



Renting A House On Tank Water?

Currently, most rentals don't comply with NZ Drinking water standards, which is why tenancy tribunals are now forcing landlords to ensure they do.

Landlords must legally provide **safe and potable** drinking water to their tenants.

Potable means safe to drink and complies with the Water Services (Drinking Water Standards of New Zealand) Regulations 2022.

Standards cover all water sources, including rainwater, bore water, surface water supply (eg creeks or springs) and mains water supply.



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for a free on-site consultation

What are the landlord's responsibilities?

Under New Zealand law, landlords must provide potable water free from the risks of E.coli and Giardia. As drinking water suppliers, they are obliged to monitor total coliform, the primary indicator that the drinking water supply may be contaminated with pathogens.

Non-compliance costs

When water supplied is not deemed potable due to having failed an E. coli test, the tenancy tribunal has ruled that tenants' rent be backdated to when they moved in. For many rural homes harvesting rainwater is one of the main water sources. Our water tests show that a frightening number of rainwater tanks do not comply with Water Services (Drinking Water Standards for New Zealand) Regulations 2022. Landlords need to know and understand their obligations, while tenants need to be clear on their rights relating to their water supply.

What are the main health problems?

Water can be a carrier for E.coli and giardia, amongst many other bacteria, viruses and protozoa. E.coli can cause health issues requiring hospitalisation, especially for infants, children and people with weak immune systems. Giardia, a notifiable disease, is increasingly found in New Zealand rainwater tanks. Coliforms include bacteria from surface water and human or animal waste.

Implications for landlords

Landlords have to provide a permanent solution to ensure drinking water is potable. As defined in the Water Services Act 2021, 'drinking water used for human consumption or oral hygiene or preparing food and drink, washing utensils that are used for eating and drinking or preparing, serving or storing food or drink for human consumption.

Landlords have to provide a permanent solution to ensure drinking water is potable. Landlords, therefore, need to install a treatment method on the water supply line to eliminate the risks of E.coli and Giardia, amongst other bacteria, viruses and protozoa.

A permanent solution for the supply of potable water

Aqua Works Guarantee* E.coli free drinking water: water that meets the New Zealand Drinking Water Standards and all legal requirements.

Several technologies guarantee safe potable water:

- **Ultraviolet / UV Filtration**
- **Ultrafiltration and**
- **Ozone**

An ultraviolet system that includes sediment filters is the most cost-effective guarantee of safe potable water. A UV water filter kills 99.99% of all microorganisms, such as algae, protozoa, bacteria and viruses. As we only install quality UV systems from Canada and Italy. All come with a 3 - year warranty, the highest in New Zealand. We will visit your property, determine what is required for compliance with potable water delivery and recommend a system that guarantees safe water all year round. We guarantee E.coli free water yearly - so long as we are servicing the UV system.

The most effective solution

The best solution for landlords and tenants is to ensure all hot and cold water is safe to drink by installing a UV filter for the entire house: the safest, most comprehensive answer.

Minimum solution for potable water delivery

Technically, this can be met by only sterilising the main kitchen tap. At Aqua Works, we custom design and install under bench UV systems to treat cold water. If this is the solution you choose, you must, by law, label all other taps in the house as non-potable.

Safe water experts

Aqua Works has 20+ years of experience helping property owners comply with New Zealand Drinking Water Standards. As UV filter systems require annual servicing, we ensure regular inspection and maintenance through recordkeeping and automated scheduling, making everyone's life safer and easier.

*This guarantee applies only when Aqua Works specify, install and are employed to service a UV filtration system at regular intervals to be agreed upon at the time of installation, depending on your water quality. Responsibility is unable to be taken if changes in raw water quality occur. Annual testing of groundwater and surface water is recommended.

As a landlord what are your legal requirements for potable water?

The Health Act 1956 No 65 (as of 01 July 2022) in Section 39 says:

Requirements of dwelling houses as to supply of water and sanitary conveniences.

(1) It shall not be lawful for any person to erect or rebuild any building intended for use as a dwellinghouse, or for any person to sell, or let, or sublet, or permit to be occupied as a dwellinghouse, any building or part of a building, unless in every such case sufficient provision is made in accordance with the building code and the Building Act 2004 for the following matters, that is to say:

(a) an adequate and convenient supply of water that is potable (as defined in section 69G), available for the inmates of the dwelling

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In addition, Section G12.3.1 of the 1992 Building Code says:

Water intended for human consumption, food preparation, utensil washing, or oral hygiene must be POTABLE.

It also says 'Water pipes and outlets with non-potable water must be clearly marked'.

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Taumata Arowai and the Water Services Act 2021

The Water Services Act 2021 clarifies the definitions of 'safe' and 'potable' water means:

- (a) It is safe to drink, and
- (b) It complies with the Water Services (Drinking Water Standards of New Zealand) Regulations 2022.

[TAUMATA AROWAI](#)

[WATER SERVICES ACT 2021](#)
