

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

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VOLUME 12292 FOLIO 449

Security no : 124092527558V
Produced 17/09/2021 08:33 AM

LAND DESCRIPTION

Lot 4422 on Plan of Subdivision 816940A.

PARENT TITLES :

Volume 11410 Folio 219

Volume 12224 Folio 117 to Volume 12224 Folio 118

Volume 12224 Folio 120 to Volume 12224 Folio 121

Created by instrument PS816940A 19/03/2021

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

COVENANT PS816940A 19/03/2021

COVENANT AU209614E 06/04/2021

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
AR061585E 25/05/2018

AGREEMENT Section 173 Planning and Environment Act 1987
AS132094X 02/05/2019

AGREEMENT Section 173 Planning and Environment Act 1987
AS840225L 19/12/2019

DIAGRAM LOCATION

SEE PS816940A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 800 MORRIS ROAD TRUGANINA VIC 3029

ADMINISTRATIVE NOTICES

NIL

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eCT Control 19297Q BENGAL SOLICITORS
Effective from 08/04/2021

DOCUMENT END

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Number of Pages (excluding this cover sheet)	9
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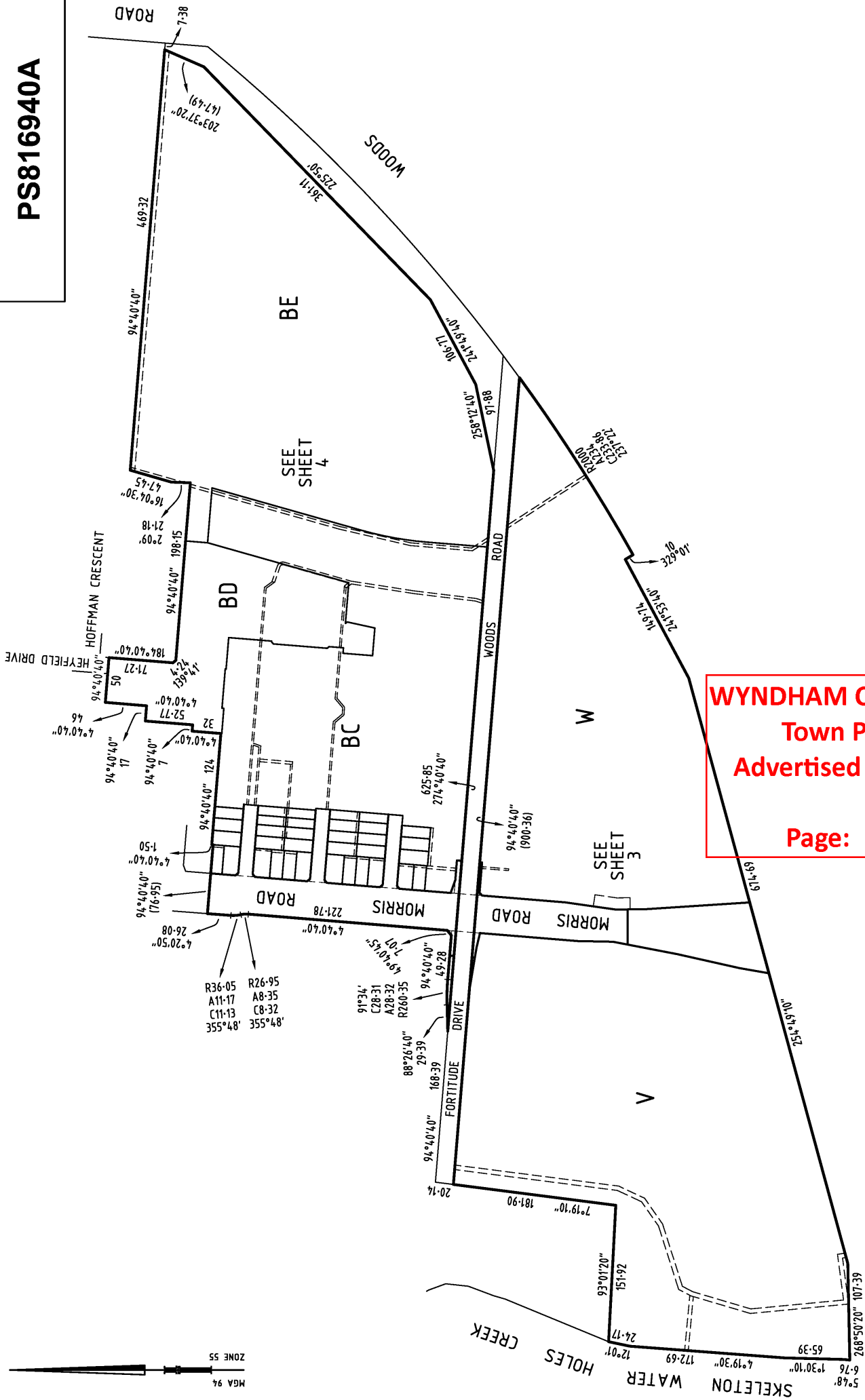
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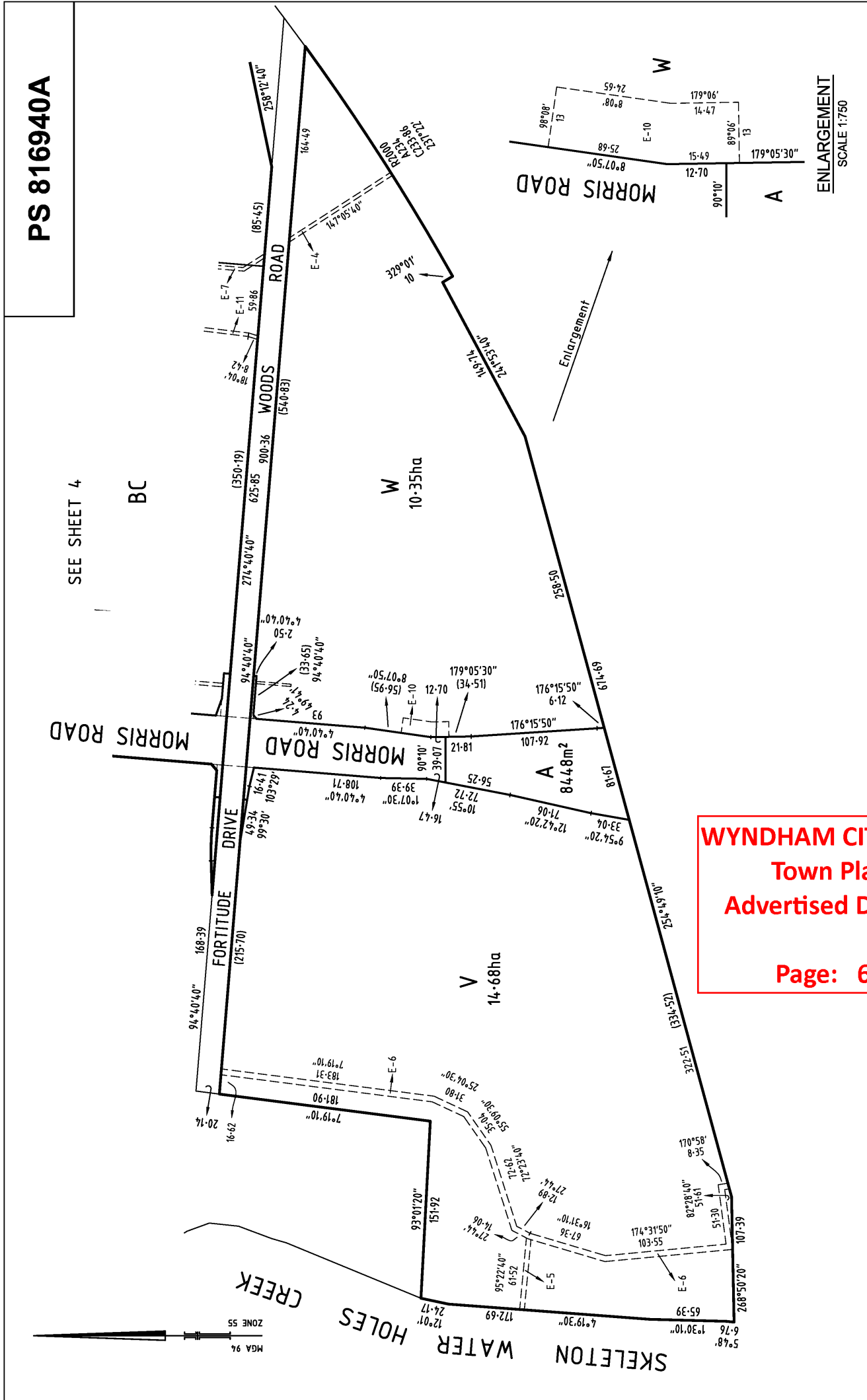


