

A Health Department approved Aerobic Treatment Unit Service Provider Company which operates in accordance with the Regulations and Guidelines outlined in the Health Act, Regulations and the appropriate Code of Conduct**.

*YOU may have a **PROBLEM** you **don't know about**.*

You may be managing or selling a property that has an **ATU***.

ECOWATER SERVICES can help

***WHAT IS AN ATU?**

Clients who do not have their property deep-sewered; may have an ATU, which is a wastewater recycling system designed as an efficient two stage biological wastewater treatment plant, which also incorporates disinfection. It has been designed to produce a high quality effluent, which has Health Department approval to be used for reticulation of the garden.

Although there are different commercial names for various systems, we mainly service the BioMax system which appears to be popular for those clients that are using this type of sewerage system, together with the Aquarius 0-3 Wastewater System; Biosystems 2000; Aqua Nova 2000 and the Aqua Nova EP10

Having these systems on a property attracts the **Health Department requirement to have it serviced, by a licensed provider, (such as **ECOWATER SERVICES PTY LTD**), on a quarterly basis. These services generally attract a cost of between \$95 - \$110 per quarter (prices quoted as at January 2015). This cost equates to around the same financial commitment as properties which have deep sewerage and subsequently pay water rates to the Water Corporation on an annual basis.



Double click on this icon to read the Health Department's Fact Sheet on ATU's.

<http://www.sjshire.wa.gov.au/assets/Uploads/Health/aerobic-treatment-units-fact-sheet.pdf>

HOW DOES THIS AFFECT THE REAL ESTATE AGENT?

FOR - REIWA PROPERTY MANAGERS

In your capacity as a Property Manager, any property which you are managing on behalf of an Owner, which is registered with the relevant Shire as having an ATU on-site, has a responsibility to maintain that system, in accordance with specific guidelines.

FOR - REIWA SALES AGENTS

You may not be aware, but you, as an agent for the Vendor, have a responsibility to the purchaser of any property sold, to notify them that there is possibly the existence of an ATU on the property they are considering purchasing **PRIOR TO SETTLEMENT**. We have received numerous communications from very frustrated new owners, who have only just been made aware of an ATU Sewerage System. Usually, this has been when a problem occurs!

Although the purchaser may not have any choice but to accept the presence of one of these systems on their property, (plus rectifying the problem by making the necessary arrangements and the costs associated), they would have appreciated being informed of their financial commitment to maintain this system AND of the Health Department's requirement for the on-going services.

WAR STORY

Recently, we had a situation where a plumber approached us with a problem. One of his client's had recently purchased a property. Having an overgrown backyard, the client chose to burn the overgrown section off. After the fire, they wondered why there was a hole in the ground. They had inadvertently incinerated their ATU septic processing system. This resulted in considerable cost and inconvenience, which could have been avoided. Obviously, in addition, awkward questions could have been asked of the selling agent about disclosure of the existence of the system!

HOW CAN THESE PROBLEMS BE RESOLVED?

- Firstly, and foremost, making available to all Real Estate personnel, the information that is pertinent to keeping each of you knowledgeable and understanding the operation of an ATU System;
- At the point of entering into any contracts when either listing a property to sell or to place on the rental market, requesting the information from the Owner/Vendor. The simple art of communication could resolve a lot of issues in this regard;
- We are making available to each and every Real Estate Agent, a facility to have a property inspected for the presence of an ATU and the condition of that unit.
- In addition, having the required licensed personnel, **ECOWATER SERVICES PTY LTD** can offer an inspection and a written report for any Owner/Vendor on the status and running condition of their ATU Unit and can supply any costs in relation to any ongoing service. We welcome you to contact us to be advised what fees apply, on an individual basis, by contacting our office on **(08) 9248 9440**.

FINALLY

Currently, we have been communicating with the Real Estate Institute of W.A. in this regard and have voiced our concerns. To this end, **ECOWATER SERVICES PTY LTD**, is working on an information presentation, which, hopefully, will be made accessible to all Real Estate Agents. We have also contacted various Settlement Agency representatives.

***The Code, which was prepared by the Environmental Health Service of the Department of Health, is published by the Executive Director, Public Health under the provisions of section 344A (2) of the Health Act 1911, and is to be read in conjunction with the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.*

ECOWATER SERVICES OFFERS INFORMATION, ADVICE AND PEACE OF MIND

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