



DŴR CYMRU
WELSH WATER

CUSTOMER INFORMATION

Water and Sewerage Services

Guidance notes for Purchasers, Sellers, Solicitors, Estate Agents and other Advisors

Certain types of properties are vulnerable to problems. Purchasers should be aware of potential problems and their associated liabilities before completing the purchase.

During the conveyancing for a new home, the solicitor or licensed conveyancer will undertake 'searches' on the purchasers' behalf to minimise the risk of problems or liabilities following the move into a new home. We recommend that this include a drainage and water supply search which would include information about the following:

WATER The home owner's responsibility for the water supply pipe commences from the end of the Company's distribution system (usually the stop tap chamber).	SEWERAGE The Company is responsible for sewerage pipes from the point at which they join the public sewerage system.
<ul style="list-style-type: none"> • Liability for the upkeep and/or replacement of long service pipes (These are more likely to exist in rural areas away from main settlements, large private dwellings with their own grounds, farms, barn or stable conversions. In some cases these pipes may be in poor condition which will affect the pressure and flow of your supply and, in the event of a leak, can be costly to repair) • Dependence on a service pipe laid in land belonging to others (More likely to exist in rural areas and farming communities where neighbouring properties have illegally connected to a neighbours supply pipe. Can exist in urban areas where the property has no frontage to the public highway) • Shared service pipe (usually referred to as 'a joint supply') (Usually older 'terraced' properties or ex council houses. Supply problems such as low pressure and/or flow of water if all properties are drawing water at the same time. Responsibility for upkeep is shared by all the properties on the shared service) • Substandard supply pipe, often revealed when old property is modernised (Supply pipe could be lead or galvanised material that could give rise to possible contamination of the water. The pipe may have been damaged by tree or shrub roots. Flow may not be sufficient to service additional plumbed appliances) • Responsibility for water charges or pipe repair and maintenance not clearly defined (Possibly part of a conversion or change of use development. Several properties may now be served by one supply pipe (which may affect the pressure and flow of the supply – as for 'joint supply' above) and one meter. If a property has been altered the owner should, at his own cost, provide a separate supply pipe for each dwelling. It is illegal to connect to another property's supply pipe) 	<ul style="list-style-type: none"> • The property may be served by a private sewer (Some properties are not connected directly to a public sewer, although, at some point, the private sewer will connect with the public sewerage system. Sewers have to be constructed to a certain specification in order to be 'adopted' by Dwr Cymru and become part of the public sewerage system. Some developers chose not to build sewers to this specification. These sewers do not become part of the public sewerage system and do not appear on our maps of public sewers. On new developments householders may be able to contact the developer to deal with any problems that may occur, such as blockages. With older developments contacting the developer may be difficult and in this case the residents are jointly and equally responsible for rectifying problems and for on-going maintenance) • There may be a public sewer within the boundary of the property (A sewer may have been laid in the garden or grounds of the property. Purchasers should be made aware that Dwr Cymru, or their agents, have powers of entry to enter private land to inspect, maintain, adjust or repair, above or below ground, existing public sewers) • There may be a public sewer underneath the house (Some properties, most usually older 'terraced' properties have been extended and whereas the sewer was in the garden it is now under the house. Powers of entry, as above, would apply. This could be particularly traumatic in the event of a sewer collapse) • The property may be served by a private ('un-adopted') sewage pumping station (The residents served by the pumping station would be jointly and equally responsible for the upkeep and maintenance of the pumping station and its grounds) • The property may be served by a cesspool or septic tank (It is the responsibility of the owner to maintain and arrange to empty the cesspool or septic tank. If the cesspool or septic tank serves more than one property all those it serves will usually be jointly and equally responsible. Dwr Cymru does not provide a sewerage service for collection of household septic tank and cesspool waste)

Additional points to note:

All plumbed installations must comply with Water Regulations (formerly water byelaws)

Where a property has a metered water supply the new owner does not have the option to revert to an unmeasured basis for charging. Charges will be based on a standing charge and consumption through the meter. Effective from April 2000 all new properties are metered. Dwr Cymru reserves the right to meter a property on change of occupation.

Sewerage charges are for collection and treatment of sewage. Full sewerage charges are payable even when the section of sewer directly serving the property is private.

