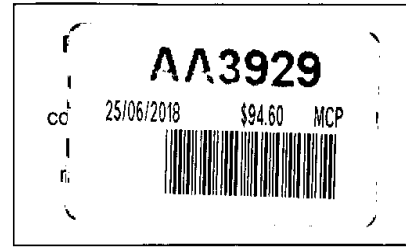


**Memorandum of common provisions  
Section 91A Transfer of Land Act 1958**



Lodged by	
Name:	VIC PROPERTIES
Phone:	(03) 9840 8700
Address:	P.O. Box 556 Doncaster Vic 3108
Reference:	GP03
Customer code:	3727F

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

**Provisions:**

Plan of Subdivision No. 628447E Covenant Building on Lots 1 to 35 (inclusive) shall have the following restrictions.

**1. ONE DWELLING**

That we will not at any time hereafter erect or build or cause or suffer to be erected or built on any of the land hereby transferred or on any part or parts thereof more than one private dwelling house (together with the usual outbuildings) other than Lot 35 which subject to Council approval is further developable into home, unit or townhouse sites.

**2. FLOOR AREA**

That such dwelling house shall have a floor area (excluding verandahs) of not less than 150 square metres.

**3. MATERIALS ON EXTERNAL WALLS**

That not less than 75% of the external walls of such dwelling (excluding windows) shall be constructed of new materials of brick, stone or like materials.

**4. TRANSPORTABLE HOME BANNED**

That no transportable home shall be placed on the land.

**5. RESIDENCES ONLY**

That we will not use or suffer the land to be used for other than residential purposes.

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](http://www.delwp.vic.gov.au/property)>Contact us

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



**6. FENCING SPECIFICATIONS**

That we will not at anytime erect or cause or suffer to be erected on the land:

- (i) any front boundary fence;
- (ii) boundary fencing other than fencing of colourbond Terrace or Domain in colour 1800mm to 1950mm high which for a distance of 5.5 metres from the front boundary is 900mm high.

**7. SUBDIVIDING LAND**

That we will not subdivide or allow to be subdivided the land hereby transferred or any building erected or to be erected on the land hereby transferred if such lot is less than 1200m<sup>2</sup>.

**8. OUTBUILDINGS**

Any outbuilding we erect will have a floor area of not greater than 54m<sup>2</sup> and not higher than 4 metres, other than lots 29, 35 and 36 which are permitted a floor area of not greater than 72m<sup>2</sup>.