



WHAT CAN A **HANDYMAN** LEGALLY DO?

The practical guide every Property Manager should keep handy.

Every week, property managers are faced with the same question:

**"Can a handyman do this, or do I need a
licensed trade?"**

The answer isn't always straightforward.

Getting it wrong can lead to unnecessary delays, increased costs, or engaging the wrong contractor for the job. Getting it right means repairs are completed sooner, tenants are happier, and properties are maintained more efficiently.

That's exactly why we created this guide.

Inside, you'll find a simple breakdown of common maintenance and repair tasks, including:

- ✓ What a handyman can legally complete in Western Australia.
- ✗ When a licensed trade is required
- ↓ Practical examples to help you make the right decision.
- ⚠ Important limitations and things to look out for.

Our goal isn't to replace licensed trades—far from it.

At TRM Property Solutions, we believe every trade has its place. This guide simply helps you identify the jobs that can be completed safely, legally and cost-effectively by an experienced handyman, and when it's time to call in a licensed specialist.

Whether you're managing one property or hundreds, we hope this resource saves you time, reduces uncertainty, and gives you confidence when organising maintenance.

Let's get started.

CONTENTS

Doors & Door Hardware	3
Windows & Flyscreens	5
Walls & Ceilings	7
Kitchens	9
Bathrooms	11
Carpentry	13
Painting & Patching	15
Exterior Maintenance	17
Mounting TV's, Shelving & Fixtures	19
Minor Building Repairs	21
Emergencies & Temporary Make-Safes	23
When You Need a Licensed Electrician	25
When You Need a Licensed Plumber	27
When You Need a Licensed Builder	29

DOORS & DOOR HARDWARE

3/31

Can a handyman replace a door?

Yes – in most cases.

A handyman can remove and replace internal and external doors where the existing opening remains unchanged. This includes hanging new doors, adjusting doors that stick or rub, replacing damaged doors, fitting new hinges, installing handles, locks, closers, door stops and other hardware.

Where minor adjustments are required to ensure the door opens and closes correctly, these are generally well within the scope of handyman work.

Examples of work we regularly complete:

- ✓ Replacing damaged internal doors
- ✓ Installing new privacy or passage handles
- ✓ Rehanging dropped doors
- ✓ Repairing damaged door jambs
- ✓ Replacing garage access doors
- ✓ Installing door stops
- ✓ Adjusting doors after seasonal movement

When is a licensed builder required?

A licensed builder may be required where the work involves structural alterations or changes to the building.

Examples include:

- ✗ Creating a new doorway through an existing wall
- ✗ Widening an existing opening
- ✗ Altering structural framing
- ✗ Installing fire-rated doors requiring certification
- ✗ Altering load-bearing walls

Why?

The important distinction is whether the work is repairing or replacing an existing item or changing the structure of the building.

If a door is simply being replaced within the existing opening, this is generally suitable handyman work. However, once the size or location of the doorway changes, or structural framing is modified, the work typically falls within the scope of a licensed builder.

Reference: Building Services (Registration) Act 2011 (WA) — building work exceeding \$20,000, and any structural alteration, requires a registered building service contractor.



DOORS & DOOR HARDWARE

4/31

Quick Reference

Task	Handyman	Licensed Trade
Replace internal door	✓	
Replace external door	✓	
Replace garage access door	✓	
Install new door handles	✓	
Install privacy locks	✓	
Replace hinges	✓	
Repair door jamb (minor)	✓	
Install weather seals	✓	
Adjust sticking doors	✓	
Install door stops	✓	
Install peephole/door viewer	✓	
Create a new doorway		✓
Enlarge an existing doorway		✓
Remove structural framing		✓
Install certified fire-rated door		✓

Not sure?

If you're ever unsure, simply send us:



A few photos



A brief description



Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



WINDOWS & FLYSCREENS

5/31

Can a handyman repair windows & flyscreens?

Yes – in many cases.

A handyman can repair, adjust and replace windows and flyscreens where the existing opening and frame remain unchanged. This covers everything from re-screening flyscreens through to replacing broken hardware and resealing frames after seasonal movement.

