

CENTRAL IRRIGATION TRUST

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Guidelines on completing CIT documents associated with PROPERTY TRANSFERS

Associated Costs and Charges that could relate to your Property Transfer:

Please be advised that there are associated costs relating to the Sale which need to be paid prior to the approval to take place. These fees could include:

Certificate of Water Rights & Service Details (per title)	\$55.00
Certificate of Charges and Outstanding Rates	\$60.00
Certificate of Special Meter Readings	\$60.00
CIT Irrigation Rights Transfer Fee (form B)	\$410.00
Meter Closure Fee (if applicable)	\$495.00
Tile Search Fee (per land parcel)	\$24.00
Termination Fee on Water Delivery Rights (if applicable)	Contact CIT Office
Landscape Water Levy	Contact CIT Office

Please email Certificate requests to leonie.haigh@cit.org.au. Certificates can take up to 5 working days.

Please find below the CIT application forms related to the transfer of Irrigation Rights and Water Delivery Rights associated with Property Transfers. These forms should be completed taking into account any Sale Agreement/Contracts made between the parties:

All completed forms must be returned to the CIT office prior to settlement via email

Is a Non Drinking Water METER (domestic) included in the property sale – No CIT fee

1.000ml of Irrigation Rights will need to be surrendered to the Trust if not previously supplied. (Information provided on Cert of Water Rights & Service Details).

Complete all of the following CIT forms:

- Form K – Water Supplies from CIT Pipe mains (to be completed by purchaser only).
- Form B – (to be completed by the seller if 1.000ml is required to be surrendered to the Trust as stated on Cert of Water Rights & Service Details)

Are Water Delivery Rights ONLY included in the property sale – No CIT fee

Complete all of the following CIT forms:

- Form H – Water Delivery Right Transfer to Ownership within an Irrigation Trust (*signed by both parties*)
- Form K – Water Supplies from CIT Pipe mains (*to be completed by purchaser only*)
- Form L – Provision of Security for the Termination Fees of Water Delivery Rights (*to be completed by purchaser only*)

Are Water Delivery Rights AND Irrigation Rights included in the property sale – CIT \$410.00 fee

Complete all of the following CIT forms:

- Form A1 – Application for Trade of Water Allocation, usable seasonal water (*signed by both parties*)
- Form B – Application for Permanent Trade of Irrigation Rights (*signed by both parties*)
- Form H – Water Delivery Right Transfer to Ownership within an Irrigation Trust (*signed by both parties*)
- Form K – Water Supplies from CIT Pipe mains (*to be completed by purchaser only*)
- Form L – Provision of Security for the Termination Fees of Water Delivery Rights (*to be completed by purchaser only*)

CIT Form B - Application for Permanent Trade of Irrigation Rights (Permanent)

- This form informs CIT the volume (ML) and CIT account you wish to trade from/to as well as your authority for this to occur. CIT fee **\$410.00**
- All parties/owners consent of the Irrigation Rights to be traded must sign this form. A **"Certificate of Water Rights & Service Details"** from CIT will assist you at a cost of **\$55.00**
- Please ensure the number of Irrigation Rights being traded is on the form

CIT Form A1 - Application for Trade of Water Allocation (Temporary)

- This form informs CIT the volume (ML) and CIT account you wish to trade from/to as well as your authority for this to occur
- All owners of the Temporary (useable) Water to be traded **must** sign this form
- Please ensure the volume being traded is completed on the form, to assist with this you can request a **"Certificate of Special Meter Reading"** at a cost of **\$60.00** from CIT. For this trade to take place, all consumption must be accounted for prior to settlement

CIT Form H - Water Delivery Right (WDR) Transfer of Ownership within an Irrigation Trust

- All WDR's associated with the land parcel being sold **must** be addressed prior to settlement
- A **"Certificate of Water Rights & Service Details"** from CIT will assist you at a cost of **\$55.00** per land parcel, will advise WDR's associated with individual land parcels
- This form informs CIT of your decisions regarding your transfer of Water Delivery Rights. It also enables CIT to provide advice on matters such as termination charges, security requirements and ongoing costs associated with the service charge. To discuss any termination charges, your ability to provide security over WDR's and enquiries regarding transfers between different land parcels, please contact CIT (08) 8580 7100 prior signing the transfer
- All of the current and new owners of the WDR's must sign with a witness. These owners are generally the same as the Land Parcel owners
- ***Please be aware that any WDR's that are not nominated in this transfer may be the subject to further transactions and costs which is the Owner's responsibility to resolve***

CIT Form K - Water Supplies form CIT Pipemains

(To be completed by purchaser only)

- To be signed and witnessed.

