

## AWTS Contracts & Contractors

If you own a property with an aerated wastewater treatment system (AWTS) you are required by law to have it maintained in accordance with the Building Act, Certificate of Accreditation and any conditions of the Special Plumbing Permit, Plumbing Permit or Schedule of Maintenance issued by the Permit Authority through the Council

This Info Sheet provides information and answers to common queries Council receives regarding AWTS contracts, contractors and maintenance of the land application area.

### AWTS Servicing & Contracts

It is a requirement under the Certificate of Accreditation\* for any AWTS that it is serviced on a regular basis and that an ongoing contract is maintained with a person who has appropriate qualifications and experience in monitoring, inspecting, servicing and maintenance.

This is also a condition of the permit or Schedule of Maintenance that was issued by the Permit Authority. It is requirement under the Building Act 2016 that the permit conditions or maintenance specified in a Schedule of Maintenance be complied with.

Consumer, Building and Occupational Standards (CBOS), a section of the State Government Department of Justice regulates licencing requirements for contractors to be able to maintain onsite waste water management systems.

The contract is between you and the contractor and Council has no involvement or input into the terms, conditions, fees charged or content of the contract.

The contract may be open-ended or for a set period of time and you need to negotiate this with the person you engage to service the unit.

Should you wish to change servicing contractors you need to carefully consider the following:

1. The terms and conditions of any current contract that is in place.
2. The terms and conditions of any new contract that you intend signing.
3. Access to, and availability of, spare and replacement parts should you choose a contractor that is not an authorised agent for the brand of AWTS you have installed.
4. Any other matters that relate to your personal situation *e.g.* contractor access to the AWTS.

It is also a requirement of the Certificate of Accreditation that the system (AWTS) and its associated land application areas operate without any problems or intervention between inspections carried out by the licensed maintenance contractor.

\* **Regardless of which Aerated Wastewater Treatment System (AWTS) you own it is a requirement that it is accredited by the Tasmanian Government through Consumer, Building and Occupational Standards, a section of the Department of Justice.**

## Land Application Area Maintenance

As detailed above, it is a legal requirement that the onsite waste water management system be maintained by a suitably qualified person. An onsite waste water management system using an AWTs consists of two parts, the AWTs itself and a land application area. The land application area typically consists of:

1. A surface irrigation area using mulch and suitable plants which is irrigated using sprinklers or drippers;
2. A sub-surface irrigation area under grass or lawn;
3. Trenches or beds (these are mainly used on small allotments where an irrigation area cannot be used; or
4. A combination of the above.

While it has been accepted that the land application area is maintained by the property owner, advice from CBOS is that, legally, under the Building Act, it should be maintained by a competent individual.

However, where it is being demonstrated that an owner is maintaining their land application area in a satisfactory manner, they will be allowed to continue the maintenance.

Please note however that, where owners are not satisfactorily maintaining their land application area they will be required to enter into a maintenance contract for this maintenance. Garden maintenance contractors are considered to be competent individuals for maintaining the garden and mulched areas of a land application area but please note that all piping, sprays and other parts of the wastewater distribution system are considered to be plumbing and are required to be maintained by a licensed plumber.

## Your Responsibilities

By law you are required to comply with the Building Act 2016 and the Building Regulations 2016; these can be obtained using the following links:

### **Building Act 2016:**

<https://www.legislation.tas.gov.au/view/whole/html/inforce/current/act-2016-025>

### **Building Regulations 2016:**

<https://www.legislation.tas.gov.au/view/whole/html/inforce/current/sr-2016-110>

or by searching the Tasmanian Government Legislation website at:

<https://www.legislation.tas.gov.au/>

Under the Building Act 2016 you are also required to comply with any conditions in the permit or a Schedule of Maintenance. If you are not fully aware of the conditions on the permit or maintenance requirements of a Schedule of Maintenance you should read and familiarise yourself with them to ensure that you are complying. Maintenance requirements stay with the property and transfers to any subsequent owner. If you cannot locate your permit or Schedule of Maintenance, or do not have a copy, contact Council's Environmental Health Services on 6217-9570 and a copy will be provided to you.

## Further Information

For further information or advice please contact Council's Environmental Health Services on 6217 9570.

## AWTS Contractors

Below is a list of persons known to work in the Clarence municipal area that have an occupational licence to be able to maintain onsite waste water management systems.

You can search the Occupational Licencing database at: <https://occupationallicensing.justice.tas.gov.au/Search/onlineSearch.aspx> and select the “Electrical, Plumbing, Gas Fitting and Automotive Gas Fitting” radio button, then the “Practitioner” radio button and then “Plumber” from the drop down list for other and all suitably licensed persons. Whoever you contact, they must have “Domestic On-Site Waste Water Management Systems Maintenance” listed as one of the Licence Activities for which they are licensed.

Company	Name	Address	Phone number	Restrictions
Hall’s Wastewater Treatment Services	Simon Hall	7 Suva Street MIDWAY POINT, 7171	0404 917 726	Nil
Howrah Plumbing Pty Ltd	Cath McDowell	Unit 3, 10 Electra Place HOWRAH, 7018	6244-7022	Nil
Jonesy’s Complete Water Management	Phil Jones	50 Baskerville Road OLD BEACH, 7017	0432 531 626	Nil
M G Roberts Plumbing Pty Ltd	Michael Roberts	Unit 1, 12 Maxwells Rd CAMBRIDGE, 7170	6248-5270	Nil
Professional Plumbing Pty Ltd	Paul Bottomley	91 Lampton Avenue DERWENT PARK, 7009	6273-0755	Nil