



Sustainable Housing Department

Cowichan Tribes
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May 8th 2006

Septic Systems

We are currently working with a list of 59 failed or failing septic systems. All systems are not yet reviewed and so this list will grow. We have identified an additional 7 since the list was printed.

The budgets to fix these systems are either non existent or too limited.

The Band rentals are fixed from the maintenance budget which might fix the 7 band rentals on this list by using up the entire maintenance budget for 2006.

The CMHC houses are fixed from the Repair and Reserve Fund but this is seriously depleted because of non payment of rents.

The privately owned houses are the responsibility of the owners to fix. Most owners are no able to come up with the \$10,000 average repair cost.

We have identified several extremely high priority systems which must be fixed immediately. In some cases they are houses which have been fixed in the mold program but the occupants cannot move in because the septic is non functional. This holds up a transition house and stops the mold program from moving forward.

In other cases the houses are occupied and the tanks are being pumped out every two weeks or so at \$400 a pumpout. This may be from the elder's budget. This process is obviously unsustainable and the money is better put to fixing the system.

The General Manager has agreed that he may authorize the most problematic systems to be fixed even without a fully identified budget but needs housing committee approval first.

The average repair cost is in the order of \$10,000 per unit. Some may be more if a built up bed is required, some may be less once the system is opened up.

Submitted by Martin G. PD.