

## Things you need to do when buying a new property

- If you are thinking about buying a property with a water licence or entitlement, read this first.

### **Beware, licences or water shares are not always transferred on the sale of property**

Make sure you, your solicitor or agent applies for an Information Statement. This will verify details about:

- existing licences, conditions and encumbrances
- property location
- licensed volume and use (from a river, dam or bore)
- water allocation (if in an irrigation district)
- tariffs applicable
- any outstanding debt

A water licence or allocation may not automatically transfer with the sale of a property. We strongly suggest that this is clarified with your agent or solicitor and noted in the contract of sale prior to signing property purchase documents.

This includes water from:

- irrigation channels
- drains
- rivers
- bores
- farm dams
- domestic and stock licences

A properly completed transfer application form must be submitted to Southern Rural Water before a licence or water share will be transferred regardless of what appears in a sale contract. Without the approval from Southern Rural Water, you will have no legal access to water.

### **What do I do if I don't have the authority to take and use water?**

You need to follow up with your solicitor or agent and check whether the licence or water entitlement was included in the contract of sale. If it was then you will need to complete an application form to transfer the entitlement. All current licence holders (the seller) as well as all proposed new licence holders (the buyer) must sign this form.

If the licence wasn't included in the contract of sale, you should phone Southern Rural Water on **1300 139 510**. You may be able to obtain a new licence, depending on your location. Otherwise you will need to secure a volume or entitlement through a temporary or permanent transfer.

All applications need to be submitted to Southern Rural Water for assessment. Transfer applications are not always approved.

### **More information**

For more information contact us on **1300 139 510** or visit [www.srw.com.au](http://www.srw.com.au).