

Subdivisions

Assets and Entitlements distribution

Why do I need a subdivision application with MI?

Compliance with MI Rules

When a property is subdivided into multiple landholdings, MI will need to understand how water entitlements, delivery entitlements, shares, and outlets will be distributed to each parcel. Entitlements must align with land parcels to ensure accurate ownership and account management.

When do I need a subdivision application with MI

Property sale or transfer

If a landowner subdivides, sells or transfers part of their property, and it holds water and/or delivery entitlements and/or outlets or connections.

How do I start an application?

Complete our MI Subdivision Application – Assets and Entitlements distribution and attach all relevant documents. The application form is available on our [website](#).

Once submitted, an invoice will be issued as per our Schedule of Fees.

Note: The subdivision application will not proceed until the payment is received.

After payment, an MI representative will contact you to confirm the details of your subdivision. Once your application has been assessed, you will receive a Letter of Conditions (LoC) formally stating any discussions held about intentions, along with the conditions MI requires you to meet.

After completing all listed conditions, sign and return the LOC. MI will then conduct an inspection to verify compliance.

Note: The subdivision cannot proceed if conditions are not met.

Once all conditions have been met, MI will issue an Unconditional Consent letter, confirming approval of your subdivision. This letter will comply with the conditions required by the council for the Development Application (DA).

MI will set up in the system the new Landholding and provide a New Rights of Access certificate.

We may require additional applications:

- New Works Application for any new supply outlet, drain inlet, or access culvert.
- Apply for Delivery Entitlements (DEs) if requesting new or additional DEs.
- Arrange a Permanent Transfer of Water Entitlements (WEs) if buying or selling WEs.
- Creation of Single Water Allocation Account

Benefits of the subdivision process

Business or Farming Restructure

Dividing land for different farming operations (such as cropping and grazing) allows separate water accounts to be established, improving water allocation, monitoring, and overall operational management.

Family Succession Planning

Subdividing the property allows individual family members to manage their own water allocations and delivery entitlements, supporting independent use.

Operational Efficiency

Separate accounts make it easier to track water usage, manage orders, and avoid disputes between different landholders.

This paper is provided purely as a guide and does not have any legal effect. This paper cannot be relied on in substitution for, and does not affect the interpretation of any contract, rules or other document that is binding on Murrumbidgee Irrigation Limited or a customer.