#### **CENTRAL IRRIGATION TRUST**

P: 08 8580 7100 | F: 08 8588 2001

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





#### Guidelines on completing CIT documents associated with - PROPERTY TRANSFERS

CIT can provide Certificates to assist with Property Transfers. Requests for Certificate with the Title Volume & Folio, Owner/s Name and a copy of the Property Search should be emailed to <a href="mailto:leonie.haigh@cit.org.au">leonie.haigh@cit.org.au</a>. Certificates can take up to 5 working days.

Certificate of Water Rights & Service Details (cost per title)		
Certificate of Charges and Outstanding Rates	\$62.00	
Certificate of Special Meter Readings (early requests required to book in reads)	\$62.00	

## Please check you have addressed the following before forwarding completed CIT forms and associated documentation to <a href="leonie.haigh@cit.org.au">leonie.haigh@cit.org.au</a> prior to settlement.

- All sections on CIT forms are completed
- Documents requiring a Witness are Witnessed (unless electronic signature)
- For documents signed electronically, attach electronic signature trail
- Copy of ASIC Company Search required for property transferred involving a Company
- Deed required if property is transferred to (As Trustee For or Trading As)

Payment of Arrears, Special Meter Reads and balancing of Irrigation Water Usage (customer to contact CIT directly to settle Water Usage) is required before the property can be transferred to the new owners. Please note that CIT require customers to Order Water before taking water from our system for Irrigation Meters. To assist the Purchasers with their watering needs, forms before settlement and payments made as soon as possible to settlement can assist with the property transfer in a timely manner.

## Please find below CIT application forms. These forms should be completed taking into account any Sale Agreement/Contracts made between the parties:

#### CIT Forms required when a Non-Drinking Water METER (domestic) is included in the property transfer - No CIT fee

- 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 Vendor if 1.000ml is required to be surrendered to the Trust as stated on Certificate of Water Rights & Service Details)

#### CIT Forms required when Delivery Rights ONLY are included in the property transfer - No CIT fee

- 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)

#### CIT Forms required when Delivery Rights AND Irrigation Rights are included in the property transfer - CIT \$420.00

- 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 T2 Application for Permanent Trade of Irrigation Rights (signed by both parties)
- Form T3 Statutory Declaration, completed for all permanent water right transferred to the Purchaser, not required for 1.000ml transfer to Trust for NDW supply (signed by vendor only)
- Form T4 Notice of Consent only required if Form T3 is ticked "YES The following parties have prescribed interest in the above land and/or Irrigation Rights" (signed by vendor and interested parties)
- Form T1 Application for Temporary Trade of Water Allocation (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 by providing the Delivery Rights associated with individual land parcels.
- This form advises CIT of your decisions regarding the 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 Delivery Rights and
  enquiries regarding transfers between different land parcels, please contact CIT (08) 8580 7100 prior to
  signing the forms.
- The owners who sign must be the same as the Land Parcel owners.
- Please be aware that any Delivery Rights that are not nominated in the transfer may be subject to further transactions and costs which is the Vendor'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 of the appropriate security from the purchaser for the Termination Fees associated with the Delivery Rights provided to the Irrigation Trust. The Trust will ask for security to protect its interest for the payment of fees and charges for the Delivery Rights.
- The Vendor's security for Delivery Rights remains in place until the Purchaser lodges an alternative form of Security.
- Security can be arranged through a Conveyance/Solicitor. e.g. Encumbrance. The purchaser is responsible for the lodgment and expense of the Encumbrance.
- Example copies of an Encumbrance and Deed of Covenant are on CIT website: CIT.org.au/Forms/Property Transfer Information/....

#### **CIT Form T2 - Application for Permanent Trade of Irrigation Rights**

- This form advises CIT of 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 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.

#### **CIT Form T3 - Statutory Declaration**

 To be completed and signed by the seller and witnessed when Irrigation Rights are transferred to the Purchaser.

#### **CIT Form T4 - Notice of Consent**

- Only required if Form T3 is ticked "YES The following parties have prescribed interest in the above land and/or Irrigation Rights".
- To be completed and signed by the seller and interested parties of Irrigation Rights.

