

Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

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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 Definitions (if any):

Building envelope means an area within each allotment (defined by the particular allotment setbacks) where development of a dwelling, shed, garage or carport is allowed subject to the particular provisions of this document, the Permit and the Scheme.

Building envelope plan means the plan which is attached to this MCP and which shows the building envelopes, certain setbacks and other related matters for the allotments within the plan of subdivision.

MCP means this Memorandum of Common Provisions.

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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 plans.

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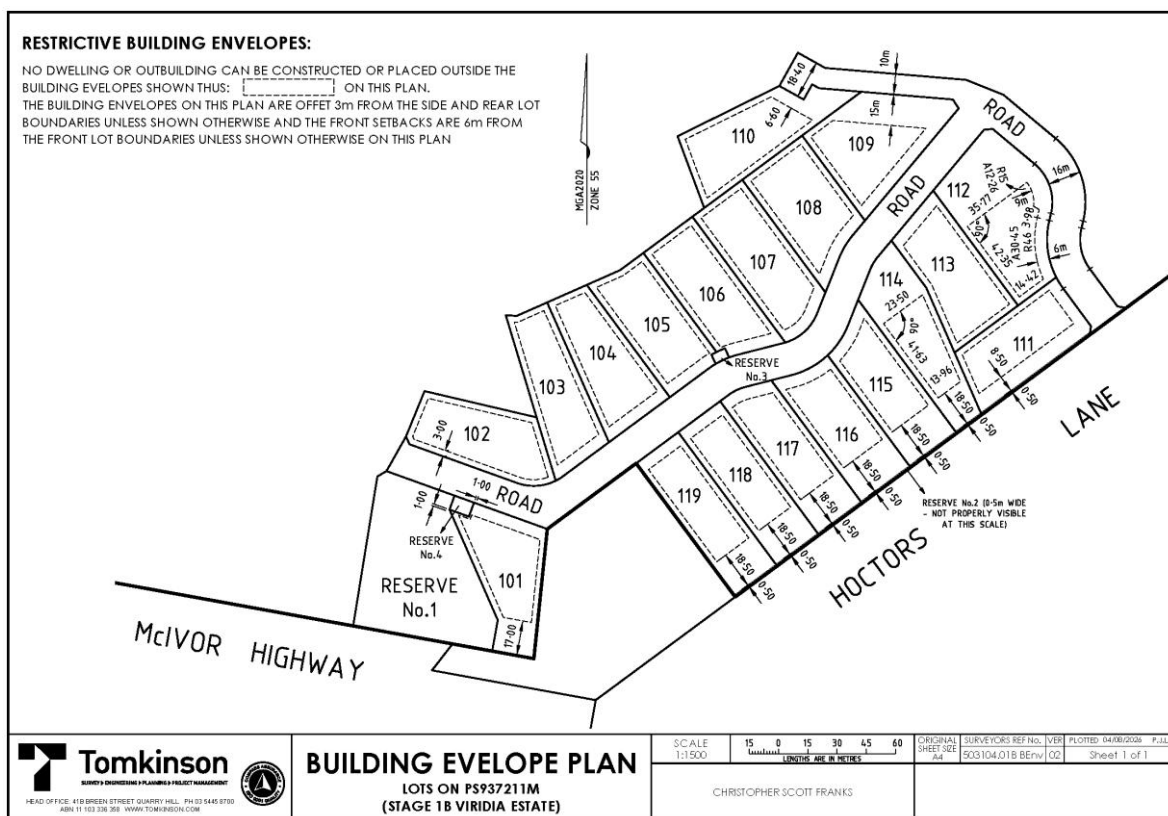
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Covenants:

1. Any building on a Lot must be contained within the building envelope (if any) shown on the below building envelope plan and defined by the associated setback profiles and written notes contained therein.
2. The registered proprietor of Lot 101 must not:
 - a. erect or maintain any fencing on:
 - i. the southern boundary of the Lot other than post and wire fencing without the consent of the responsible authority; and
 - ii. the western boundary of the Lot abutting the reserve shown on the plan other than a Colorbond steel fence 1.8 metres high tapering to a height of 1.2 metres at the street frontage in the colour "Monument" or if that colour is no longer manufactured or available a colour that is substantially similar in appearance.
 - b. remove, alter, demolish, damage or permit to be damaged or otherwise interfere with the fence that has been erected along the boundary of the Lot adjoining the reserve shown on the plan or do or permit anything to be done which results in the fence becoming unsafe, unstable or falling into disrepair.



Expiry:

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