Water and Drainage Searches are carried out by our Network Development Consultants. Please contact:
North Wales – Babtie Search Services 01745 815815 South Wales – Hyder Consulting 01443 331000

To request copies of our Guidance Notice - INFO 1000, please telephone our publication hotline on 0800 052 0138.



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G W Y B O D A E T H C W S M E R I A I D

Gwasanaethau Dŵr & Carthffosiaeth

Nodiadau ar gyfer prynwyr, gwerthwyr, cyfreithwyr, asiantaethau gwerthu tai ac ymgynghorwyr eraill

Mae rhai mathau o adeiladau yn destun problemau. Dylai prynwyr fod yn ymwybodol o botensial problemau a'r cyfrifoldebau cysylltiedig cyn prynu unrhyw eiddo.

Yn ystod y broses o drefnu cytundeb i brynu cartref newydd, bydd cyfreithiwr neu drosglwyddwr eiddo trwyddedig yn cynnal chwiliadau (searches) lleol ar ran y prynwr er mwyn isafu'r risgiau neu gyfrifoldebau ar ôl symud i'r cartref. Rydym yn argymhell y dylai hynny gynnwys archwiliad o'r systemau draenio a chyflenwi dŵr, fydd yn cynnwys gwybodaeth am y dilynol:

DŴR	CARTHFFOSIAETH
<p>Mae cyfrifoldeb perchennog y cartref am y bibell cyflenwi dŵr yn cychwyn o ddiwedd system ddothbarthu'r Cwmni (fel arfer siambr y stop-cau.</p>	<p>Y Cwmni sy'n gyfrifol am y pibellau carthffosiaeth o'r pwynt ble maent yn ymuno â'r system garthffosiaeth gyhoeddus.</p>
<ul style="list-style-type: none"> Cyfrifoldeb am gynnal a/neu cyfnewid pibellau gwasanaeth hir Mwy tebygol mewn llefydd gwledig i ffordd o ardaloedd poblog, tai preifat mawr gyda thipyn o dir, ffermydd, a sguoriau neu stablau wedi'u trosi. Mewn rhai achosion bydd y pibellau hyn mewn cyflwr gwael, fydd yn effeithio pwysedd a llif y cyflenwad, ac efallai'n ddrud i'w trwsio os yn gollwng dŵr. 	<ul style="list-style-type: none"> Posibilrwydd o garthffos breifat yn gwasanaethu'r eiddo Nid yw rhai adeiladau yn cysylltu'n uniongyrchol â charthffos gyhoeddus, er ar ryw bwynt, bydd y garthffos breifat yn cysylltu â'r system garthffosiaeth gyhoeddus. Rhaid adeiladu carthffosydd yn unol â rhai amodau os am eu 'mabwysiadu' gan Dŵr Cymru a dod yn rhan o'r system garthffosiaeth gyhoeddus. Mae rhai datblygwyr yn dewis peidio â dilyn yr amodau hynny. Nid yw'r carthffosydd hynny yn dod yn rhan o'r system garthffosiaeth gyhoeddus a ddim yn ymddangos ar fapiau carthffosydd cyhoeddus. Ar ddatblygiadau tai newydd, mae'n bosibl bydd perchnogion y tai yn gallu cysylltu â'r cwmni datblygu i ddelio ag unrhyw problemau sy'n codi. Yn achos datblygiadau tai h_n, gallai brofi'n anodd cysylltu â'r datblygwr a bryd hynny bydd y trigolion yn gyfrifol am ddatrys unrhyw problemau ac am unrhyw waith cynnal a chadw.
<ul style="list-style-type: none"> Dibynnu ar bibell wasanaeth a osodwyd mewn tir sy'n perthyn i eraill Mwy tebygol mewn llefydd gwledig a chymunedau ffermio ble mae rhywun wedi cysylltu'n anghyfreithlon â phibell gyflenwi cymydog. Gall ddiwydd mewn ardaloedd trefol ble nad oes mynediad gan adeilad i ffordd gyhoeddus. 	<ul style="list-style-type: none"> Posibilrwydd o garthffos gyhoeddus o fewn ffiniau'r eiddo Mae'n bosibl y gosodwyd carthffos mewn gardd neu o fewn tir yr eiddo. Dylai prynwyr fod yn ymwybodol fod hawl mynediad gan Dŵr Cymru, neu ei asiantau, i archwilio, cynnal, addasu neu drwsio carthffosydd cyhoeddus ar neu o dan eu tir.
<ul style="list-style-type: none"> Rhannu pibell wasanaeth (sef 'cyd-gyflenwad') Fel arfer, tai teras neu cyn-dai cyngor. Problemau cyflenwi megis pwysedd a/neu lefel isel os yw'r holl dai yn defnyddio dŵr ar yr un pryd. Rhennir cyfrifoldeb am y gwaith cynnal a chadw gan yr holl dai ar yr un gwasanaeth. 	<ul style="list-style-type: none"> Posibilrwydd o garthffos gyhoeddus o dan y t_ Bydd rhai cartrefi, yn arbennig hen dai teras, wedi'u hystemyn ac o ganlyniad bydd carthffosydd o dan y t_. Bydd hawliau mynediad fel uchod yn gymwys. Gallai hynny brofi'n anodd iawn i'r trigolion os digwydd i garthffos rwygo.
<ul style="list-style-type: none"> Pibell wasanaeth ddiffygiol, a ddatgelir yn aml wrth adnewyddu hen adeilad Gallai pibell gyflenwi fod yn un blwm neu o ddeunydd galfanedig a allai lygru'r dŵr. Mae'n bosibl bydd y bibell wedi'i niweidio gan wreiddiau coed neu brysglwyni. O ganlyniad, efallai na fydd y cyflenwad yn ddigonol i wasanaethu offer ychwanegol. 	<ul style="list-style-type: none"> Posibilrwydd o wasanaeth gan orsaf pwmpio carthffosiaeth breifat (heb ei mabwysiadu) Bydd y trigolion sy'n derbyn gwasanaeth gan yr orsaf bwmpio yn gyfrifol gyda'i gilydd am gynnal a chadw'r orsaf bwmpio a'i diroedd.
<ul style="list-style-type: none"> Cyfrifoldeb am gostau dŵr neu waith trwsio a chynnal a chadw heb eu diffinio'n glir Efallai'n rhan o drosiad neu ddatblygiad oedd yn golygu newid i ddefnydd adeilad. Erbyn hyn gall sawl adeilad dderbyn gwasanaeth gan yr un bibell (a allai effeithio pwysedd a llif y cyflenwad – fel yn y cyd-gyflenwad uchod) ac ar un mesurydd. Os yw adeilad wedi'i addasu, dylai'r perchennog, ar ei gost ei hun, drefnu pibell gyflenwi ar wahân ar gyfer pob cartref. Mae'n anghyfreithlon cysylltu â phibell gyflenwi adeilad arall. 	<ul style="list-style-type: none"> Presenoldeb carthbwll neu danc septig Cyfrifoldeb y perchennog yw cynnal a chadw, a threfnu gwacau carthbwll neu danc septig. Os yw carthbwll neu danc septig yn gwasanaethu mwy nag un cartref, fel arfer bydd yr holl bobl mae'n gwasanaethu yn gyfrifol amdanynt. Nid yw Dŵr Cymru yn darparu gwasanaeth carthffosiaeth i gasglu gwastraff carthbyllau neu danciau septig.

