



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 14/12/2021 11:41:54 AM

Status
Date and Time Lodged

Registered
06/04/2021 05:16:04 PM

Dealing Number AU209614E

Lodger Details

Lodger Code 19297Q
Name BENGAL SOLICITORS
Address
Lodger Box
Phone
Email
Reference

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Land Title Reference

12292/449

Transferor(s)

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Page: 1 of 6

Estate and/or Interest being transferred
Fee Simple



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Consideration

\$AUD 451000.00

Transferee(s)

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Page: 2 of 6

Covenants

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

Burdened land	the Land
Benefited land	MCP: AA7159
Restrictive covenant	MCP: AA7159
Expiry Date	

Duty Transaction ID

5067329

The transferor transfers to the transferee their estate and/or interest in the land specified for the consideration, subject to any restrictive covenant set out or referred to in this transfer.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Signer	HWL EBSWORTH LAWYERS
Organisation	
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	06 APRIL 2021



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Execution

1. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
2. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.
3. The Certifier has retained the evidence supporting this Registry Instrument or Document.
4. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.

Executed on behalf of	
Signer Name	
Signer Organisation	BENGAL SOLICITORS
Signer Role	LAW PRACTICE
Execution Date	06 APRIL 2021

File Notes:
NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Page: 3 of 6

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Victorian Land Registry Services.

Document Type	Instrument	
Document Identification	AA7159	
Number of Pages (excluding this cover sheet)	2	
Document Assembled	14/02/2022 09:05	

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

AA7159

Memorandum of common provisions Section 91A Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	HWL Ebsworth Lawyers
Phone:	03 8644 3500
Address:	Level 8, 447 Collins Street, Melbourne VIC 3000
Reference:	SJS:CDW:871416 (Stage 44 Westbrook)
Customer code:	PEXA 19208S

This memorandum contains provisions which are intended for inclusion in instruments and plans to be subsequently lodged for registration.

Provisions:

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 no. PS819186S 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 covenants with the said Transferor and the registered proprietor or proprietors for the time being of every lot on the said Plan of Subdivision no. PS819186S 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 Westbrook Design Guidelines (Version 4 - April 2019) (if specified);
- (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;
- (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 Westbrook Design Guidelines (Version 4 - April 2019) (if specified);
- (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;
- (g) use any dwelling for display home purposes without the Transferor's prior written consent;
- (h) erect or cause to be erected any dwelling or works other than a dwelling or works that comply with the Westbrook Design Guidelines (Version 4 - April 2019).

35271702A

V3

1. The provisions are to be numbered consecutively from number 1.
2. Further pages may be added but each page should be consecutively numbered.
3. To be used for the inclusion of provisions in instruments and plans.

91ATLA

Page 1 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact Us

Doc ID 613976173/v3

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Page: 5 of 6

AA7159

Memorandum of common provisions
Section 91A Transfer of Land Act 1958

The covenant shall cease to apply or affect the burdened land on the date noted in the restrictions contained in the Plan of Subdivision.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Page: 6 of 6

91ATLA

V3

Page 2 of 2

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

Doc ID 613976173/v3