



Don't Let Your Holidays Go Down the Drain A Well-Plumbed Story to end the year!

by Anita Walker

Merry Christmas, we hope that you were able to enjoy it with family and loved ones. We also would like to wish all our Landlord clients a wonderful new year!

While we did close the office from the 22nd Dec and will not re-open until the 5th Jan, I was kept on my toes with many plumbing emergencies and tenancy transitions this month.

One of the emergencies was due to failed Iplex plumbing in the roof space. Luckily our trusty plumber and carpet cleaner were both able to prioritise our Tenants due to having a strong relationship with us and attended the same day within hours.

I thought it would be a good opportunity to provide information on the Iplex pipe issue to bring more awareness around it.

The Iplex pipe issue involves widespread failures of a specific type of polybutylene plumbing pipe installed in approximately 12,000 to 15,000 homes in Western Australia (WA) built or renovated between mid-2017 and mid-2022.

The pipes, branded "Pro-fit" and manufactured by Iplex Australia using Typlex 1050 resin, have an unusually high failure rate, causing numerous leaks and significant water damage to properties.

- **Defective Product:** The issue stems from the use of a specific resin (Typlex 1050) in the manufacturing process, which is alleged to make the pipes prone to crazing, cracking, and eventual bursting.
- **Significant Damage:** Homeowners have reported multiple leaks, leading to extensive water damage, mould growth, significant stress, and a reduction in property value.
- **Blame and Investigation:** The builder BGC, which installed many of the affected pipes, claims the manufacturer Iplex is at fault due to a change in the pipe's ingredient. Initial investigations by the WA government's Building and Energy division support this, concluding that faulty installation practices were not the cause of the failures, thus pointing to a manufacturing defect.

Financial Impact: The cost to re-pipe a single house can range from \$50,000 to \$80,000. Total repair costs across WA are estimated to run into the hundreds of millions of dollars.

Two main avenues exist for affected homeowners:

- **Industry Response (JIR):** An agreement between the WA Government, Iplex, and several participating builders provides a no-cost remediation program for eligible homes. This includes the free installation of a leak detection unit for all homes with the affected pipes and staged repairs (partial or full re-piping) when leaks occur. More information is available on the [Perth PB Response](#) website.
- **Class Action:** A class action lawsuit has been filed against Iplex in the Federal Court of Australia, seeking more extensive compensation than the JIR provides,

Thank you for trusting us to give you peace of mind this festive season. We look forward to supporting your investment and success in the year ahead.