Pwyntiau ychwanegol:

Rhaid i bob gosodiad dŵr ddilyn y Rheoliadau Dŵr (gynt yr isreoliadau dŵr)

Ble mae adeilad yn derbyn cyflenwad drwy fesurydd, nid oes opsiwn gan y perchennog newydd i newid yn ôl i filiau anfesuredig. Fe seilir y costau ar bris sefydlog a'r dŵr a gofnodir yn llifo drwy'r mesurydd. Yn effeithiol o Ebrill 2000, rhaid gosod mesurydd ym mhob adeilad newydd. Mae Dŵr Cymru yn cadw'r hawl i osod mesurydd mewn adeilad os newidir defnydd yr adeilad.

Codir costau carthffosiaeth am gasglu a thrin carthion. Rhaid talu'r costau carthffosiaeth llawn hyd yn oed pan fo'r rhan o'r garthffos sy'n gwasanaethu'r adeilad yn uniongyrchol yn un breifat.

Cynhelir chwiliadau dŵr a charthffosiaeth gan Ymgynghorwyr Datblygu Rhwydwaith y cwmni.

Cysylltwch â: Gogledd – Bantie Search Services 01745 815815 De – Hyder Consulting 01443 331000

Os am gopi o Nodiadau INFO 1000, ffoniwch y llinell gyhoeddiadau 0800 052 0138.