Examples of work we regularly complete:

- ✓ Replacing damaged flyscreens and screen doors
- ✓ Repairing or replacing window locks, latches and stays
- ✓ Adjusting sticking or misaligned windows and sliding doors
- ✓ Replacing broken sash cords or window rollers
- ✓ Resealing window frames and weather seals
- ✓ Replacing broken glass panes, like-for-like, within the existing frame

When is a licensed builder required?

A licensed builder is required where the work changes the size or structural support of the opening.

Examples include:

- ✗ Enlarging or creating a new window opening
- ✗ Altering a structural lintel or header above a window
- ✗ Installing structural security bars or grilles requiring engineering
- ✗ Any work forming part of a job valued over \$20,000

Why?

The test is the same as for doors: repairing or replacing within the existing frame is handyman work. Changing the size, shape or structural support of the opening moves it into licensed builder territory under the Building Services (Registration) Act 2011.

Reference: Building Services (Registration) Act 2011 (WA) — building work exceeding \$20,000, and any structural alteration, requires a registered building service contractor.

WINDOWS & FLYSCREENS

6/31

Quick Reference

Task	Handyman	Licensed Trade
Replace/repair flyscreen	✓	
Replace window locks/latches/stays	✓	
Adjust sticking window or sliding door	✓	
Replace sash cords/rollers	✓	
Reseal window frame	✓	
Replace broken glass (like-for-like)	✓	
Enlarge or create new window opening		✓
Alter structural lintel/header		✓
Install structural security grille		✓

Not sure?

If you're ever unsure, simply send us:



A few photos



A brief description



Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



Can a handyman patch and repair walls and ceilings?

Yes – in most cases.

A handyman can patch, repair and maintain non-structural walls and ceilings — small holes, dents, minor cracking and cornice work — provided the work doesn't touch load-bearing structure or asbestos-containing material.

Examples of work we regularly complete:

- ✓ Patching holes and dents in plasterboard/gyprock
- ✓ Repairing minor non-structural cracks
- ✓ Replacing small sections of damaged plasterboard
- ✓ Installing or repairing cornice and skirting
- ✓ Re-fixing loose or sagging plasterboard sheets
- ✓ Minor, non-structural ceiling repairs

When is a licensed builder required?

A licensed builder may be required where the work involves structural alterations or changes to the building.

Examples include:

- ✗ Removing or altering a load-bearing or structural wall
- ✗ Structural crack repair or underpinning
- ✗ Repairs to structural ceiling framing or roof trusses
- ✗ Any work forming part of a job valued over \$20,000

Why?

The distinction is repair/patch versus structural alteration, under the Building Services (Registration) Act 2011. One extra flag for WA properties: buildings constructed before the early 1990s may contain asbestos in wall or ceiling sheeting. Disturbing suspected asbestos material requires a WorkSafe-licensed asbestos assessor/removalist, regardless of the size of the job — this should never be treated as routine handyman patching.

Reference: Building Services (Registration) Act 2011 (WA); asbestos removal is separately regulated by WorkSafe WA under the Occupational Safety and Health Regulations 1996.

Quick Reference

Task	Handyman	Licensed Trade
Patch small holes in plasterboard	✓	
Repair non-structural crack	✓	
Replace small plasterboard section	✓	
Install/repair cornice or skirting	✓	
Re-fix loose plasterboard sheet	✓	
Remove/alter load-bearing wall		✓
Structural crack repair/underpinning		✓
Repair structural framing/trusses		✓
Disturb suspected asbestos sheeting		✓

Not sure?

If you're ever unsure, simply send us:



A few photos



A brief description



Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



Can a handyman do kitchen repairs and updates?

Partially – it depends on the task.

Cosmetic and cabinetry work in a kitchen is handyman territory. But WA plumbing, gas and electrical law has no minor-works exemption — anything touching water supply, drainage, gas or wiring must go to a licensed trade, even something as small as a tap washer.