CIT Form L - Provision of Security of the Termination Fees of Water Delivery Rights

(To be completed by purchaser only)

- This form is to advise CIT how person(s) wish to provide the appropriate security for your Termination Fees associated with the Water Delivery Rights you hold within your Irrigation Trust. This requirement is due to person(s) holding Irrigation Rights which are less than 20% of their Water Delivery Rights volume. The Trust will ask for security to protect its interest for the payment of fees and charges for the delivery rights
- This form informs CIT of your decisions regarding Security over Water Delivery Rights associated with the property settlement
- Security can be arranged through your Conveyance/Solicitor. e.g. Encumbrance



CENTRAL IRRIGATION TRUST

Water Supplies from CIT Pipemains

FORM K
2023/24

(Standard Terms of Supply)

I/We _____
(please print full name/s)

Mailing Address: _____

Email: _____ Mobile: _____

PROPERTY DESCRIPTION (do not use street address, please complete table below)

Section Numbers	Allotment Numbers	Title Volume	Folio	Plan Type & Number

_____ Irrigation Trust Inc.

Being the Owner/Lessee of the above land to which a water service has been supplied in accordance with the Trusts powers under Sections 23 (1) and 27 (1) of the Irrigation Act 2009, and on behalf of myself/ourselves, employees, guests, representatives or assigns, agree and acknowledge:-

1. That the water supplied from CIT is untreated River Murray water which is **not safe for human consumption** or **Not-Potable**.
2. That I/We will notify any employees, guests, representatives or assigns that the water is **not safe for human consumption** or **Not-Potable**.
3. That CIT's water supply under your care shall remain totally independent of all other potable and non potable water supplies and that no cross contamination is acceptable to either system. Any introduced chemicals or additives (i.e. fertiliser, etc) shall not return to the original supply or any other supplying water system.
4. That I/We will indemnify Central Irrigation Trust Pty Ltd ACN 075 446 810 and _____ Irrigation Trust Inc. against any claim made on account of any illness or medical condition arising from water supplied by the service due to being informed that this water is **Not-Potable**.

Signed for and on behalf of the owner/s

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

In the presence of Witness:

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Office Use Only:

CIT Account # _____ Processed by: _____ Date: ____ / ____ / 20__

GIS Advised: _____ Customer Emailed: _____ Noted Terms of Supply: _____

Water Delivery Right Transfer of Ownership within an Irrigation Trust

FORM H

2023/24

I/We _____

Address _____

Email Address _____ Mobile _____

For this Trade we wish to transfer ML of Water Delivery Rights within the _____
Irrigation Trust Inc. from CIT account number _____

Authorisation of Delivery Right Holder (*signature/s of all parties*):

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

To _____

Address _____

Email Address _____ Mobile _____

For the _____ Irrigation Trust Inc, CIT account number _____
and continue to pay the system access charge (currently Irrigation Service Charge) declared for the Trust until
the Water Delivery Rights are terminated. Upon termination of any Water Delivery Rights, the Termination
Fee declared by the Trust will be payable.

Authorisation of Delivery Right Holder (*signature/s of all parties*):

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Description of Land Parcels serviced by an Outlet:

Section Number					
Allotment Number					
Title Volume					
Folio					
Plan Type and Number					
Outlet Number					

Office Use Only:

Approved by: _____

Date: ____ / ____ / 20__

Provision of Security Water Delivery Rights

FORM L
2023/24

CIT policy requires that security is provided to ensure the payment of future service charges associated with Water Delivery Rights. Where sufficient Irrigation Rights are held on the same CIT Account as the land parcel with the Water Delivery Rights, the Irrigation Rights will form the required security unless CIT is advised otherwise.

The completion of this form is required when the volume of Irrigation Rights held on the same CIT Account as the Water Delivery Rights is not sufficient.

This security will no longer be required when either:

- the water delivery rights are terminated, and a termination fee is paid, or
- the volume of Irrigation Rights held on the same CIT Account increases so that the water delivery rights held on the account are less than 5 times the volume of irrigation right and therefore no longer triggers the threshold for security.

