

Typlex polybutylene pipes in WA rental homes

Advice for landlords, property managers, and tenants.

A number of WA homes fitted with Pro-fit Typlex 1050 resin polybutylene plumbing pipes (Typlex pipes) have experienced water leaks (plumbing failures).

The Typlex pipes were manufactured by Iplex Pipelines Australia Pty Ltd, a company owned by Fletcher Building. The Typlex pipes were installed in approximately 12,000 to 15,000 WA homes constructed or renovated between mid-2017 and mid-2022.

More information on the issue is available from [Building and Energy](#).

Owners of properties with Typlex pipes have two pathways to seek remediation, depending on which building contractor installed the pipes.

Industry Response

Some builders are participating in an [Industry Response](#) negotiated by Iplex, builders and the State Government. [Participating builders](#) can access funds to provide a practical and proportionate remediation program at no cost to the homeowner.

Remedies are based on the number of eligible leaks at a home: repairs and a ceiling re-pipe for one leak, a zone re-pipe for two leaks and the choice of a full or partial replacement of all pipes for three or more leaks.

Building complaint

If a builder is not participating in the Industry Response, homeowners can pursue a similar remedy by lodging a building service complaint with the [Building Commissioner](#).

The time limit for making a complaint about Typlex pipes has been extended from six years to 15 years.

Free leak detectors

All WA homes with Typlex pipes are eligible for the free supply and installation of a [leak detection unit](#), which will limit property damage by shutting off the water when a leak occurs.

The following advice is for landlords, property managers and tenants where Typlex pipes are present in a rental property.

- Landlords should disclose the presence of Typlex pipes and leak detection units in their management authority ahead of the property being advertised as a rental by an agent.
- Landlords should disclose to the property manager any current remedial action being undertaken or scheduled in relation to the presence of Typlex pipes in the rental property that may affect the tenants' rental agreement and advise the tenants in writing.
- Landlords and property managers should document in the Property Condition Report the presence of Typlex pipes and if a leak detection unit is fitted to the property to reduce damage.

- Tenants are encouraged to ask landlords or property managers if there are plumbing issues or leak detection units installed at the rental property, and to ensure this is noted in the Property Condition Report and provided in writing.
- Landlords or property managers are advised to educate tenants on signs of burst plumbing pipes such as water stains appearing on walls, ceilings and floors, or the sound of water leaking.
- Tenants are advised to check water usage on their bill. Any abnormal increase in water usage for the rental property, which may indicate a water leak or plumbing failure that has gone undetected.
- Landlords and property managers should supply written instructions for tenants on the leak detection unit, and what to action in the event of a water leak or plumbing failure including steps to be taken if a flooding event occurs. Also, the landlord and tenant should agree on who will install the app on their smart mobile device to monitor the unit. The unit will send a number of notifications to the app when an abnormal plumbing event occurs.

- Tenants are advised to contact their landlord or property manager as soon as possible if a leak or plumbing failure is detected in the rental property.
- Landlords should follow their [responsibilities for maintenance and repairs](#) in a rental property to ensure the health and safety of tenants including the building is structurally sound and free from hazards.

For more information visit [Consumer Protection](#) for information on tenant and landlord responsibilities under the *Residential Tenancy Act 1987*, and the Building and Energy [website](#).

**Department of Energy, Mines,
Industry Regulation and Safety**

www.demirs.wa.gov.au

Regional Offices:

Goldfields/Esperance	(08) 9021 9494
Great Southern	(08) 9842 8366
Kimberley	(08) 9191 8400
Mid West	(08) 9920 9800
North West	(08) 9185 0900
South West	(08) 9722 2888

Consumer Protection Division

Gordon Stephenson House
Level 2/140 William Street
Perth Western Australia 6000
Locked Bag 100, East Perth WA 6892

Call: 1300 30 40 54

Email: consumer@demirs.wa.gov.au

www.consumerprotection.wa.gov.au



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.

This publication is available in other formats on request.

National Relay Service: 13 36 77

Translating and Interpreting Service (TIS): 13 14 50