

Buying or selling a property – Approvals

Fact sheet

When selling or buying a property that has an approval, for example a work, combined, use or flood work approval, both parties may be required to take action in relation to the water access on that property.

Approvals (including domestic and/or stock use)

All approvals, including works, use, combined and flood works, transfer with the property shortly after settlement. When the transfer of land title is registered with NSW Land Registry Services (LRS), WaterNSW is notified of the change. WaterNSW issues the buyer with a notice advising they are the new approval holder and how to access a copy of the Statement of Approval and the conditions of their approval. The Statement of Approval will also show the expiry date of the approval. Most approvals are valid for up to 10 years and holders will be notified prior to the expiry about the process to extend the approval.

Approval for irrigation or other commercial purpose

If the property purchased has an approval for irrigation or other commercial purposes, and the buyer plans to continue to use water for that purpose, the buyer will also need to have a water access licence (WAL) with the required shares (volume of water) linked to that approval.

No approval for the work?

If there is a work, for example a bore, on the property you have purchased and you are unsure if it is authorised by an approval, you can check on the NSW Water Register by using the Lot/DP details.

If the work is not approved, you can lodge an application with WaterNSW. Do not take water until an approval is in place, as doing so may be a breach of the *Water Management Act 2000*.

If there is a bore and it is not required, please contact WaterNSW to discuss your options including decommissioning the bore.



Click here to visit the [NSW Public Water Register](#)

Metering

If you have an active meter linked to an approval on your property or are unsure if you have metering requirements, please visit our [website](#). Alternatively, if you have a work that is not being used to take licensed water, you can reclassify it as 'unintended' in our [Customer Portal](#) to be exempt from metering obligations.

Water users in NSW may also have recording and reporting requirements, please visit our [website](#) to find your requirements.

Note: If a seller is planning to sell a portion of an existing property, they will need to make changes to any approvals held with WaterNSW, prior to the sale. Otherwise, approvals for the whole property may be transferred to the buyer of the portion sold.



Register for the Customer Portal

Conveniently manage your water-related matters within the [Customer Portal](#). Once you have registered, you can view your licence and/or approval details, update your details and manage your business account within the Customer Portal.

Need help?

If you need more information, please contact our Customer Service Centre on **1300 662 07**, Monday to Friday between 8am-5pm or email Customer.Helpdesk@waternsw.com.au