I/We _____
(please print full name/s of the Water Delivery Right Holder)

Of _____
(please print address of the Water Delivery Right Holder)

VOLUME OF WATER DELIVERY RIGHTS COVERED BY THIS SECURITY:

Water Delivery Rights: _____ ML Land Title Volume / Folio: _____

CHOOSE ONE OF THE FOLLOWING OPTIONS:

Tick

1	Charge over Irrigation Rights held on a different CIT Account under the same ownership. CIT Account Number: _____	
2	Encumbrance registered on the title for the land parcel identified above.	
3	Charge over Irrigation Rights held by another owner of CIT Account Number: _____ <i>Approval of Account Holder required. Refer to Attachment A</i>	
4	Charge over a Water Access Entitlement with same/different ownership held within a Private License Number _____ <i>Approval of Water Access Entitlement Holder required. Refer to Attachment A</i>	
5	A guarantee given by an authorised deposit taking institution (Details):	
6	A deposit lodged with Central Irrigation Pty Ltd.	
7	Other (subject to agreement by the Irrigation Trust).	

The charge, deposit guarantee, deposit notification, details of lodged interest on the Water Access Entitlement held under the same/different ownership or a copy of the encumbrance on the required land parcels is attached.

Authorisation of Water Delivery Right Holder (signature/s of all parties):

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Provision of Security Water Delivery Rights

FORM L
Attachment A
2023/24

Attachment A - Authorisation from third party providing security for Water Delivery Rights

Option 3:

Charge over Irrigation Rights held on CIT Account Number: _____

I/We authorize the use of the Irrigation Rights held on my CIT Account Number _____ as security for the Water Delivery Rights held on land title _____/_____ (e.g. CT 12234/12). I understand that the use of my Irrigation Rights as security will remain in place unless they are replaced with another form of security or the security is no longer required.

(please print full name/s of the CIT account holder)

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

(signature/s of all parties of the CIT account holder providing security)

Option 4:

**Charge over a Water Access Entitlement with same/different ownership held within Private Licence
Number:** _____

I/We authorize the use of the Water Access Entitlement shares held on my Private Licence Number _____ be used as security for the Water Delivery Rights held on land title _____/_____ (e.g. CT 12234/12). I understand that the use of my Water Access Entitlement shares as security will remain in place unless they are replaced with another form of security or the security is no longer required. I acknowledge that an application form and associated fees to the Department of Environment and Water will be required.

(please print full name/s of the owners of the Private Licence)

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

Print Name: _____ Signature: _____ Date: ____ / ____ / 20____

(signature/s of all owners of the Private Licence)



CENTRAL IRRIGATION TRUST

Application for Permanent Trade of Irrigation Rights

FORM B
2022/24ML's of Irrigation Rights (*permanent water*) to be traded

Fee - \$410.00

Total trade price \$ _____

Irrigation rights under this trade are deemed to have transferred ownership on the Minister for Environment and Water trade approval date. Any requirements associated with an alternate transfer/settlement date are the responsibility of the vendor and purchaser.

Seller*(all registered owners to sign)*

CIT Account No. _____

Full Name (as on Account) _____

Postal Address _____

Telephone (Business hours) _____ Mobile _____

Email Address _____

Please insert details below for each Section of Land involved in the trade:

Section No. (1 per box)					
Megalitres Traded					

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

I/We believe we are a Foreign Person(s) relevant to the Register of Foreign Ownership of Water or Agricultural Land Act 2015. ☐ *(tick if applicable)*

Purchaser*(all registered owners to sign)*

CIT Account No. _____

Full Name (as on Account) _____

Postal Address _____

Telephone (Business hours) _____ Mobile _____

Email Address _____

Please insert details below for each Section of Land involved in the trade:

Section No. (1 per box)					
Megalitres Traded					

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

I/We believe we are a Foreign Person(s) relevant to the Register of Foreign Ownership of Water or Agricultural Land Act 2015. ☐ *(tick if applicable)*

Office Use Only

Approved by: _____

Date: ____ / ____ / 20__



Application for Trade of Water Allocation
(Temporary)

FORM A1
2023/24

CENTRAL IRRIGATION TRUST
Ph: 8580 7100 Fax: 8588 2001
Email: trades@cit.org.au

Trading between CIT account's

No Fee

Total Trade Price \$ _____

Allocation Volume to be Traded (ML)

Seller

Full Name (as on Account) _____ Account No. _____

Postal Address _____

Telephone (Business hours) _____ Mobile _____

Email Address _____

Authorised by: *(all registered owners to sign)*

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Purchaser

Full Name (as on Account) _____ Account No. _____

Postal Address _____

Telephone (Business hours) _____ Mobile _____

Email Address _____

Authorised by: *(all registered owners to sign)*

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Print Name: _____ Signature: _____ Date: ____ / ____ / 20__

Office Use Only

Approved by: _____ Date: ____ / ____ / 20__