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SEE SHEET 4

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ENLARGEMENT
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ENLARGEMENT
SCALE 1:1000

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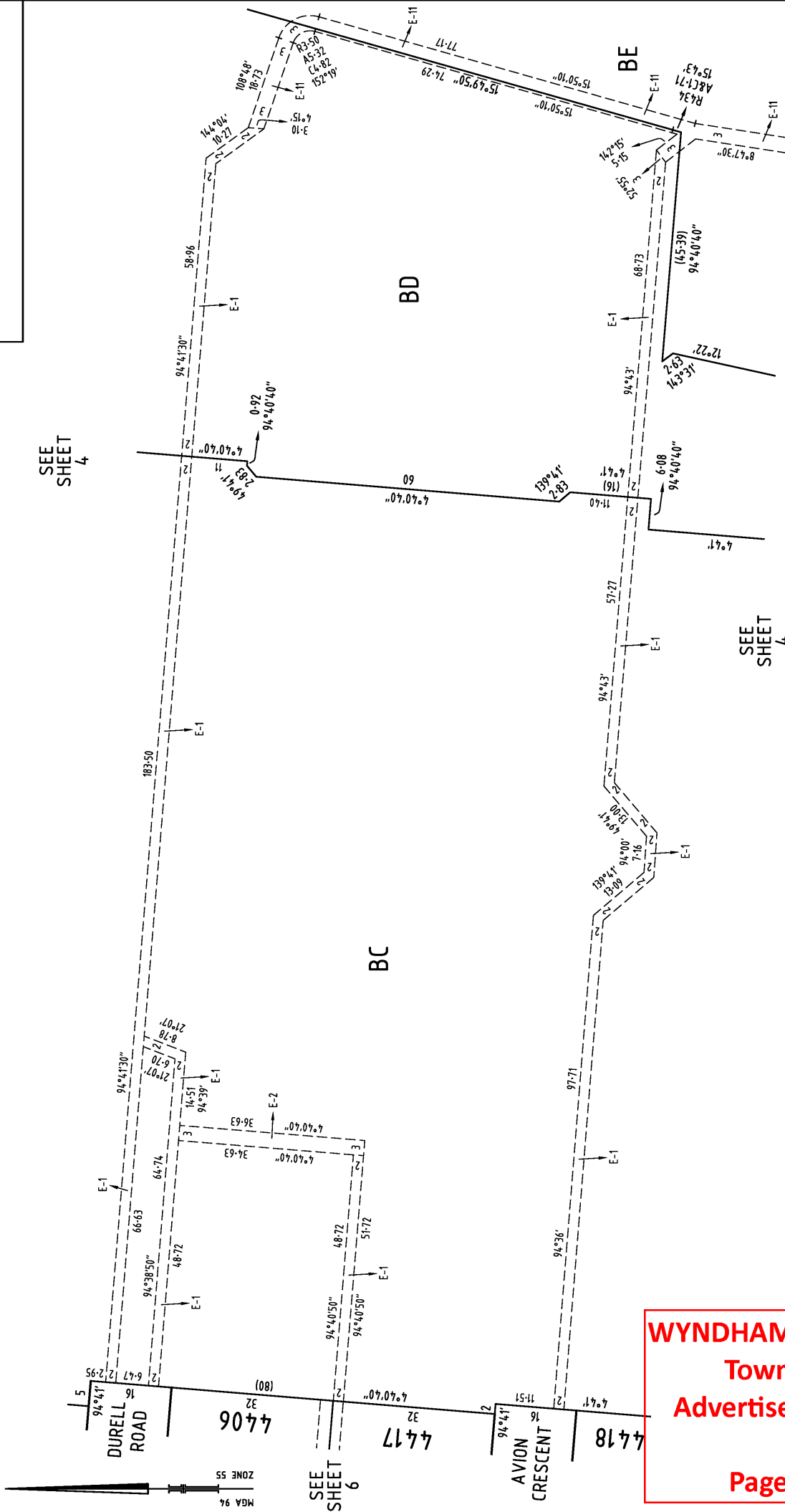