#### CIT Form T1 - Application for Temporary Trade of Water Allocation

- This form advises CIT of 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



Pur	chaser/	s Details				
Owner	Name/s (d	ıs per land title):				
Contac	t Phone N	umber:				
Postal /	Address: _					
Email A	ddress:					
Pro	perty De	escription				
Propert	y Title - Vo	ume				
Propert	y Title - Fol	io				
Section	/ Lot					
Trusts	powers un	der Sections 2	above land to which a 3 (1) and 27 (1) of the ives or assigns, agree a	Irrigation Act 2009, an		
	That the wor <b>Not-Pot</b>		rom CIT is untreated R	River Murray water wh	ich is <b>not safe for hu</b>	man consumption
		will notify any <b>on</b> or <b>Not-Pot</b>	employees, guests, rep <b>able</b> .	presentatives or assigr	ns that the water is <b>n</b> o	ot safe for human
ŗ	otable wa	nter supplies a	nder your care shall re nd that no cross contai e. fertiliser,etc) shall no	mination is acceptable	to either system. An	y introduced
1	rrigation T	rust Inc. again	Central Irrigation Pty L st any claim made on a ue to being informed t	account of any illness of	or medical condition	arising from water
Pur	chaser	Signature/s	(all registered owne	ers to sign)		
Print Na	ame:		Signature	e:	Date:	
Print Na	ame:		Signature	e: 	Date:	
Print Na	ame:		Signature	e:	Date:	
Print Na	rint Name: Signature: Date:					
The w	itness is to h		<b>Ness</b> he person for at least one ye e. If the signature is electro			
Print Na	ame:		Signature	2:	Date:	
Office	Use Only	CIT Account #:		Processed by:		Date:

### 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 <a href="https://www.dcceew.gov.au/water/policy/markets">https://www.dcceew.gov.au/water/policy/markets</a>

Form - D1 2025 / 2026

Delivery Rights traded	- MLs		Total trade p	rice \$	
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 r	egistered	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): _		Co	ntact Phone Numbe	r:	
Postal Address:					
Email Address:					
Purchaser Signature/s	(all regist	ered owners to s	ign)		
The Purchaser will continue to pay the Delivery Rights are terminated. Upon	•	_ , ,	_		
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	
Print Name:		Signature:		Date:	
Office Use Only	Annroved hv			Date:	

### Provision of Security for Delivery Rights



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.

Form - D2 2025 / 2026

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 foll	lowing options (pl	ease 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 owne	rs to sign)			
Print Name:	Signature	:	Date:		
Print Name:	Signature	:	Date:		
Print Name:	Signature	:	Date:		
Print Name:	Signature	:	Date:		
In the presence of With The witness is to have either known signature on a current driver's licent	the person for at least one ye				
Print Name:	Signature ————	:	Date:		
Office Use Only	Approved by:		Date:		

### Provision of Security for Delivery Rights



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

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

Word Version "Deed of Covenant" - www.cit.org.au/Forms/Property Transfer

This Deed is made	day o	of	20
	•		i joint tenants ("the Covenantor") <b>WHEREAS</b> by
• -		_	RANCE NUMBER] given by [INSERT NAME OF VENDOR] of
[INSERT ADDRESS] ("the or	iginal Encumbrancer"	') in favo	our of [TRUST NAME] IRRIGATION TRUST INC ("the original
Encumbrancee") over the p	property at [PROPOEF	RTY ADD	RESS] being whole of the land in CT VOLUME XXXX
FOLIO XXX ("the Land") the	e original Encumbranc	er cove	nanted to observe certain conditions set forth in the said
Memorandum of Encumbr	ance and is now desir	rous of t	ransferring the land to the Covenantor SUBJECT to the said
Memorandum of Encumbr	ance.		
NOW THIS DEED WITNESS	ETH that in considera	tion of t	the premises the Covenantor <b>DOES HEREBY</b> for themselves
and each of their executors	s and administrators (	COVENA	ANT with the Encumbrancee to observe the conditions
contained in the said Mem	orandum of Encumbr	rance <b>Al</b>	ND DOES HEREBY FURTHER COVENANT with the
Encumbrancee that they w	ill not at any time or	times dı	uring the continuance of the said Memorandum of
Encumbrance, create or tra	ansfer any estate or ir	nterest i	n the Land (or any part thereof) to any person or body
corporate, without on each	n occasion endeavour	ing to se	ecure compliance by the Encumbrancer assigns and
successors in title.			
	ovenantors have here	eunto se	et their hand and seal the day and year first hereinbefore
written.			
SIGNED SEALED AND DELIV	/ERED	)	
By the said [INSERT BYERS	NAME]	)	Date:
And [INSERT BUYERS NAM	E]	)	
In the presence of:		)	
			Date:
Signature			Full Name
Date:			
Office Use Only	Approved by:		Date:

## Provision of Security for Delivery Rights



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

Option 3: Charge	over Irrigation Rights held on a CII	Account Number	
I/We authorise the use	e of the Irrigation Rights held on my CIT Accoun	t Number	as
security for the Deliver	ry Rights held on land title/	(e.g. CT 1234/12). I understand	
that the use of my Irrig	gation Rights as security will remain in place un	less they are replaced with another	
form of security or the	security is no longer required.		
Accoun	t Holder Providing Security Details		
Owner Name/s:			
Contact Phone Numbe	er:		
Account	t Holder Providing Security Signatur	'e/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 wi	th same/different ownership	
held wi	ithin a Private Licence		
as security for the Delivuse of my Water Acces	e of the Water Access Entitlement shares held overy Rights held on land title / se Entitlement shares as security will remain in particular acknowledge to the required of the required.	(e.g. CT 1234/12). I understand lace unless they are replaced with a	that the
Water A	ccess Entitlement Holder Providing	Security Details	
Owner Name/s:			
Contact Phone Numbe	r:		
	Access Entitlement Holder Providing ered owners to sign)	Security Signature/s	
Print Name:	Signature:	Date:	
Print Name:	Signature:	Date:	
Print Name:	Signature:	Date:	
Print Name:	Signature:	Date:	
Office Use Only	Approved by:	Date:	

### 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 <a href="https://www.dcceew.gov.au/water/policy/markets">https://www.dcceew.gov.au/water/policy/markets</a>

Form - T2 2025 / 2026

Fee - \$420.00

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.

Permanent Trade	Limited Trade	date range (if limited)	1 1	to / /
Irrigation Rights trac	ded -MLs	Total tra	ide price \$	
Reason for Trade/Tra	nsfer -			
Eg: Standard commercial, Private lea	ase agreement, Property sale, Re	lated party		
Seller/s Details				
Owner Name(s)				
CIT Account Number:		Contact Phone Number	er:	
Irrigation Rights Det	ails			
Property Title - Volume				
Property Title - Folio				
Section / Lot				
Irrigation Rights - MLs traded				
If there are Delivery Rights held on this	account, these will be retained	d unless a separate terminatio	on process is completed.	
Seller Signature/s (a	ll registered owners t	o sign)		
I/We believe we are a Foreign Person(s	) relevant to the Register of Fo	reign Ownership of Water or $\imath$	Agricultural Land Act 201	15. (tick if applicable)
Print Name:	Signatur ————	re:	Date:	
Print Name:	Signatur ————		Date:	
Print Name:	Signatur		Date:	
Print Name:	Signatur ————	·e:	Date:	
Purchaser/s Details				
Owner Name(s)				
CIT Account Number (if existing	):	Contact Phone N	umber:	
Postal Address:				
Email Address:				
Purchaser Signature	s (all registered own	ers to sign)		
I/We believe we are a Foreign Person(s	s) relevant to the Register of Fo	reign Ownership of Water or a	Agricultural Land Act 20.	15. (tick if applicable)
Print Name:	Signatur ————		Date:	
Print Name:	Signatur ————	-	Date:	
Print Name:	Signatur ————		Date:	
Print Name:	Signatur ————	e:	Date:	
Office Use Only	Approved by:		Date:	

# Statutory Declaration



A Statutory Declaration must be completed for all permanent eligible water right trade or transfers to declare whether there is any financial encumbrance (e.g. mortgage) over the land or the irrigation rights. The form must be signed in the presence of an authorised statutory declaration witness under *Oaths Act 1936* (SA).

Form - T3 2025 / 2026

I / We (please prin	t name)			
Owner Name/s:				
Owner Address:				
with associated l	sincerely declare tha rrigation Rights, det	ailed below:	:	
^ if irrigation Rights	are no longer associated	with a land pa	arcel, the litle vo	lume should be Holding
Property Title - Volume				
Property Title - Folio				
Section / Lot				
Irrigation Rights MLs				
And that (mandato	ry to tick one of the follow	wing)		
Irrigation * all encumb	Rights * brance holders must conso	ent to the prop	osed sale of Irrig	the above land and/or ation Rights through nent Sale of Water Rights)
true, and by virt	nis solemn declaration ue of the provisions of the provisions of the provisions of the state of	of the Oaths	Act 1936 (SA)	•
Declared at		'	in the Sate of	,
				······································
before me,		, 20	•	
[Signature of witness before w	vhom the declaration is made]		ity of person before what	nom the declaration is made]
[macrit dudiess of withess]		Linsert Juli III	anne oj wienessj	

## Statutory Declaration



2025 / 2026

A Statutory Declaration must be completed for all irrigation right trade or transfers to declare whether there is any financial encumbrance (e.g. mortgage) over the land or the irrigation rights. The form must be signed in the presence of an authorised statutory declaration witness under *Oaths Act 1936* (SA).

