the surrounds due to ongoing maintenance will be at the owner's cost unless standard pavers were used, in which case, providing the pavers are in good condition, Water Corporation will relay the pavers to an adequate standard.
- Unless Water Corporation agrees in writing otherwise, no property owner or occupier of the land shall connect or allow to be connected, a pump to any part of a private water supply system that is supplied directly from Water Corporation's service.
- Unless Water Corporation agrees in writing otherwise, water supplied for a specified purpose shall not be used for any other purpose or by people not connected with the land or premises.
- Unless Water Corporation agrees in writing otherwise, no branch or fitting shall be connected to a private service pipe within a distance of one metre from the property owner's side of the Water Corporation's stop cock or water meter assembly.
- The property owner or occupier must advise Water Corporation as soon as practicable if the meter is damaged or missing. Water Corporation may recover the cost of repairs and any other expenses from the person responsible for the damage, or from the owner or occupier of the land.
- The property owner owns and is responsible for the cost and maintaining all internal pipework beyond the meter assembly including the standpipe if applicable.

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- Once a meter is installed, the property owner/occupier of the land will be responsible for water usage charges.
- Water Corporation will test the meter upon request from the property owner or occupier of the land and payment of applicable charges.
- Where a boundary containment backflow prevention device has been installed, the property owner or occupier must ensure:
  - the device is installed and tested on installation or after maintenance or repair and at intervals not exceeding 12 months to ensure the device is operating satisfactorily.
  - the device is tested by a licensed plumbing contractor and a correctly completed test report form provided to Water Corporation within 5 business days of the test.

Unless Water Corporation agrees in writing otherwise, no connection of pumps to Water Corporation water supply works is allowed.

### Wastewater service

- The property owner or occupier of the land is responsible for the cost of clearing any blockage in the private plumbing on their side of the property connection where the blockage can be cleared from the inspection shaft/opening.
- Where Water Corporation advises that it is in the process of clearing a blockage, the property owner or occupier of the land must not discharge any wastewater into the sewers until they have been advised by Water Corporation that the blockage has been cleared.
- The property owner or occupier of the land shall not discharge to the sewers rainwater, pool water, cooking fats and oils, chemicals, paint, cleaning products, pesticides, newspapers, plastics, engine oils, medicines, nappies, razors, cotton buds and syringes. If uncertain about a discharge into the sewers, please consult the Water Corporation website.
- Food waste disposal units that discharge into Water Corporation sewers are prohibited
- Unless Water Corporation has approved in writing its use, the property owner or occupier shall ensure that no pipe, fitting or fixture (e.g. baths, basins, sinks, laundry troughs, and shower recess bases) is used if not manufactured, supplied or bears the mark of Standards Mark or Water Mark, as appropriate of Standards Australia.