Examples of work we regularly complete:

- ✓ Replacing cabinet doors, handles and hinges
- ✓ Repairing or adjusting drawer runners
- ✓ Reattaching or replacing kickboards
- ✓ Assembling and installing flat-pack cabinetry
- ✓ Minor tiling and regrouting repairs
- ✓ Resealing non-plumbing joints around benchtops and splashbacks

When is a licensed builder required?

Any work on the plumbing, gas or electrical systems requires the relevant licensed trade.

Examples include:

- ✗ Tap, mixer, sink or dishwasher plumbing connections — licensed plumber
- ✗ Gas cooktop or oven connection — licensed gasfitter
- ✗ Power points, rangehood wiring, under-cabinet lighting — licensed electrician
- ✗ Removing a wall for an open-plan layout — licensed builder

Why?

Unlike building work, WA plumbing and electrical law has no dollar-value or "minor work" exemption for unlicensed people. A handyman legally cannot touch a tap washer, a water connection or a live circuit, no matter how small the job looks.

Reference: Plumbers Licensing Act 1995 & Plumbing Standards Regulations 2000; Electricity (Licensing) Regulations 1991; Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999 (WA).

Quick Reference

Task	Handyman	Licensed Trade
Replace cabinet doors/handles	✓	
Repair drawer runners/hinges	✓	
Assemble flat-pack cabinetry	✓	
RegROUT tiles	✓	
Reseal benchtop/splashback joints	✓	
Tap/sink/dishwasher plumbing connection		✓
Gas cooktop/oven connection		✓
Power points/wiring/rangehood		✓
Remove wall for open-plan layout		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.

Can a handyman do bathroom repairs and updates?

Partially – it depends on the task.

As with kitchens, cosmetic and fixture work is handyman territory, but anything touching water supply, drainage, waterproofing or wiring needs a licensed trade — the wet-area combination of water and electricity is exactly why WA regulates this work so tightly.

Examples of work we regularly complete:

- ✓ Regrouting and resealing tiles (non-plumbing joints)
- ✓ Replacing vanity/cabinet doors and mirrors
- ✓ Replacing toilet seats (seat only, not the cistern or pan)
- ✓ Adjusting shower screen doors and rollers
- ✓ Replacing towel rails, hooks and non-wired accessories

When is a licensed builder required?

Any plumbing, waterproofing or electrical work requires the relevant licensed trade.

Examples include:

- ✗ Tap, mixer, shower head, toilet cistern/pan work — licensed plumber
- ✗ Waterproofing membrane work in wet areas — licensed/qualified provider (AS 3740 compliance, warranty protection)
- ✗ Exhaust fan or heat lamp wiring — licensed electrician
- ✗ Removing a wall or altering the shower/bath footprint — licensed builder

Why?

Water supply and drainage work is licensed plumbing work in WA regardless of scale, and wiring in a wet area carries real safety risk — both are reasons this category leans more heavily on licensed trades than most others in this guide.

Reference: Plumbers Licensing Act 1995 & Plumbing Standards Regulations 2000; Electricity (Licensing) Regulations 1991 (WA).

Quick Reference

Task	Handyman	Licensed Trade
RegROUT/reseal tiles	✓	
Replace vanity doors/mirror	✓	
Replace toilet seat	✓	
Adjust shower screen	✓	
Replace towel rail/hooks (non-wired)	✓	
Tap/mixer/toilet cistern work		✓
Waterproofing membrane		✓
Exhaust fan/heat lamp wiring		✓
Remove wall/alter footprint		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.

Can a handyman carry out general carpentry?

Yes – in most cases.

General carpentry and timber repairs are core handyman work in WA — including timber decking, which is specifically excluded from the building registration requirements regardless of job value.

Examples of work we regularly complete:

- ✓ Repairing or replacing decking boards and bearers (non-structural)
- ✓ Fitting skirting boards, architraves and trims
- ✓ Hanging shelves and assembling flat-pack furniture
- ✓ Minor fence paling and post repairs
- ✓ Non-structural pergola repairs
- ✓ Replacing damaged timber battens

When is a licensed builder required?