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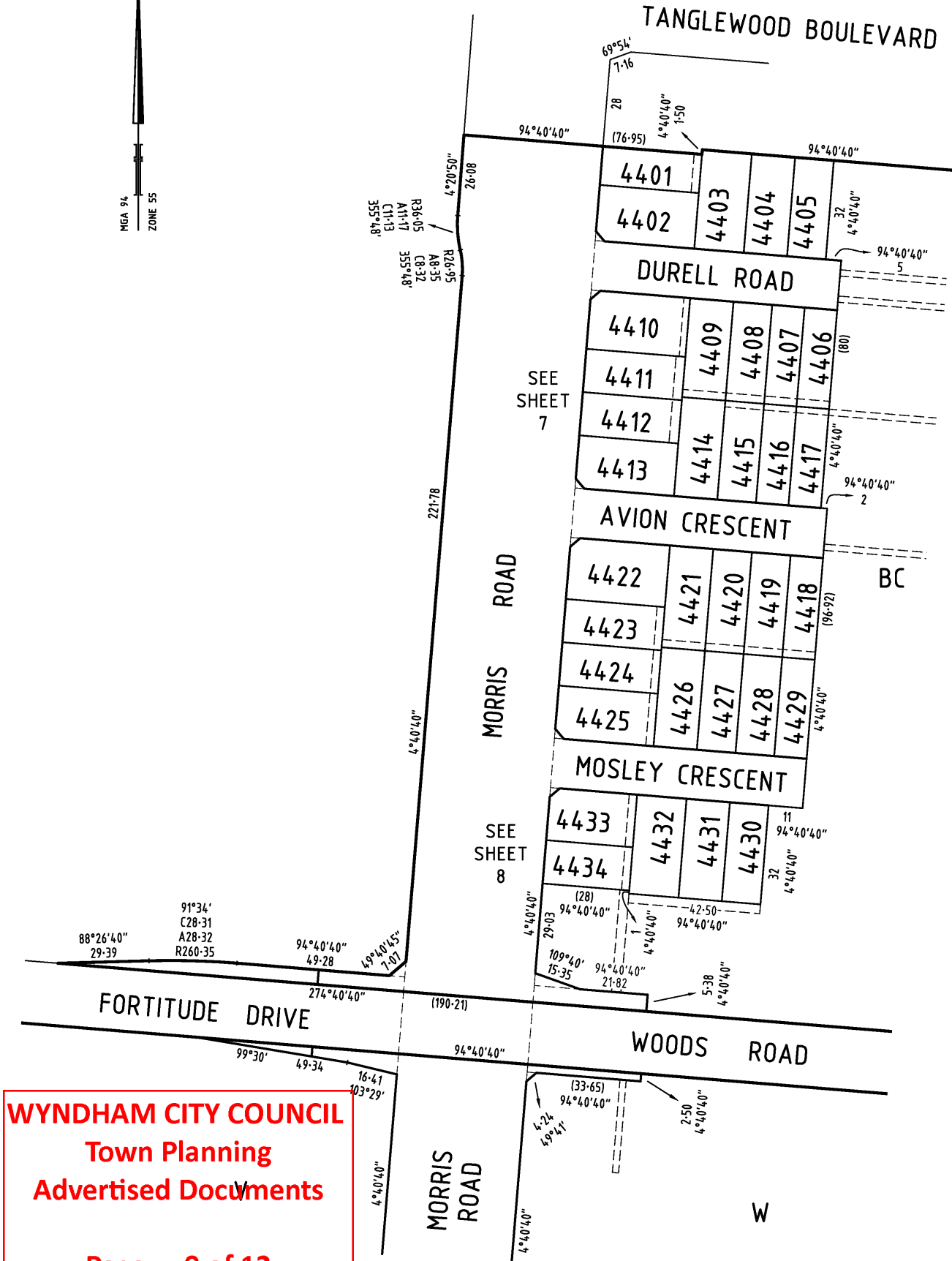
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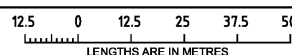
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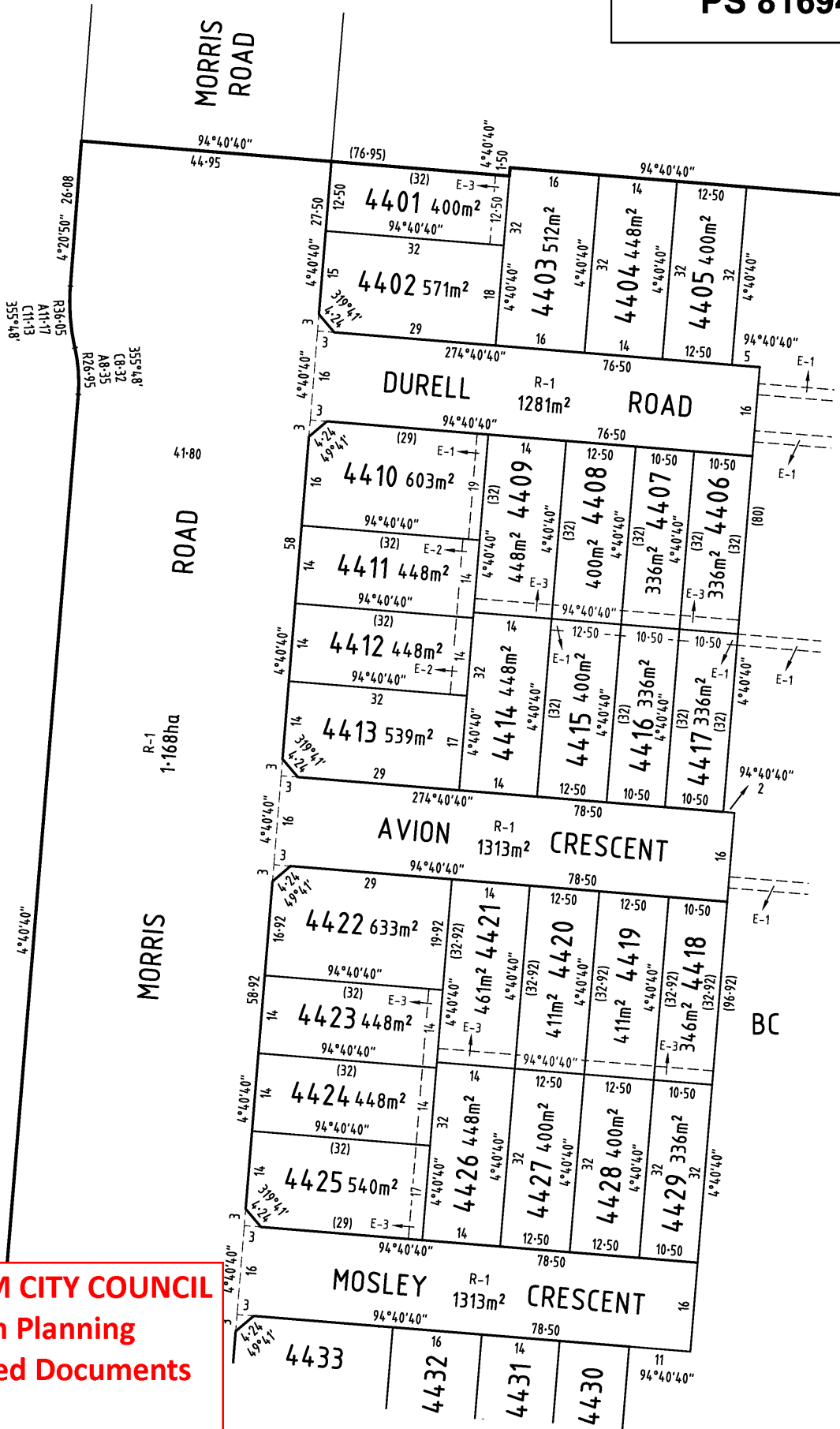
