

Department of Environment, Land, Water & Planning

Electronic Instrument Statement

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Produced 28/01/2025 05:54:44 PM

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| Status | Registered | Dealing Number | AA010582 |
| Date and Time Lodged | 20/01/2025 11:58:55 AM | | |

Lodger Details

| | |
|-------------|----------------------|
| Lodger Code | 16984L |
| Name | BECK LEGAL |
| Address | |
| Lodger Box | |
| Phone | |
| Email | |
| Reference | LNI:621813-328 BE MC |

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

| | |
|--------------|----------|
| Jurisdiction | VICTORIA |
|--------------|----------|

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Estate and/or Interest

Land Title Reference

Instrument and/or legislation

ACTION - RETAIN MCP
Transfer of Land Act - section 91A

Applicant(s)

| | |
|---------------|------------------------------|
| Name | RIX ROAD DEVELOPMENT PTY LTD |
| Address | |
| Floor Type | LEVEL |
| Floor Number | 1 |
| Street Number | 99 |
| Street Name | COVENTRY |
| Street Type | STREET |
| Locality | SOUTHBANK |
| State | VIC |
| Postcode | 3006 |

Additional Details



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the action by the Registrar.

Execution

1. The Certifier has taken reasonable steps to verify the identity of the applicant 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 law and any Prescribed Requirement.

Executed on behalf of RIX ROAD DEVELOPMENT PTY LTD
Signer Name JOSHUA CRAIG ENNIS
Signer Organisation BOWCOLE PTY LTD
Signer Role AUSTRALIAN LEGAL PRACTITIONER
Execution Date 20 JANUARY 2025

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 | AA010582 |
| Number of Pages (excluding this cover sheet) | 2 |
| Document Assembled | |

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Memorandum of common provisions**Restrictive covenants in a plan****Section 91A Transfer of Land Act 1958****Privacy Collection Statement**

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| | |
|------------------|-----------------------------------|
| Lodged by | |
| Name: | Beck Legal |
| Phone: | 03 5445 3333 |
| Address: | 177 View Street, Bendigo VIC 3550 |
| Reference: | SCH:621813-328 (Stage 12 OFC) |
| Customer code: | 16984L |

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions to apply to the plan:

Burdened land: As set out in the plan.

Benefited land: As set out in the plan.

Covenants:

1. Preliminary

All Provisions not addressed in this Memorandum of Common Provisions (MCP) are as required in the current Building Regulations.

This MCP cannot be changed or amended unless with the written consent of the Responsible Authority.

2. Approved Building Envelopes

Any building on Lot 1207 to Lot 1240 (inclusive) within subdivision plan PS918445S must be contained within the building envelopes shown on the attached plan and defined by the associated setbacks and written notes contained therein.

3. Text of restrictions:

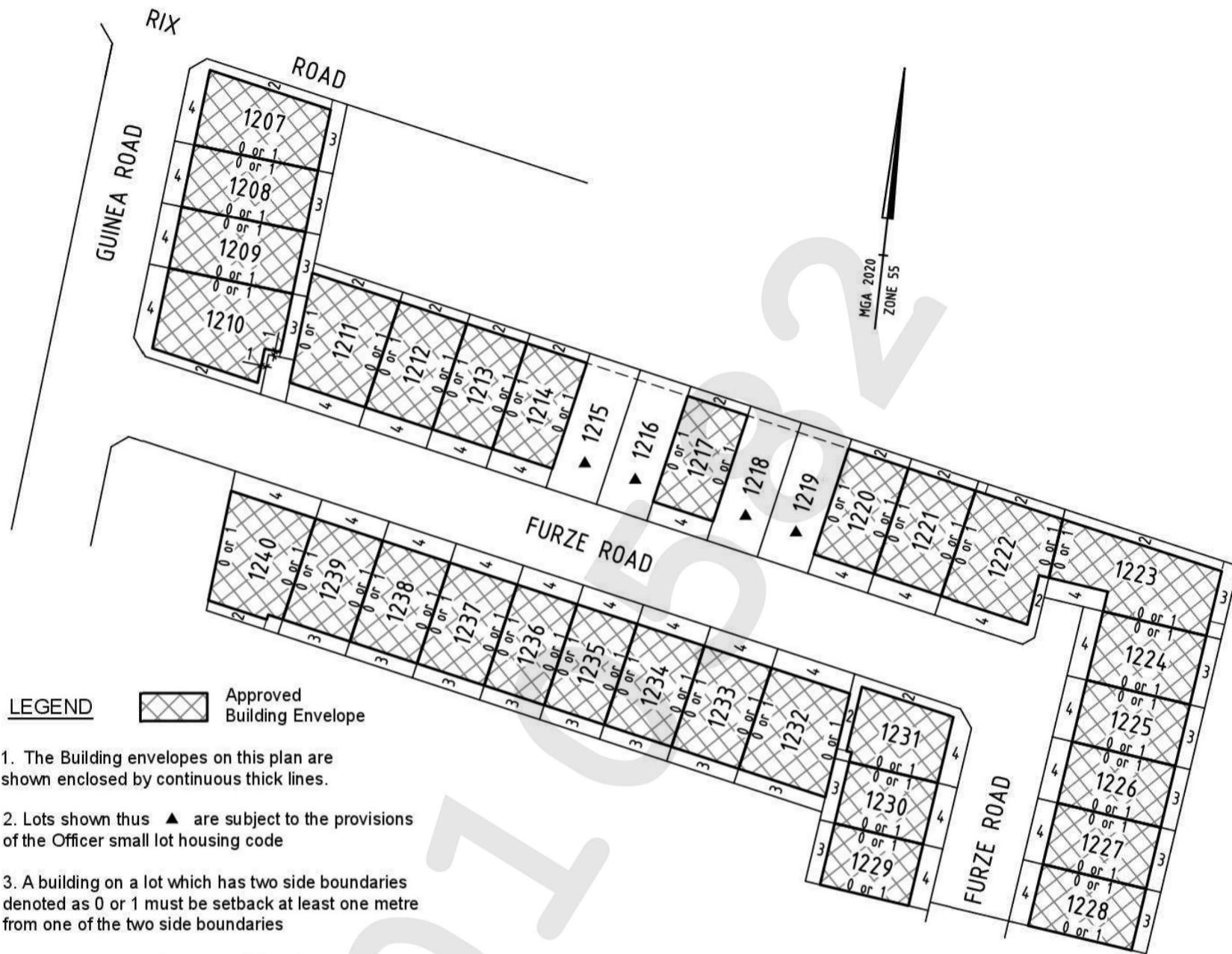
The matters which are restricted by the building envelopes are:

1. This MCP applies to burdened lots in Restriction No.1 on PS918445S (Plan of Subdivision) as approved under Cardinia Planning Permit No. T220246.
2. Except with the written consent of the Responsible Authority, the registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:
 - a) Construct or allow to be constructed or remain on the lot any dwelling or garage outside the building envelope shown hatched in the diagram overleaf (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 5 Regulations; 74(3), 79(3) & 79(4) of the Building Regulations 2018).
 - b) Construct any dwelling or garage on a side boundary of a lot unless the dwelling or garage is set back a minimum of 1 metre from the other side boundary of the lot.
 - c) Construct a building which, notwithstanding the extent of the building envelope, fails to otherwise meet the requirements of Part 5 of the Building Regulations 2018.

Memorandum of common provisions

Section 91A Transfer of Land Act 1958

4. Diagrams and plan



Expiry: As set out in the plan