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Code 14275

**VICTORIA**

**TRANSFER OF LAND**

Subject to the encumbrances affecting the land including any created by dealings lodged for registration prior to the lodging of this instrument the transferor for the consideration expressed at the request and by the direction of the directing party (if any) transfers to the transferee the estate and the interest specified in the land described together with any easement hereby created and subject to any easement hereby reserved or restrictive covenant herein contained or covenant created pursuant to statute and included herein. (Notes 1-4)

Land (Note 5)

Certificate of Title Volume 9648 Folio 210.

Consideration (Note 6)

Forty-nine thousand dollars (\$49,000-00)

Transferor (Note 7)

EBLING PTY. LTD.

STAMP DUTY VICTORIA  
4TRANS47196 S.D.V. 4 13JUN86  
RECEIPT# 4826 11A \$VVVV1,078.00

Transferee (Note 8)

DOMENICO LIVOLTI and ROSA LIVOLTI both of 22 Wyndham Street,  
Werribee in the said State as joint tenants.

Estate and Interest (Note 9)

All its estate and interest in the fee simple.

Directing Party (Note 10)

Creation (or Reservation) of Easement  
and/or  
Covenant



(Notes 11-12)

and the said DOMENICO LIVOLTI and ROSA LIVOLTI with the intent that the benefit of this covenant shall be attached to and run at law and in equity with every lot on the said Plan of Subdivision other than the lot hereby transferred and the burden of this covenant shall be annexed to and run at law and in equity with the said land hereby transferred DOES HEREBY for himself assigns and as a separate covenant with the said EBLING PTY. LTD. and either the registered proprietor or proprietors for the time being of

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents  
12 AUG 1986  
Plan: 1 of 4  
50/31113

T2

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Memorandum of the within instrument  
entered in the Register Book.



Approval No. T2/1

all the lots comprised on the said Plan of Subdivision or any part or parts other than the lot hereby transferred COVENANT with the said DOMENICO LIVOLTI and ROSA LIVOLTI shall not at any time erect, construct or build or cause to be erected, constructed or built on the land hereby transferred or if more than one lot on the said Plan of Subdivision then on any one such lot any building other than one private dwelling house having a minimum area of 148.65 square metres (excluding outbuildings) and no such dwelling house (excluding outbuildings) shall be erected having exterior walls other than being substantially of brick, brick veneer or stone".

Dated this 10

day of June

1986 (Note 13)

Execution and Attestation

(Note 14)

THE COMMON SEAL of EBLING PTY. LTD. )

was hereunto affixed in accordance  
with its Articles of Association in  
the presence of:

*[Signature]* ..... Director  
*[Signature]* ..... Secretary )



SIGNED by the Transferees )

in the presence of: )

Witness... *[Signature]* )

*[Signature]*  
*[Signature]* .....  
*[Signature]* .....



### NOTES

1. This form must be used for any transfer by the registered proprietor—
  - (a) of other than the whole of an estate and interest in fee simple
  - (b) by direction
  - (c) in which an easement is created or reserved
  - (d) which contains a restrictive covenant or a covenant created pursuant to statute.
2. Transfers may be lodged as an original only and must be typed or completed in ink.
3. All signatures must be in ink.
4. If there is insufficient space in any panel to accommodate the required information use an annexure sheet (Form A1) or (if there is space available) enter the information under the appropriate heading after any creation or reservation of easement or covenant. Insert only the words "See Annexure A" (or as the case may be) or "See overleaf" in the panel as appropriate.  
Multiple annexures may appear on the same annexure sheet but each must be correctly headed.  
All annexure sheets should be properly identified and signed by the parties and securely attached to the instrument.
5. Volume and folio references must be given. If the whole of the land in a title is to be transferred no other description should be used. If the transfer affects part only of the land in a title the lot and plan number or Crown description should also be given. Any necessary diagram should be endorsed hereon or on an annexure sheet (Form A1).
6. Set out the amount (in figures) or the nature of the consideration. If the transfer is by direction show the various considerations  
e.g. \$ ..... paid by B to A  
      \$ ..... paid by C to B  
In a transfer on sale of land subject to a mortgage it should be clearly shown whether or not the amount owing under the mortgage is included in the consideration e.g. \$ ..... which includes the amount owing under mortgage No. ....
7. Insert full name. Address is not required.
8. Insert full name and address. If two or more transferees state whether as joint tenants or tenants in common. If tenants in common specify shares.
9. Set out "All my estate and interest in the fee simple" (or other as the case may be).
10. If the transfer is by direction give the full name of any directing party and show the various considerations under the consideration heading.
11. Set out any easement being created or reserved and define the dominant and servient tenements.
12. Set out full details of any covenant and define the covenantee and the land to bear the burden and to take the benefit of the covenant.
13. The transfer must be dated.
14. If an executing party is a natural person execution should read "Signed by the transfer (or transferee, directing party) in the presence of .....". The witness must be an independent person. If an executing party is a body corporate execution should conform to any prescribed formalities relating to the affixing of the common seal.

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