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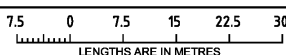
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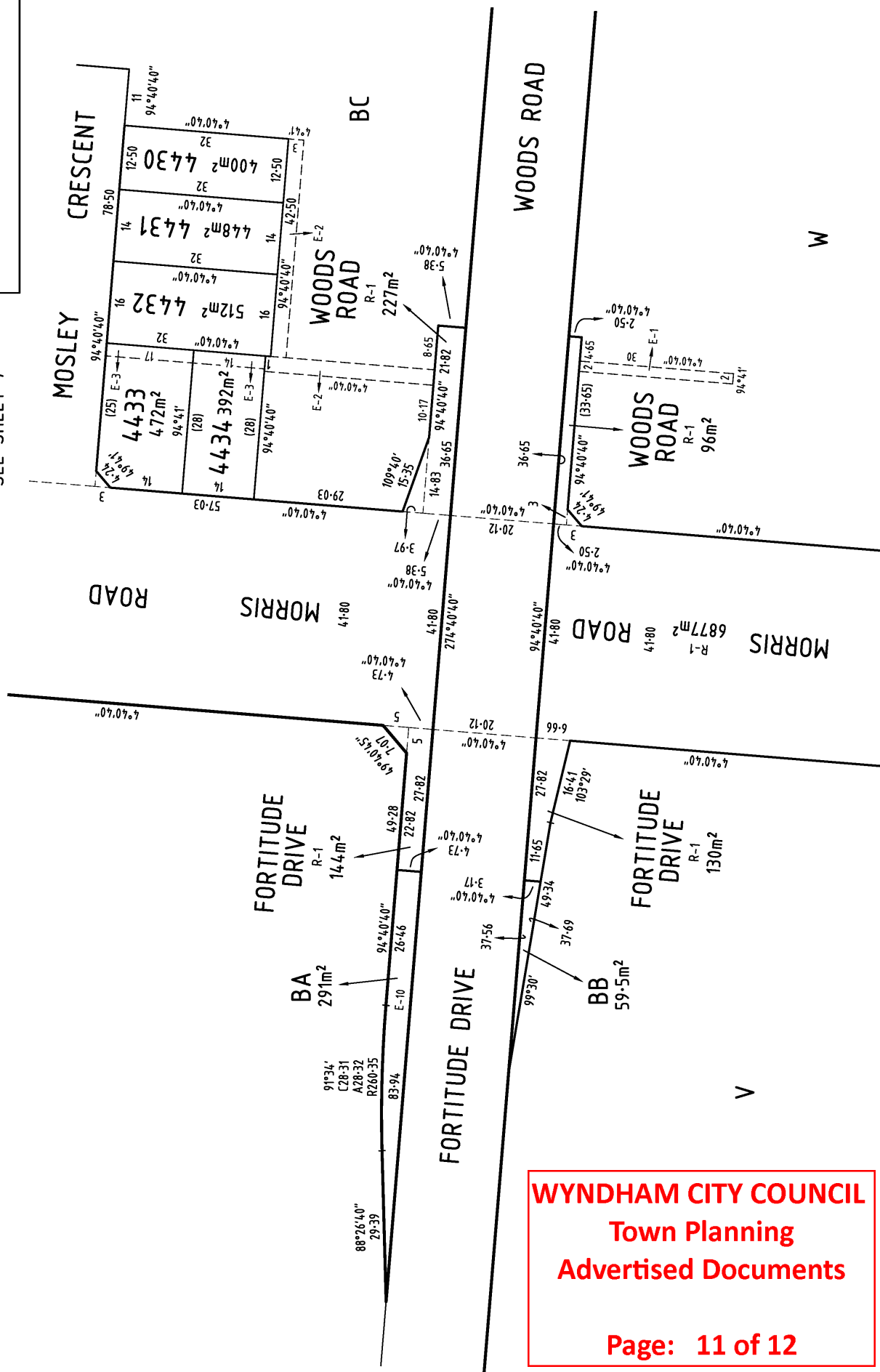
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CREATION OF RESTRICTION No. 1

