

CENTRAL IRRIGATION TRUST

P: 08 8580 7100 | F: 08 8588 2001

4 Fowles Street, Barmera SA 5345 | PO Box 34, Barmera SA 5345

E: leonie.haigh@cit.org.au W: www.cit.org.au

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)	\$57.00
Certificate of Charges and Outstanding Rates	\$62.00
Certificate of Special Meter Readings	\$62.00
CIT Irrigation Rights Transfer Fee (form T2)	\$420.00
Meter Closure Fee (if applicable)	\$510.00
Tile Search Fee (per land parcel)	\$25.00
Termination Fee on Water Delivery Rights (if applicable)	Contact CIT Office
Landscape Water Levy	Contact CIT Office

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 Delivery Rights associated with Property Transfers. These forms should be completed taking into account any Sale Agreement/Contracts made between the parties:

All CIT forms must be completed and returned to leonie.haigh@cit.org.au prior to settlement.

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 Certificate of Water Rights & Service Details).*

Complete all of the following CIT forms:

- Form G1 – Water Supplies from CIT Pipemains *(to be completed by purchaser only)*
- Form T2 – Application for Permanent trade of Irrigation Rights *(to be completed by the seller if 1.000ml is required to be surrendered to the Trust as stated on Certificate of Water Rights & Service Details)*

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

Complete all of the following CIT forms:

- Form G1 – Water Supplies from CIT Pipemains *(to be completed by purchaser only)*
- Form D1 – Application to Transfer Ownership of Delivery Right *(signed by both parties)*
- Form D2 – Provision of Security for Delivery Rights *(to be completed by purchaser only)*

Are Delivery Rights AND Irrigation Rights included in the property sale – CIT \$420.00 fee

Complete all of the following CIT forms:

- Form G1 – Water Supplies from CIT Pipemains *(to be completed by purchaser only)*
- Form D1 – Application to Transfer Ownership of Delivery Right *(signed by both parties)*
- Form D2 – Provision of Security for Delivery Rights *(to be completed by purchaser only)*
- Form T1 – Application for Temporary Trade of Water Allocation *(signed by both parties)*
- Form T2 – Application for Permanent Trade of Irrigation Rights *(signed by both parties)*

CIT Form G1 - Water Supplies form CIT Pipemains

- To be completed and signed by the purchaser and witnessed.

CIT Form D1 – Application to Transfer Ownership of Delivery Rights

- All Delivery Rights 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 \$62.00 per land parcel, will advise Delivery Rights associated with individual land parcels
- This form informs CIT of your decisions regarding your transfer of 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 DR’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 Delivery Rights must sign with a witness. These owners are the same as the Land Parcel owners
- **Please be aware that any Delivery Rights 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 D2 - Provisions of Security for Delivery Rights

- To be completed and signed by the purchaser and witnessed.
- This form is to advise CIT how person(s) wish to provide the appropriate security for your Termination Fees associated with the Delivery Rights you hold within your Irrigation Trust. 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 Delivery Rights associated with the property settlement
- Security can be arranged through your Conveyance/Solicitor. e.g. Encumbrance

CIT Form T2 - Application for Permanent Trade of Irrigation Rights

- 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 \$420.00
- All parties/owners consent of the Irrigation Rights being traded must sign this form. A “Certificate of Water Rights & Service Details” from CIT will assist you at a cost of \$57.00
- Please ensure the number of Irrigation Rights being traded is on the form

CIT Form T1 - Application for Temporary Trade of Water Allocation

- 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 \$62.00 from CIT. For this trade to take place, all consumption must be accounted for prior to settlement

Water Supplies from CIT Pipemains

Standard Terms of Supply



Form - G1
2024 / 2025

Purchaser/s Details

Owner Name/s (as per land title): _____

Contact Phone Number: _____

Postal Address: _____

Email Address: _____

Property Description

Property Title - Volume				
Property Title - Folio				
Section / Lot				

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 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**.

Purchaser Signature/s (all registered owners to sign)

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

In the presence of Witness

The witness is to have either known the person for at least one year or have taken steps to verify their identity such as viewing their signature on a current driver's licence. If the signature is electronic, the Witness is to take reasonable steps to verify identity.

Print Name: _____ Signature: _____ Date: _____

Office Use Only

CIT Account #:

Processed by:

Date:

CENTRAL IRRIGATION TRUST - Trustee: Central Irrigation Pty. Ltd. ACN 075 446 810

P: 08 8580 7100 | E: office@cit.org.au | W: www.cit.org.au | 4 Fowles Street, Barmera SA 5345 | PO Box 34, Barmera SA 5345

Application to Transfer Ownership of Delivery Rights

All information required in this form must be completed comprehensively and accurately as per requirements of the *Water Act 2007*. In addition to providing the information required on this form, you are also required, under the *Water Act 2007*, to keep records of the reason for trade and price information provided in this application form, including records supporting or substantiating the information provided. For further information visit <https://www.dccew.gov.au/water/policy/markets>



