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Document Type	Instrument
Document Identification	AC121355W
Number of Pages (excluding this cover sheet)	2
Document Assembled	27/09/2023 09:41

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TRANSFER OF LAND

Section 45 Transfer of Land Act 1958

Lodged by:

Name:

Phone:

Address:

**GADENS LAWYERS
NMS**

027C



AC121355W

10/06/2003 \$100 45



Ref:

Customer Code:

MADE AVAILABLE / CHANGE CONTROL

Land Titles Office Use Only

The transferor at the direction of the directing party (if any) transfers to the transferee the estate and interest specified in the land described for the consideration expressed-

- together with any easements created by this transfer;
- subject to the encumbrances affecting the land including any created by dealings lodged for registration before the lodging of this transfer; and
- subject to any easements reserved by this transfer or restrictive covenant contained or covenant created pursuant to statute and included in this transfer.

Land: (volume and folio reference)

Lot 304 on Plan of Subdivision No PS506679N Certificate of Title Volume 10720 Folio 487

Estate and Interest: (e.g. "all my estate in fee simple")

all its estate and interest in fee simple

Consideration:

\$4,109.00



DAC121355W-1-3

Transferor: (full name)

M G PASTORAL COMPANY PTY LTD ACN 007 025 907

Transferee: (full name and address including postcode)

ROSE GRANGE PTY LTD ACN 096 230 705 of 211 Waverley Road, EAST MALVERN 3145

Directing Party: (full name)

Creation and/or Reservation and/or Covenant :

"AND the said Transferee/s with the intention 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 that the burden of this covenant shall be annexed to and run at law and in equity with the said lot hereby transferred does hereby for themselves their heirs executors administrators and transferees and as separate covenant covenants with the said Transferor and the registered proprietor or proprietors for the time being of every lot on the said Plan of Subdivision and every part or parts thereof other than the lot hereby transferred that the said Transferee/s their heirs executors administrators and transferees shall not at any time on the said lot hereby transferred or any part or parts thereof :-

- Erect or cause to be erected more than a single dwelling.
- Erect or cause to be erected any dwelling with a floor area less than the minimum specified in the Rose Grange Urban Design Requirements.
- Erect or cause to be erected any dwelling and or garage other than a dwelling and or garage with external walls constructed predominantly with face brickwork, rendered or bagged brick or stone or such other materials approved by the Transferor in writing.

Approval No: 10850210A

ORDER TO REGISTER

Please register and issue title to

STAMP DUTY USE ONLY

T2



Law Perfect Pty Ltd

Signed

Cust. Code:

OWNED BY THE STATE OF VICTORIA
Stamped with: \$226.00
Trn: 1540312 04-JUN-2003
SRO Victoria Duty EXND
Advised Documents

Plan: 2 of 3

10 JUN 2003

THE BACK OF THIS FORM MUST NOT BE USED

- (d) Erect or cause to be erected any dwelling and or garage unless all building rubbish waste debris and litter is contained within the lot hereby transferred.
- (e) Erect or cause to be erected any boundary fence other than as approved in the Rose Grange Urban Design Requirements.
- (f) Park any motor vehicle with a load capacity in excess of 1 tonne and used for commercial purposes between the front boundary of the lot hereby transferred and the front building line of the house erected thereon or on the road reserve.
- The covenant shall cease to apply or affect the burdened land five (5) years from the registration of the plan."

Dated: 08/05/03

Execution and attestation

THE COMMON SEAL of M G PASTORAL COMPANY)
PTY LTD was affixed in the presence of authorised persons:)

Director
Full name Marshall Glen Dennis

Usual address 211 Waverley Road East Malvern 3145

Secretary
Full name Peter Joseph Landers

Usual address 660 Bridge Road Richmond 3121



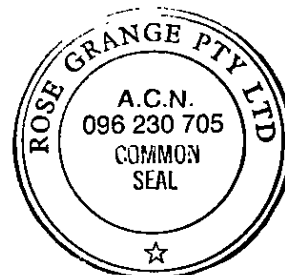
THE COMMON SEAL of ROSE GRANGE PTY LTD was)
affixed in the presence of authorised persons:)

Director
Full name Natalie Rae Postma

Usual address 211 Waverley Road East Malvern 3145

Secretary
Full name Michael Neil Sheehy

Usual address 211 Waverley Road East Malvern 3145



Approval No: 10850210A

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