A licensed builder is required for structural carpentry and larger attached structures.

Examples include:

- ✗ Structural carpentry — load-bearing beams, roof trusses, new structural framing
- ✗ New verandahs, carports or pergolas attached to the dwelling requiring council approval or engineering
- ✗ Any work forming part of a job valued over \$20,000

Why?

WA's building regulations specifically exclude timber decking and glazing from the definition of registrable "builder work," which is why deck repair and replacement sits comfortably with a handyman. Structural framing and anything requiring engineering sign-off does not.

Reference: Building Services (Registration) Act 2011 (WA) and Building Services (Registration) Regulations 2011 — timber decking and glazing are excluded from the definition of "builder work."

Quick Reference

Task	Handyman	Licensed Trade
Install decking	✓	
Repair/replace decking boards	✓	
Fit skirting/architraves/trims	✓	
Hang shelves/flat-pack furniture	✓	
Minor fence repairs	✓	
Non-structural pergola repair	✓	
Structural carpentry (beams/trusses)		✓
New attached verandah/carport		✓
Job value over \$20,000		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.

Can a handyman do painting and patching work?

Yes – for jobs valued under \$1,000.

Painting is the one category in this guide with its own dollar threshold. Under the Building Services (Registration) Act 2011, any painting, staining or wallpapering work valued at \$1,000 or more must be carried out by a registered painting contractor or practitioner — a much lower bar than the general \$20,000 building threshold, and one a "quick repaint" can cross fast.

Examples of work we regularly complete (job value under \$1,000):

- ✓ Touch-up painting and small patch-and-paint jobs
- ✓ Filling small holes and minor plaster patching
- ✓ Painting a single door, skirting board or small feature area

When is a licensed painter required?

A registered painting practitioner or contractor is required once the job value reaches \$1,000.

Examples include:

- ✗ Any painting, staining or wallpapering job valued at \$1,000 or more
- ✗ Full room or whole-property repaints
- ✗ Work on surfaces where asbestos-containing material may be disturbed

Why?

Unlike most trades in this guide, painting is regulated by value rather than task type. Even simple, low-skill painting work must go to a registered painter once the job is worth \$1,000 or more — always get a total value estimate before assuming a repaint sits within handyman scope.

Reference: Building Services (Registration) Act 2011 (WA) — painter work valued at \$1,000 or more requires a registered painting contractor or practitioner.

PAINTING & PATCHING 16/31

Quick Reference

Task	Handyman	Licensed Trade
Touch-up/patch paint (under \$1,000)	✓	
Small feature area paint (under \$1,000)	✓	
Painting job \$1,000 or more		✓
Full room/property repaint		✓
Wallpapering \$1,000 or more		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



EXTERIOR MAINTENANCE

17/31

Can a handyman handle general exterior maintenance?

Yes – in most cases.

General exterior upkeep is squarely handyman work. The two things that push a job to a licensed trade are work that connects to or alters the stormwater drainage system, and structural or engineered work.

Examples of work we regularly complete:

- ✓ Gutter cleaning and clearing debris
- ✓ Re-securing loose gutter brackets or screws (no alteration to pipework)
- ✓ Repairing fascia, eaves and weatherboards
- ✓ Fence repairs and minor paling replacement
- ✓ Pressure washing paths, driveways and walls
- ✓ Resealing pavers and minor concrete crack filling
- ✓ Letterbox repair or replacement

When is a licensed trade required?

A licensed plumber or builder is required for stormwater and structural work.

Examples include:

- ✗ Replacing or extending guttering/downpipes connected to the stormwater drainage system — licensed plumber
- ✗ Structural retaining walls, verandahs or carports — licensed builder
- ✗ Any work forming part of a job valued over \$20,000

Why?

Roof drainage work that connects to or modifies the underground stormwater system is regulated plumbing work in WA, even though gutters look like a classic handyman job on the surface. Cleaning them out is fine; replacing or rerouting them isn't.

