

# ESTATE AGENTS, PROPERTY MANAGERS AND LANDLORDS

Real Estate agents, property managers and landlords have a role to play during the sale, purchase and short/long term rental of properties with on-site wastewater systems.

Estate agents, property managers and landlords should ensure that:

- They are aware of the type and location of the wastewater management system for each property
- They arrange for an operation, maintenance, and performance monitoring check to be undertaken prior to finalising a sale, organise completion of any maintenance and remedial actions identified by the check, and ensure evidence is provided to the purchaser
- Prospective purchasers and occupiers are made aware of the details of the wastewater management system, including operation and maintenance requirements
- They supply each purchaser and/or occupier with a copy of the current Approval to Operate and any maintenance, monitoring guidelines or certification that the particular system may have
- Any approvals for the wastewater system are transferred into the purchasers name
- Purchasers and occupiers certify that they have received information on the working details of the system and are aware of its type maintenance requirements, and location, and any approval or permit requirements (where applicable)
- Prospective purchasers of land in a new subdivision development are aware of appropriate site and effluent management requirements, and constraints are entered onto individual property titles (for example, exclusion areas such as building platforms, rocky outcrops, poor soil areas, land application areas, reserve areas)



## FURTHER INFORMATION

AS/NZS 1547:2012 is the Australian Standard for on-site domestic wastewater management. This Standard covers the responsibilities of all parties involved in, and responsible for, the operation of a domestic wastewater system.

The *Local Government Act 1993* and the *Local Government (General) Regulation 2005* also detail the legal requirements to install, construct and operate a wastewater system in New South Wales.

**[legislation.nsw.gov.au](http://legislation.nsw.gov.au)**

NSW Health has information pertaining to accredited wastewater systems permitted for use in residential homes.

**[health.nsw.gov.au](http://health.nsw.gov.au)**