

# Plumbing Supply & Drainage



## Fact Sheet

In this fact sheet we look at plumbing; the supply and the drainage. Plumbing consists of two distinct systems: supply, (bringing fresh water in) and drainage, (taking wastewater out).

Firstly who owns the water supply and drains to a group of units/ lots? For Strata & Community titled groups the following legislation applies.

STA Section 5(6) The common property comprises any pipe, cable, wire, duct or drain that is not for the exclusive use of a unit.

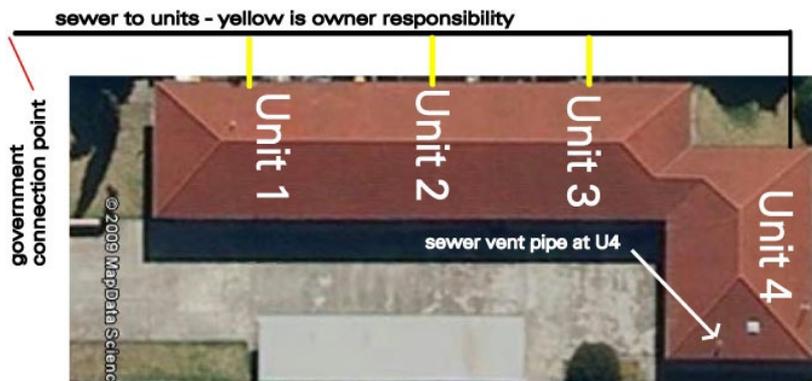
CTA Section 28(1) The common property created by a community plan comprises the service infrastructure except ... parts of the service infrastructure that provide a service to only one lot.

What does this mean:

**water supply to units - red is owner responsibility**      **unit 4 owns all this pipe**



**Supply:** The Corporation is responsible for water pipes (in blue) until they only serve a single unit as illustrated below. A guideline is that if you cut the water supply off at a point and it only affects one unit then it is not a common pipe and is therefore the owner's to maintain.



**Drainage:** The Corporation is responsible for sewer pipes (in black) until they only serve a single unit as illustrated below. The pipes shown

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in yellow are the owner's to maintain. Unit 4 has a sewer vent pipe that serves the common sewer. This means that the branch serving unit 4 is common; unlike those which serve units 1 to 3.

**Examples** that are an owner's responsibility are, hot water service (if not shared between units), kitchen taps and drains, toilet cistern, shower plumbing.

**Water Meters:** Most Strata & Community titled groups are served by just 1 water meter. In some cases there is 1 meter per unit/lot. Here is an example.



Where there is one meter for each unit/lot then the meter and all the connected pipework is the owner's to maintain. Problems with SA Water official meters should be reported to SA Water.

Some groups have private meters to enable accurate billing of each owner. These need to be accuracy checked every year or two.



Damage caused by a leaking supply pipe or drain could be an insurance claim. Check the group's policy to see if any resultant damage and exploration costs are claimable. Ring the insurance company if in doubt.

**Best Practice:**

Ask any attending plumber to report on writing on location of problem and if the plumbing only serves a unit and if so which unit.

See our Best Practice Manual for more helpful information. See links bottom left of this page.



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