Reference: Plumbers Licensing Act 1995 & Plumbing Standards Regulations 2000 (WA) — roof drainage connected to the stormwater system; Building Services (Registration) Act 2011 for structural exterior work.

EXTERIOR MAINTENANCE

18/31

Quick Reference

Task	Handyman	Licensed Trade
Clean gutters	✓	
Re-secure loose gutter bracket	✓	
Repair fascia/eaves/weatherboards	✓	
Fence repairs	✓	
Pressure washing	✓	
Reseal pavers/minor concrete crack	✓	
Replace/extend guttering or downpipes		✓
Structural retaining wall		✓
New carport/verandah		✓

Not sure?

If you're ever unsure, simply send us:



A few photos



A brief description



Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



MOUNTING T.V.S, SHELVING & FIXTURES

19/31

Can a handyman mount TVs, shelving and fixtures?

Yes – in most cases.

Physically mounting TVs, shelves and fixtures to a wall or ceiling is handyman work. The line is wiring — anything involving a power point, new circuit or hardwired fitting needs a licensed electrician.

Examples of work we regularly complete:

- ✓ Mounting TVs on wall brackets using existing power points
- ✓ Installing shelving, curtain rods and blinds
- ✓ Hanging mirrors, artwork and wall fixtures
- ✓ Installing cabinet and furniture fixtures
- ✓ Tidying cables using surface-mounted cable covers (not touching wiring)

When is a licensed electrician required?

A licensed electrician is required for any work on wiring, power points or hardwired fittings.

Examples include:

- ✗ Installing or relocating a power point for a wall-mounted TV
- ✗ Concealing cabling inside the wall cavity (chasing walls, running new cable)
- ✗ Wiring hardwired light fittings, downlights or ceiling fans

Why?

The physical fixing — screws into studs or masonry, brackets, anchors — is not electrical work. The moment a cable, power point or hardwired fitting is involved, WA law requires a licensed electrician, regardless of how small the job seems.

Reference: Electricity (Licensing) Regulations 1991 (WA) — all electrical installing/fitting work requires a licensed electrician.

MOUNTING T.V.S, SHELVING & FIXTURES

20/31

Quick Reference

Task	Handyman	Licensed Trade
Mount TV on bracket (existing power point)	✓	
Install shelving/curtain rods/blinds	✓	
Hang mirrors/artwork	✓	
Surface-mounted cable covers	✓	
Install/relocate power point		✓
Chase wall for concealed cabling		✓
Wire hardwired light/ceiling fan		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



MINOR BUILDING REPAIRS

21/31

Can a handyman carry out minor building repairs?

Yes – in most cases.

General wear-and-tear repairs across a property are handyman work, provided they don't involve structural elements and the total job doesn't cross the \$20,000 building registration threshold.

Examples of work we regularly complete:

- ✓ General wear-and-tear repairs (handles, hinges, catches, fittings)
- ✓ Replacing damaged skirting, architraves and trims
- ✓ Re-fixing loose fixtures and fittings
- ✓ Minor tiling and grout repairs
- ✓ Draught-proofing and weather sealing

When is a licensed builder required?

A licensed builder is required for structural repairs or larger value jobs.

Examples include:

- ✗ Structural repairs (load-bearing elements, roof structure)
- ✗ Any repair forming part of work valued over \$20,000
- ✗ Repairs requiring a building permit from the local council

Why?

A make-safe manages risk in the moment; it doesn't fix the fault. Property managers should still engage the correct licensed trade for the permanent repair, and for anything involving live power, gas or structural risk, that trade should ideally also be the one attending the emergency itself.

Reference: Building Services (Registration) Act 2011 (WA)

MINOR BUILDING REPAIRS

22/31

Quick Reference

Task	Handyman	Licensed Trade
General wear-and-tear repairs	✓	
Replace skirting/architraves	✓	
Re-fix loose fixtures	✓	
Minor tiling/grout repair	✓	
Draught-proofing/weather sealing	✓	
Structural repairs		✓
Job value over \$20,000		✓
Repairs requiring a building permit		✓

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



TEMPORARY MAKE-SAFES

Can a handyman attend an emergency call-out?

