

Issue: Final Audit Inspection

To: Licensees / Contractors/ the Plumbing and Drainage Industry

From: PIAS Strategy, Building and Construction Service, Parramatta

Date: September 2017

Scope: Applies to all metropolitan and regional areas in New South Wales

The purpose of this document is to clarify when plumbing/drainage work, that requires a **Notice of Work and an Audit Inspection** to be booked and paid, is considered to be “**complete**”, and ready for a Final Audit Inspection.

Work is considered complete when it is operational, that means the installation is in working order and ready for use and able to be used for the purpose for which it was installed.

Some may argue that because a pipe is not lagged or clips are not fastened, the work is not complete. This is not the case. If work is capable of being used for the purpose for which it was installed, then it is considered to be operational.

As a result, the licensee is required to book a Final Audit Inspection of the work within 2 business days after the work is complete, as required by **Part 2 Clause 7 of the Plumbing and Drainage Regulation** which states that “the period after plumbing and drainage work is completed within which the plumbing regulator must be notified that the work will be ready for inspection is the period of 2 business days after the work is completed”.

Other examples of when a Final Audit Inspection is required:

1. The building has a number of bathrooms to install but only one is complete and the owner has moved in. The other bathrooms will be completed at a later date. The licensee must request a Final Audit Inspection of the work they have completed within 2 days after the work is complete, as per the regulation; or
2. There are contractual issues between the parties, and all the work will not be completed as per the original contract. In this case the licensee must request a Final Audit Inspection for the work they have completed within 2 business days of becoming aware that no more work will be carried out by that licensee.

NOTE: It is the licensee’s responsibility to book inspections. The Licensee must not delay requesting a Final Audit Inspection of the work or issuing a Certificate of Compliance to the regulator and property owner because of a client failing to make payments or other contractual issues.

Reference:

- 1) Plumbing and Drainage Act 2011
- 2) Plumbing and Drainage Regulation 2017

For more information, please email: PIASstrategy@finance.nsw.gov.au

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