The following restriction is to be created upon registration of this plan of subdivision:

The registered proprietors of the burdened land covenant with the registered proprietors of the benefited land as set out in the restriction with the intent that the burden of the restriction runs with and binds the burdened land and the benefit of the restriction is annexed to and runs with the benefited land.

Burdened Land: Lots 4401 to 4434 (both inclusive) on this plan

Benefited Land: Lots 4401 to 4434 (both inclusive) on this plan

Restriction:

1. The burdened land must not be used or developed unless:
 - (a) that dwelling or commercial building on the burdened land incorporates dual plumbing for the use of recycled water in toilet flushing and garden watering; and
 - (b) in accordance with the provisions set out in the Westbrook Design Guidelines, and the plans approved by the Design Panel appointed by DFC (Westbrook) Pty Ltd.
2. Each of Lots 4401 to 4434 must not be used or developed unless in accordance with the provisions set out in the Memorandum of Common Provisions with dealing number AA5654 and the building envelopes contained in Memorandum of Common Provisions with dealing number AA6893
3. The burdened land must not contain more than one dwelling and/or be further subdivided unless:
 - (a) permitted otherwise by the Design Panel appointed by DFC (Westbrook) Pty Ltd; and
 - (b) clauses 1 and 2 (but excluding the building envelopes set out in Memorandum of Common Provisions with dealing number AA6893) are applied to any subdivided lot with an area of 300m² or more; or
 - (c) any subdivided lot with an area less than 300m² is defined as a Type B lot under the Small Lot Housing Code.

Expiry date: Clauses 1(b), 2, 3 and 4 in the above Restriction shall expire 10 years after the date of registration of this plan.

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