

**Memorandum of common provisions  
Restrictive covenants in a transfer  
Section 91A Transfer of Land Act 1958**

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Lodged by	
Name:	Robertson Hyetts
Phone:	03 5434 6666
Address:	386 Hargreaves Street, Bendigo 3550
Reference:	
Customer code:	1004K

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 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 transfer:

**Burdened Land:** The land being transferred

**Benefited Land:** All lots on the plan other than the Burdened Land

The benefited land does not include the land being transferred.

**Covenants:** Definitions (if any):

**Imagine Estate Fencing Guidelines** means the guidelines prepared by the Transferor, as amended from time to time.

**Fence** has the meaning given to it in Part 4 of the Building Regulations.

**Lot** means a lot on the Plan.

**MCP** means this memorandum of common provisions.

**Plan** means the relevant plan of subdivision for a particular Lot which incorporates this MCP.

**Transferor** means the transferor on the transfer of land which incorporates this MCP.

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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.

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# Memorandum of common provisions

## Section 91A Transfer of Land Act 1958

### Covenants:

The registered proprietor of the Burdened Land covenants for themselves, their executors administrators and assigns must not without the written consent of the transferor:-

1. Erect on the Burdened Land or cause to be erected or allow to remain erected on the Burdened Land:
  - a. Any dwelling house, garage, fence, landscaping or improvement constructed on the Burdened Land not in accordance with the Imagine Estate Fencing Guidelines as amended from time to time;
  - b. Any more than one private dwelling house (which expression shall include a display home, a house, apartment, unit or flat);
  - c. Any dwelling house, garage, shed, outbuilding or fence using other than new materials;
  - d. Any building or other structure which is constructed wholly or partly of galvanized iron cladding or aluminium cladding;
  - e. Any dwelling house which has a floor area of:
    - i. Less than 160 square metres where the Burdened Land has an area of 700 square metres or greater; or
    - ii. less than 140 square metres where the Burdened Land has an area of 500 square metres or greater but less than 700 square metres; and
    - iii. less than 120 square metres where the Burdened Land has an area of 400 square metres or greater but less than 500 square metres; and
  - f. Floor area is calculated by including the outer walls but excluding the area of carports, garages, terraces, pergolas or verandahs;
  - g. Any detached garage, shed or outbuilding having an area of:
    - i. more than 20 square metres or a height exceeding 4 metres where the Burdened Land has an area of 500 square metres or less; or
    - ii. more than 40 square metres or a height exceeding 4 metres where the Burdened Land has an area of 500 square metres or greater but less than 750 square metres; or
  - h. Any Fence unless such fence complies with the Imagine Estate Fencing Guidelines as amended from time to time.
2. Subdivide the Burdened Land.

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# Memorandum of common provisions

## Section 91A Transfer of Land Act 1958

3. Use the Burdened Land for any trade, industry, or commerce save and except for a display home.
4. Allow any rubbish including site excavations and building materials to accumulate on the Burdened Land or adjacent land (unless neatly stored in a suitable sized industrial bin or skip) or allow excessive growth of grass or weeds upon it.
5. Lots 1607, 1611 and 1618 must not;
  - a. have a dwelling house except for a dwelling house having a front facade which faces towards Dukes Lane;
  - b. contain any outbuildings (including swimming pools) between the dwelling house front facade and Dukes Lane;
  - c. have any front fence unless it is a visually transparent fence not exceeding 1.2 metres;
  - d. have any vehicle access unless it is for a sole vehicle access from a side street and not from Dukes Lane.

And it is intended that the foregoing covenants shall be set out as encumbrances on the certificate of title issued or to issue for the land hereby transferred.

### Interpretation

In this MCP, unless the contrary intention appears:

1. a reference to a person includes an individual, the estate of an individual, a corporation, an authority, an association or a joint venture (whether incorporated or unincorporated), a partnership and a trust;
2. a reference to any document is to that document as varied, novated, ratified or replaced from time to time;
3. a reference to any statute or to any statutory provision includes any statutory modification or re-enactment of it or any statutory provision substituted for it, and all ordinances, by-laws, regulations, rules and statutory instruments (however described) issued under it;
4. words importing the singular include the plural (and vice versa), and words indicating a gender include every other gender;
5. where a word or phrase is given a defined meaning, any other part of speech or grammatical form of that word or phrase has a corresponding meaning; and
6. the word "includes" in any form is not a word of limitation.

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**Expiry:** 10 years from the date of the transfer of land

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