Form - D1
2024 / 2025

Delivery Rights traded - MLs

Total trade price \$

Reason for Trade/Transfer -

Eg: Standard commercial, Private lease agreement, Property sale, Related party

Delivery Rights Details

Property Title - Volume				
Property Title - Folio				
Section / Lot				
Delivery Rights - MLs traded				

Seller/s Details

Owner Name/s: _____

CIT Account Number: _____ Contact Phone Number: _____

Seller Signature/s (all registered owners to sign)

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

Purchaser/s Details

Owner Name/s: _____

CIT Account Number (if existing): _____ Contact Phone Number: _____

Postal Address: _____

Email Address: _____

Purchaser Signature/s (all registered owners to sign)

The Purchaser will continue to pay the system access charge (currently Irrigation Service Charge) declared for the Trust until the Delivery Rights are terminated. Upon termination of any Delivery Rights, the Termination Fee declared by the Trust will be payable.

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

Office Use Only

Approved by: _____

Date: _____

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Provision of Security for Delivery Rights



Form - D2
2024 / 2025

CIT policy requires that security is provided to ensure the payment of future system access charge declared by the Trust until the Delivery Rights are terminated. Where sufficient Irrigation Rights are held on the same CIT Account as the land parcel with the 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 Delivery Rights is not sufficient. This security will no longer be required when either:

- the delivery rights are terminated, and a termination fee is paid, or
- the volume of Irrigation Rights held on the same CIT Account increases and therefore no longer triggers the threshold for security.

Purchaser/s Details

Owner Name/s: _____

CIT Account Number (if existing): _____ Contact Phone Number: _____

Postal Address: _____

Email Address: _____

Property/s Details

Property Title - Volume				
Property Title - Folio				
Section / Lot				
Delivery Rights - MLs				

Choose one of the following options (please tick box):

- ☐ Charge over Irrigation Rights held on CIT account number the same ownership - CIT Account Number:
- ☐ Encumbrance registered on the title for the land parcel identified above. *Existing Encumbrance to a Trust refer to Option 2*
- ☐ Charge over Irrigation Rights held by another owner of CIT Account Number: *Approval of Account Holder required. Refer to Option 3*
- ☐ Charge over Water Access Entitlement with same/different ownership held within a Private Licence Number:
Approval of Water Access Entitlement Holder required. Refer to Option 4
- ☐ A guarantee given by an authorised deposit taking institution (details):
- ☐ A deposit lodged with Central Irrigation Pty Ltd.
- ☐ Other (subject to agreement by Central Irrigation Pty Ltd)

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.

Purchaser Signature/s (all registered owners to sign)

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

In the presence of Witness

The witness is to have either known the person for at least one year or have taken steps to verify their identity such as viewing their signature on a current driver's licence. If the signature is electronic, the Witness is to take reasonable steps to verify identity.

Print Name: _____ Signature: _____ Date: _____

Office Use Only

Approved by: _____

Date: _____

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Provision of Security for Delivery Rights



Attachment Form L - Authorisation from third party providing security for Delivery Rights.

Attachment - D2
2024 / 2025

Option 2: Deed of Covenant *(when an existing CIT Trust Encumbrance is listed on the land title)*

This Deed is made _____ day of _____ 20____
by [INSERT NAME(S) OF BUYER] of [INSERT ADDRESS] as joint tenants ("the Covenantor") **WHEREAS** by Memorandum of Encumbrance No. [INSERT ENCUMBRANCE NUMBER] given by [INSERT NAME OF VENDOR] of [INSERT ADDRESS] ("the original Encumbrancer") in favour of [TRUST NAME] IRRIGATION TRUST INC ("the original Encumbrancee") over the property at [PROPOERTY ADDRESS] being whole of the land in CT VOLUME XXXX FOLIO XXX ("the Land") the original Encumbrancer covenanted to observe certain conditions set forth in the said Memorandum of Encumbrance and is now desirous of transferring the land to the Covenantor **SUBJECT** to the said Memorandum of Encumbrance.

NOW THIS DEED WITNESSETH that in consideration of the premises the Covenantor **DOES HEREBY** for themselves and each of their executors and administrators **COVENANT** with the Encumbrancee to observe the conditions contained in the said Memorandum of Encumbrance **AND DOES HEREBY FURTHER COVENANT** with the Encumbrancee that they will not at any time or times during the continuance of the said Memorandum of Encumbrance, create or transfer any estate or interest in the Land (or any part thereof) to any person or body corporate, without on each occasion endeavouring to secure compliance by the Encumbrancer assigns and successors in title.

IN WITNESS whereof the Covenantors have hereunto set their hand and seal the day and year first hereinbefore written.

SIGNED SEALED AND DELIVERED)
By the said [INSERT BYERS NAME]) Date:
And [INSERT BUYERS NAME])
In the presence of:)
Date:

Signature

Full Name

Date:

Office Use Only

Approved by:

Date:

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Provision of Security for Delivery Rights



Attachment Form L - Authorisation from third party providing security for Delivery Rights.

Attachment - D2
2024 / 2025

Option 3: Charge over Irrigation Rights held on a CIT Account Number

I/We authorise the use of the Irrigation Rights held on my CIT Account Number _____ as security for the Delivery Rights held on land title ____ / ____ (e.g. CT 1234/12). 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.

