

# TRANSFER OF LAND

Approved Form T2

Section 45 Transfer of Land Act 1958

Lodged by:

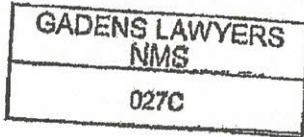
Name:

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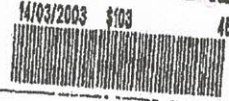
Address:

Ref:

Customer Code:



AB942281E



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 47 on Plan of Subdivision No PS404774N Certificate of Title Volume 10706 Folio 707

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

all its estate and interest in fee simple

Consideration:

\$5,458.00



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Transferor: (full name)

M G PASTORAL COMPANY PTY LTD ACN 007 025 907

Transferee: (full name and address including postcode)

MANOR LAKES (WERRIBEE) PTY LTD ACN 096 230 714 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 :-

- (a) Erect or cause to be erected more than a single dwelling.
- (b) Erect or cause to be erected any dwelling with a floor area less than the minimum specified in the Manor Lakes Urban Design Requirements.
- (c) 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:

Original Transfer of Land  
Stamped with: \$300.00  
Tms: 1478599 05-MAR-2013  
SRD Victoria Duty: \$300

THE BACK OF THIS FORM MUST NOT BE USED

WYNDHAM CITY COUNCIL  
Town Planning  
Advertised Documents

Plan: 1 of 2

- (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 Manor Lakes Urban Design Requirements.
  - (f) Park any motor vehicle with a load capacity in excess of 1 tonne or any caravan 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: 03/03/03

Execution and attestation

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

Director *[Signature]*

Full name Marshall Glen Dennis  
Usual address 211 Waverley Road East Malvern 3145 .....

Secretary *[Signature]*

Full name Peter Joseph Landers  
Usual address 660 Bridge Road Richmond 3121



THE COMMON SEAL of MANOR LAKES (WERRIBEE) )  
PTY LTD was affixed in the presence of authorised persons: )

Director *[Signature]*

Full name Albert George Dennis  
Usual address 211 Waverley Road East Malvern 3145 .....

Secretary *[Signature]*

Full name Michael Neil Sheehy  
Usual address 211 Waverley Road East Malvern 3145 .....



Approval No: 10850210A

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14/03/2003 10:03 46



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Plan: 2 of 2