Yes, for temporary make-safe work — the permanent repair still needs the right licensed trade.

In an emergency, a handyman can secure a property and prevent further damage. But a make-safe is not the same as a repair — it reduces immediate risk without fixing the underlying fault, so anything the fix would otherwise require a licence for still needs to go to that licensed trade.

Examples of work we regularly complete:

- ✓ Tarping a damaged roof to stop water ingress
- ✓ Boarding up broken windows or doors
- ✓ Containing minor water leaks (buckets, absorbent materials)
- ✓ Roping off or signing hazardous areas
- ✓ Removing trip and fall hazards (fallen branches, debris)

When is a licensed trade required?

Anything involving live power, gas, burst pipework or structural risk needs the relevant licensed trade.

Examples include:

- ✗ Isolating power, repairing wiring or replacing damaged electrical fittings — licensed electrician
- ✗ Capping, repairing or replacing burst or leaking pipework — licensed plumber
- ✗ Structural make-safe work (propping, temporary bracing) — licensed builder
- ✗ Gas leaks — evacuate and contact the gas provider or a licensed gasfitter; never attempt DIY isolation

Why?

A make-safe manages risk in the moment; it doesn't fix the fault. Property managers should still engage the correct licensed trade for the permanent repair, and for anything involving live power, gas or structural risk, that trade should ideally also be the one attending the emergency itself.

Reference: Building Services (Registration) Act 2011 (WA)

EMERGENCIES & 24/31 TEMPORARY MAKE-SAFES

Quick Reference

Task	Handyman	Licensed Trade
Tarp damaged roof	✓	
Board up broken window/door	✓	
Contain minor water leak	✓	
Rope off/sign hazard area	✓	
Remove trip/fall hazards	✓	
Isolate power/repair wiring		✓
Cap/repair burst pipe		✓
Structural propping/bracing		✓
Gas leak response		✓

Not sure?

If you're ever unsure, simply send us:



A few photos



A brief description



Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



WHEN YOU NEED A LICENSED ELECTRICIAN

25/31

What always needs a licensed electrician?

Any work on wiring, circuits or hardwired fittings — no exceptions for small jobs.

Under the Electricity (Licensing) Regulations 1991, all electrical work in WA — installing, repairing, altering or testing wiring and fittings — must be carried out by a licensed electrician. There is no minor-works exemption for unlicensed people; even adding a single power point is restricted work.

What a handyman can still do:

- ✓ Replace light globes/bulbs (screw-in or plug-in, not hardwired fittings)
- ✓ Replace batteries in battery-only smoke alarms
- ✓ Reset a tripped safety switch or circuit breaker (not repair or investigate it)
- ✓ Mount fixtures onto an existing power point without altering wiring

What always needs a licensed electrician:

- ✗ Installing, replacing or relocating power points and light switches
- ✗ Wiring light fittings, ceiling fans, downlights and exhaust fans
- ✗ Any work inside a switchboard or on circuits
- ✗ Installing or repairing hardwired smoke alarms
- ✗ Rangehood, oven and other appliance circuit wiring
- ✗ Fault-finding and repairs to existing wiring

Why?

Electrical work carries a direct safety risk, and WA regulation reflects this by prohibiting unlicensed people from carrying out electrical work of any kind — the strictest of the trades covered in this guide.

Reference: Electricity (Licensing) Regulations 1991 (WA).

WHEN YOU NEED A LICENSED ELECTRICIAN

26/31

Quick Reference

Task	Handyman	Licensed Trade
Install/relocate power point		✓
Wire light fitting/ceiling fan/downlight		✓
Switchboard or circuit work		✓
Install/repair hardwired smoke alarm		✓
Appliance circuit wiring		✓
Replace light globe	✓	
Replace smoke alarm battery	✓	
Reset tripped safety switch	✓	
Mount fixture onto existing power point	✓	

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



WHEN YOU NEED A LICENSED PLUMBER

27/31

What always needs a licensed plumber?