Account Holder Providing Security Details

Owner Name/s: _____

Contact Phone Number: _____

Account Holder Providing Security Signature/s *(all registered owners to sign)*

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

Option 4: Charge over a Water Access Entitlement with same/different ownership held within a Private Licence

I/We authorise the use of the Water Access Entitlement shares held on my Private Licence Number _____ as security for the Delivery Rights held on land title ____ / ____ (e.g. CT 1234/12). 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.

Water Access Entitlement Holder Providing Security Details

Owner Name/s: _____

Contact Phone Number: _____

Water Access Entitlement Holder Providing Security Signature/s *(all registered owners to sign)*

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

Office Use Only

Approved by: _____

Date: _____

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Application for Temporary Trade of Water Allocation



Form - T1
2024 / 2025

All information required in this form must be completed comprehensively and accurately as per requirements of the *Water Act 2007*. In addition to providing the information required on this form, you are also required, under the *Water Act 2007*, to keep records of the reason for trade and price information provided in this application form, including records supporting or substantiating the information provided. For further information visit <https://www.dccew.gov.au/water/policy/markets>

(please tick one)

☐

Trading between CIT account's - No Fee

☐

Trading on/off CIT account's (complete as Seller or Purchaser) - Fee \$68.00

Broker Reference

Allocation volume traded - MLs

Total trade price \$

Reason for Trade/Transfer -

Eg: Standard commercial, Private lease agreement, Property sale, Allocation trade as part of share transfer, Related party, Carryover arrangements,

Seller/s Details

Owner Name/s

CIT Account Number: Contact Phone Number:

Seller Signature/s (all registered owners to sign)

Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:

Purchaser/s Details

Owner Name/s

CIT Account Number (if existing): Contact Phone Number:

Postal Address:

Email Address:

Purchaser Signature/s (all registered owners to sign)

Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:
Print Name:	Signature:	Date:

Office Use Only

Approved by:

Date:

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Application for Permanent Trade of Irrigation Rights



All information required in this form must be completed comprehensively and accurately as per requirements of the *Water Act 2007*. In addition to providing the information required on this form, you are also required, under the *Water Act 2007*, to keep records of the reason for trade and price information provided in this application form, including records supporting or substantiating the information provided. For further information visit <https://www.dceew.gov.au/water/policy/markets>

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.

Form - T2
2024 / 2025

Fee - \$420.00

Permanent Trade ☐ Limited Trade ☐ date range (if limited) / / to / /

Irrigation Rights traded -MLs Total trade price \$

Reason for Trade/Transfer -

Eg: Standard commercial, Private lease agreement, Property sale, Related party

Seller/s Details

Owner Name(s)

CIT Account Number: Contact Phone Number:

Irrigation Rights Details

Property Title - Volume	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Property Title - Folio	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Section / Lot	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Irrigation Rights - MLs traded	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

If there are Delivery Rights held on this account, these will be retained unless a separate termination process is completed.

Seller Signature/s (all registered owners to sign)

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)

Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>

Purchaser/s Details

Owner Name(s)

CIT Account Number (if existing): Contact Phone Number:

Postal Address:

Email Address:

Purchaser Signature/s (all registered owners to sign)

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)

Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>
Print Name: <input type="text"/>	Signature: <input type="text"/>	Date: <input type="text"/>

Office Use Only

Approved by:

Date:

CENTRAL IRRIGATION TRUST - Trustee: Central Irrigation Pty. Ltd. ACN 075 446 810

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Application to Terminate Delivery Rights



Form - D5
2024 / 2025

I/We

Owner Name/s: _____

CIT Account Number: _____ Contact Phone Number: _____

Wish to terminate _____ MLs of Delivery Rights with the _____
Irrigation Trust Inc and pay the termination fee declared for the Trust.

Description

Property Title - Volume				
Property Title - Folio				
Section / Lot				
Outlet Number/s				
Delivery Rights - MLs				

Terminate (MLs)

Delivery Rights - MLs				
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Retain (MLs)

Delivery Rights - MLs				
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I/We agree and acknowledge that once delivery rights are terminated, the _____
Irrigation Trust is under no obligation to reinstate delivery rights to the land parcel.

Furthermore, I/We agree and acknowledge that the retaining Delivery Rights within the
_____ Irrigation Trust I/We will continue to pay the system access charge
(currently Irrigation Service Charge) declared for the Trust until the Delivery Rights are terminated or transferred to
another account. Upon termination of any Delivery Rights, the Termination Fee declared by the Trust will be payable.

Signed by Owner/s of Delivery Rights (all registered owners to sign)

Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____
Print Name: _____	Signature: _____	Date: _____

In the presence of Witness

The witness is to have either known the person for at least one year or have taken steps to verify their identity such as viewing their signature on a current driver's licence. If the signature is electronic, the Witness is to take reasonable steps to verify identity.

Print Name: _____ Signature: _____ Date: _____

Office Use Only

Approved by: _____

Date: _____

CENTRAL IRRIGATION TRUST - Trustee: Central Irrigation Pty. Ltd. ACN 075 446 810

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