



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Status
Date and Time Lodged

Registered
08/06/2021 03:16:34 PM

Dealing Number AU431888X

Lodger Details

Lodger Code 16165A
Name AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED
Address
Lodger Box
Phone
Email
Reference

TRANSFER

Jurisdiction VICTORIA

Privacy Collection Statement

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Land Title Reference

12292/452

Transferor(s)

Given Name(s)
Family Name

Given Name(s)
Family Name

Given Name(s)
Family Name

Given Name(s)
Family Name

Given Name(s)
Family Name

Estate and/or Interest being transferred
Fee Simple

WYNDHAM CITY COUNCIL
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Consideration

\$AUD 422000.00

Transferee(s)

Tenancy (inc. share)

Sole Proprietor

Name

ACN

Address

Street Number

Street Name

Street Type

Locality

State

Postcode

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: AA7297
Restrictive covenant	MCP: AA7297
Expiry Date	

Duty Transaction ID

5128488

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.

Executed on
behalf of

Signer Name
Signer
Organisation
Signer Role
Execution
Date

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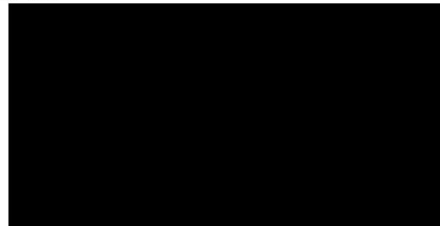
Electronic Instrument Statement

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

Signer Role
Execution Date



File Notes:
NIL

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

Statement End.

Imaged Document Cover Sheet

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Document Type	Instrument
Document Identification	AA7297
Number of Pages (excluding this cover sheet)	2
Document Assembled	30/05/2022 11:26

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AA7297

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

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Lodged by	
Name:	HWL Ebsworth Lawyers
Phone:	03 8644 3500
Address:	Level 26, 530 Collins Street, Melbourne VIC 3000
Reference:	SJS:CDW:871416 (Stage 44 Westbrook)
Customer code:	0985X

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. PS816940A 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. PS816940A 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).

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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

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Plan: 5 of 6

AA7297

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.

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V3

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Plan: 6 of 6