#### Authorised statutory declaration witnesses

List of authorised statutory declaration witnesses under Oaths Act 1936 (SA) from 1 December 2021:

- a Commissioner for taking affidavits in the Supreme Court
- a person who is registered as a conveyancer under the Conveyancers Act 1994
- a justice of the peace
- a police officer, other than a police officer who is a probationary constable
- persons admitted and enrolled as a notary public of the Supreme Court
- an agent of the Australian Postal Corporation in charge of an office supplying postal services to the public
- an Australian Consular Officer or an Australian Diplomatic Officer within the meaning of the Consular Fees Act 1955 of the Commonwealth
- a bailiff
- a bank officer who has 5 or more continuous years of service
- an employee of the Australian Trade and Investment Commission who isin a country or place outside Australia; and authorised under paragraph 3(d) of the Consular Fees Act 1955 of the Commonwealth; and exercising their function in that place
- an employee of the Commonwealth who is
  - in a country or place outside Australia; and authorised under paragraph 3(c) of the Consular Fees Act 1955 of the Commonwealth; and exercising their function in that place
- a fellow of the National Tax and Accountants' Association
- a registered health practitioner
- a finance company officer who has 5 or more years of continuous service
- a marriage celebrant registered under Part IV Division 1 Subdivision C of the Marriage Act 1961 of the Commonwealth
- a member of the Governance Institute of Australia
- a member of Engineers Australia, other than at the student grade
- a member of the Association of Taxation and Management Accountants
- a member of the Australasian Institute of Mining and Metallurgy
- a member of the Australian Defence Force who is
  - an officer; or a non-commissioned officer within the meaning of the Defence Force Discipline Act 1982 of the Commonwealth who has 5 or more years of continuous service; or a warrant officer within the meaning of the Defence Force Discipline Act of the Commonwealth
- a member of the Institute of Chartered Accountants in Australia, CPA Australia or the Institute of Public Accountants
- a Member of
  - the Parliament of the Commonwealth; or the Parliament of a State; or a Territory legislature; or a local government authority of a State or Territory
- a minister of religion registered under Part IV Division 1 Subdivision A of the Marriage Act 1961 of the Commonwealth
- a patent attorney or a trade marks attorney
- a permanent employee of the Australian Postal Corporation who has 5 or more years of continuous service who are employed in an office supplying postal services to the public
- a permanent employee of
  - the Commonwealth or a Commonwealth authority; or a State or Territory or a State or Territory authority; or a local government authority,
  - with 5 or more years of continuous service who are not specified in another item in this list.
- a Senior Executive Service employee of
  - the Commonwealth or a Commonwealth authority; or a State or Territory or a State or Territory authority
- a sheriff
- a sheriff's officer
- a teacher employed on a full-time basis at a school or tertiary education institution
- a veterinary surgeon.

# **Notice of Consent**



I / We (please print full name	/s of Encumbrance Holder /	Interested party)	
Name/s:			
Have a prescribed interest (person with prescribed interest charge, sharefarmer, lessee, paperty)	t can be any of the following	g but not limited to, a m	ortgage, caveator,
Property Title - Volume			
Property Title - Folio			
Section / Lot			
Type of Encumbrance			
Identifying Code			
Provide details of settlem	nent instructions if rec	uired:	
Authorisation of encumbra	ance holder / interest	party:	
Print Name:		Signature:	
Identifier of Delegation Position:  Contact Number:		Date:	
I/We the seller consent to	the encumbrance hold	er settlement instruc	tions listed above
Print Name:	Signature:	Date	:
Print Name:	Signature:	Date	:
Print Name:	Signature:	Date	:
Print Name:	Signature:	Date	:

### Application for Temporary Trade of Water Allocation



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 <a href="https://www.dcceew.gov.au/water/policy/markets">https://www.dcceew.gov.au/water/policy/markets</a>

Form - T1 2025 / 2026

	please tick one)			Broker Reference
	Trading between CIT account's	- No Fee		
	Trading on/off CIT account's (c	or Purchaser) - Fee \$70.00		
Allocation	volume traded - MLs		Total trade price	<b>=</b> \$
Reason fo	r Trade/Transfer -			
Eg: Standard co	mmercial, Private lease agreement, Prope	rty sale, Allocation trac	de as part of share transfer, Related p	oarty, Carryover arrangements,
Seller/s D	etails			
Owner Name/s				
CIT Account Nu	mber:	Contac	t Phone Number:	
Calla O				
Seller Sig	nature/s (all registered o	wners to sign)		
Print Name:		Signature:		Date:
Print Name:				Date:
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:
Purchaser	/s Details			
	mber (if existing):		ontact Phone Number:	
Postal Address:				
Email Address:				
Purchaser	Signature/s (all register	red owners to s	ign)	
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:
Print Name:		Signature:		Date:
			_	-
Office Use Only	Approved by:		Date:	