Any water supply, sanitary or drainage work — no exceptions for small jobs.

The Plumbers Licensing Act 1995 and Plumbing Standards Regulations 2000 require a licensed plumber for all water supply, sanitary and drainage plumbing work in WA. As with electrical work, there is no minor-works carve-out — even a tap washer is technically restricted work.

What a handyman can still do:

- ✓ Reseal non-plumbing joints (silicone around benchtops, tile-to-tile)
- ✓ Cosmetic cabinet or vanity work around fixtures
- ✓ Clean existing gutters (no alteration to pipework)

What always needs a licensed plumber:

- ✗ Tap, mixer and washer replacement
- ✗ Toilet cistern, pan and connection work
- ✗ Hot water system installation, replacement and connections
- ✗ Pipe repairs, replacement or alterations
- ✗ Guttering and downpipes connected to the stormwater drainage system
- ✗ Gas fitting (cooktops, hot water systems, heaters) — via a licensed gasfitter

Why?

Water and gas work protects public health and safety at both a household and network level, which is why WA licenses it comprehensively rather than by job size.

Reference: : Plumbers Licensing Act 1995 & Plumbing Standards Regulations 2000; Gas Standards (Gasfitting and Consumer Gas Installations) Regulations 1999 (WA).

WHEN YOU NEED A LICENSED PLUMBER

28/31

Quick Reference

Task	Handyman	Licensed Trade
Tap/mixer/washer replacement		✓
Toilet cistern/pan work		✓
Hot water system install/connection		✓
Pipe repair/replacement/alteration		✓
Guttering connected to stormwater system		✓
Gas fitting		✓
Reseal non-plumbing joints	✓	
Cosmetic cabinet work around fixtures	✓	
Clean existing gutters	✓	

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



WHEN YOU NEED A LICENSED BUILDER

29/31

What always needs a licensed builder?

Structural alterations, and any job valued over \$20,000.

The Building Services (Registration) Act 2011 requires a registered building service contractor for builder work valued over \$20,000, and — separately — for anything that alters the structure of a building, regardless of value. The test running through this whole guide is consistent: repairing or replacing within the existing structure is handyman work; changing the size, shape or structural support of the building is licensed builder work.

What a handyman can still do:

- ✓ Repair or replace doors, windows, fittings and fixtures within existing openings
- ✓ Patch and repair non-structural walls, ceilings and cladding
- ✓ Decking and general carpentry (specifically excluded from registration requirements)

What always needs a licensed builder:

- ✗ Creating a new doorway or window opening
- ✗ Widening an existing opening
- ✗ Removing or altering a load-bearing or structural wall
- ✗ Altering structural framing, beams or roof trusses
- ✗ New verandahs, carports, extensions or structural additions
- ✗ Any single job valued over \$20,000

Why?

WA's registration system exists to ensure anyone materially changing a building's structure has demonstrated the qualifications to do so safely. It isn't triggered by simple repair and replacement work — which is why so much of this guide sits comfortably with a qualified handyman.

Reference: : Building Services (Registration) Act 2011 & Building Services (Registration) Regulations 2011 (WA).

WHEN YOU NEED A LICENSED BUILDER

30/31

Quick Reference

Task	Handyman	Licensed Trade
New doorway/window opening		✓
Widen existing opening		✓
Remove/alter load-bearing wall		✓
Alter structural framing/trusses		✓
New verandah/carport/extension		✓
Job value over \$20,000		✓
Repair/replace within existing opening	✓	
Patch non-structural wall/ceiling	✓	
Decking/general carpentry	✓	

Not sure?

If you're ever unsure, simply send us:

-  A few photos
-  A brief description
-  Property address

We'll let you know whether it's something we can assist with or whether another licensed trade would be more appropriate.



GET IN TOUCH

Have a job you're not sure about? Send us a few photos, a brief description and the property address — we'll let you know whether it's something we can assist with, or point you to the right licensed trade.



Admin@trmpropertysolutions.com.au

0459 479 822

Servicing the northern suburbs of Perth, WA