

**INSTRUCTIONS**

1. This form may be used only when a "Box Type" form is not provided or is unsuitable. It may be completed in narrative style.
2. If there is insufficient space Additional Sheet, Approval No B1191, should be used.
3. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
4. No alteration should be made by erasure. The words rejected should be scored through and those substituted typed or written above them, the alteration being initialled by the persons signing this document and their witnesses.

**NOTES**

1. Insert document type.
2. A separate attestation is required for every person signing this document. Each signature should be separately witnessed by an Adult Person. The full name, address and occupation of the witness must be stated.

**EXAMINED**

0932937 RC

05 Nov 2021 15:13:48 Perth



LODGED BY

ADDRESS

WESTLAND SETTLEMENT SERVICES PTY LTD  
 PO BOX 405, SOUTH PERTH WA 6951  
 SUITE 5, GROUND FLOOR  
 9 BOWMAN STREET  
 SOUTH PERTH WA 6151  
 PH: 9325 1166 FAX: 9325 3166  
 narelle@westlandsettlements.com.au

PHONE NO.

FAX NO.

REFERENCE

ISSUING BOX NO.

193J

PREPARED BY

MinterEllison

ADDRESS

Allendale Square, 77 St Georges Tce  
 PERTH WA 6000

PHONE NO. (08) 6189 7800 FAX NO. (08) 6189 7999

REF: MYN:LJR 1331326

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO OTHER THAN LODGING PARTY

2/4

TITLES, LEASES, DECLARATIONS ETC LODGED HERewith

- |    |       |                 |
|----|-------|-----------------|
| 1. | _____ | Received items  |
| 2. | _____ |                 |
| 3. | _____ | Nos.            |
| 4. | _____ |                 |
| 5. | _____ |                 |
| 6. | _____ | Receiving Clerk |

Registered pursuant to the provisions of the TRANSFER OF LAND ACT 1893 as amended on the day and time shown above and particulars entered in the Register.

- 3.21 permit the installation of any letterbox unless such letterbox is clearly numbered and complements the house;
- 3.22 permit any temporary window treatments such as paper, plastic, cotton sheeting or foil to be affixed to the windows that are visible from any public street or thoroughfare;
- 3.23 permit the front yard and verge abutting the Lot to become overgrown or invaded by weeds or fall into a state of disrepair or damage any trees planted on the verge abutting the Lot;
- 3.24 permit concreting or construction of hardstand of the entire area forward of the building on the Lot;
- 3.25 permit any building materials to remain at the front of the house constructed on the Lot or otherwise in a place visible from the street more than three (3) months after the practical completion of the construction of the house; and
- 3.26 construct any residence, or alter the structure, integrity or finish of a completed residence, except in accordance with plans and specifications that comply with the Design Guidelines which are applicable to the Lot. If a restrictive covenant specified in this item 3 of the Schedule is inconsistent with a requirement under the Design Guidelines, then unless otherwise determined and approved by the Owner (at the Owner's absolute discretion) the requirement under the Design Guidelines will prevail to the extent of the inconsistency.

**4. Encumbrances**

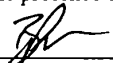
Nil.

EXECUTED as a Deed

Executed on behalf of **Frasers Mandurah Pty Ltd ACN 112 832 523** by its Attorney

**STUART CARTER**

under Power of Attorney No. O873650  
in the presence of:

  
\_\_\_\_\_  
Signature of witness

  
\_\_\_\_\_  
Attorney

**BEN PERVAN**  
\_\_\_\_\_  
Name of witness (print)

**LEVEL 2, 3 DE VLAMINGH AVE, EAST PERTH, WA, 6004**  
\_\_\_\_\_  
Address

**DEVELOPMENT MANAGER**  
\_\_\_\_\_  
Occupation

- (a) any side or back fence abutting any public open space or public reserve or road reserve unless such fence is constructed of Smartascreen Colorbond, limestone or the same brick as any house on the Lot and is not less than 1800mm high;
  - (b) any boundary fence unless such a fence is constructed of Smartascreen Colorbond, brick or limestone or other similar material at a height of 1800mm;
  - (c) any Smartascreen Colorbond fence unless the colour of the fence is 'Grey Ridge';
  - (d) any gates unless such gates are constructed of materials which are complementary to the boundary fence; and
  - (e) any fencing forward of the front building line unless such fencing consists of side and front fencing together, constructed of brick, rendered brick or limestone piers and infilled with timber or wrought iron, or a painted timber picket fence and is no greater than 1.2 metres in height;
- 3.6 take or permit any action to be taken to remove, alter or mark any wall or fence constructed by the Owner (unless additional blocks are required to be added to a retaining wall) on or about any of the boundaries of the Lot, permit such wall or fence to become damaged, unsafe or fall into a state of disrepair, permit any roots of any tree, plant or building or other thing on the Lot to cause such wall or fence to become structurally unsound and repair or renew such wall or fence except in the same style, material and colour of the existing wall and fence;
- 3.7 construct a house unless all side and rear boundary fencing are constructed and completed at the same time or prior to occupation of the house;
- 3.8 subject to clause 3.5(e) of this deed, construct any fence forward of the front building line which:
- (a) exceeds 1.2 metres in height;
  - (b) has more than 740 millimetres in height of the fence constructed of solid and impermeable materials; or
  - (c) is constructed from fibre cement sheeting Colorbond or material sheeting products;
- 3.9 carry out or permit to be carried out on the Lot any repairs or restorations of any motor vehicle, boat, trailer, aircraft, mobile machinery or any other vehicle on the Lot or any part of the Lot other than wholly within a garage on the Lot and screened from public view at all times;
- 3.10 permit any commercial vehicle which have an aggregate weight greater than 3.5 tonnes, caravans, trailers, boats or any other mobile machinery to be parked on the Lot, on the road or on any other land near to or next to the Lot unless the commercial vehicles, caravans, trailers, boats or mobile machinery are parked or contained wholly within the garage on the Lot or are screened from public view;
- 3.11 permit any garden areas on the Lot and within public view to remain unlandscaped after three (3) months of practical completion of the house;
- 3.12 permit any front landscaping installed by the Owner, including but not limited to street trees, to be damaged, fall into disrepair or unmaintained;
- 3.13 permit any rubbish, trash, garbage or other waste material to be accumulated or kept on the Lot or any part of the Lot or any rubbish disposal containers on the Lot to be in the front of the building line except on days allocated by the local authority for rubbish collection from the Lot;
- 3.14 if the Lot is vacant land, permit any 'For Sale' sign to be erected on the Lot within any time before the second anniversary of Settlement;
- 3.15 permit the installation of any air conditioning unit that protrudes greater than 500mm above the ridgeline of the house and is not of similar colour to the roof;
- 3.16 permit the installation of any solar hot water unit that is not integrated with and matches the roof profile of the house;
- 3.17 permit the installation of any air conditioning unit to the front roof hip or fascia;
- 3.18 permit any washing line or clothes hoists to be erected that are visible from any public street or thoroughfare;
- 3.19 permit any satellite dish to be visible from the street on which the house is located;
- 3.20 permit any TV antennas to be visible above the roofline from the street on which the house is located;

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## SCHEDULE

### 1. Land

Lot 9007 on Deposited Plan 418868 being the whole of the land comprised in Certificate of Title Volume 2989 Folio 781

### 2. Lots

All Lots on the Plan except Lots 8004 and 9008.

### 3. Restrictive Covenant

The proprietors of each of the Lots will not:

- 3.1 use or permit the Lot to be used other than for residential purposes;
- 3.2 construct or permit to be constructed on the Lot any house which is transportable or otherwise not of a permanent nature;
- 3.3 construct or permit to be constructed on the Lot any house unless:
  - (a) subject to clause 3.3(b), all external walls (excluding windows) are constructed with bricks or masonry or limestone finished facework or painted render or any other materials approved by the Owner at the Owner's absolute discretion;
  - (b) the walls to the front of the house facing the street are constructed with a minimum use of two (2) colours or materials;
  - (c) the house has at least one (1) feature (for example, planter box, gable or gablet, portico, archway, protruding sill course to windows, blade wall or feature wall) to the front elevation;
  - (d) all retaining walls visible from any public space or road are constructed from materials approved by the Owner at the Owner's absolute discretion;
  - (e) for Lots 279 to 288 inclusive, Lots 309 to 319 inclusive, Lot 327 and Lots 337 -338 inclusive, the roof is pitched at an angle of not less than 23 degrees excluding any part of the roof which covers verandah areas (a skillion roof design or a flat roof behind parapets excepted but no flat roof visible from the public street);
  - (f) for Lots 321 to 326 inclusive and Lots 519 to 521 inclusive, the roof is:
    - (i) a low pitch skillion roof or concealed roof behind a parapet; and
    - (ii) pitched at an angle of no greater than 15 degrees or such other pitch as may be approved by the Owner at the Owner's absolute discretion;
  - (g) the roof is covered with tiles or Colorbond (no zincalume or any other materials);
  - (h) the house contains a carport or garage which is constructed using the same materials as the house except where the garage or carport are screened from view from any public street or thoroughfare;
  - (i) the driveway and crossover between the road and the parking area on the Lot are constructed and completed with paved materials, coloured or decorative concrete or any other materials approved by the Owner at the Owner's absolute discretion;
  - (j) window treatments such as curtains or blinds are erected or installed immediately upon practical completion of the construction of the house;
- 3.4 construct or permit to be constructed any Outbuilding visible from the primary road or any Outbuilding which exceeds:
  - (a) 20m<sup>2</sup> in floor area; or
  - (b) 2.2 metres in wall height and 2.5 metres in gable height,unless approved by the Owner;
- 3.5 construct or permit to be constructed on the Lot:

- constituted in its place or succeeding to its powers or functions.
- (c) An obligation, covenant, representation, or warranty on the part of 2 or more persons is for the benefit of them jointly and each of them severally.
  - (d) An obligation, covenant, representation or warranty on the part of 2 or more persons binds them jointly and each of them severally.
  - (e) A reference to any thing includes the whole or any part of that thing and a reference to a group of things or persons includes each thing or person in that group.
  - (f) A reference to a clause or paragraph, the Schedule or an annexure is a reference to a clause or paragraph in this deed and the Schedule and the relevant annexure to this deed respectively.
  - (g) The index and all headings have been included for ease of reference only and they are not to be used to construe or interpret any part of this deed.

**2. SECTION 136D OF THE TRANSFER OF LAND ACT 1893**

Pursuant section 136D of the *Transfer of Land Act 1893*, the Owner requires each certificate of title which issues for the Lots to be encumbered by the Restrictive Covenant.

**3. LAND TO BE BURDENED BY THE RESTRICTIVE COVENANT**

The Owner intends the burden of the Restrictive Covenant to:

- (a) run with the land described in the certificates of title for the Lots; and
- (b) be enforceable by the Owner and each and every subsequent registered proprietor of the Lots.

**4. LAND TO BE BENEFITED BY THE RESTRICTIVE COVENANT**

The Owner intends the benefit of the Restrictive Covenant to be for the Lots.

**5. VALIDITY AND ENFORCEABILITY**

Each of the restrictive covenants specified in item 3 of the Schedule is a separate and distinct covenant and if any covenant or its application to any person or circumstances is or becomes invalid or unenforceable then the remaining covenants will not be affected and each remaining covenant will be valid and enforceable to the fullest extent permitted by law.

**6. TERM OF THE RESTRICTIVE COVENANT**

The Restrictive Covenant shall expire and cease to have effect from and including 30 June 2031.

WESTERN AUSTRALIA  
TRANSFER OF LAND ACT 1893 AS AMENDED

**BLANK INSTRUMENT FORM**

DEED OF RESTRICTIVE COVENANT – Frasers Landing Stage  
3B (Deposited Plan 420877) (Note 1)

Page 1 of 6 pages  
Date: 29/10/21

DEED dated 29 October 2021  
BY FRASERS MANDURAH PTY LTD ACN 112 832 523 of Level 2, 3 De Vlamingh Avenue, East Perth,  
Western Australia (formerly of Level 2, 1 – 5 Havelock Street, West Perth, Western Australia) (Owner).

**RECITALS**

- A. The Owner is the registered proprietor of the Land.
- B. The Owner intends to subdivide the Land.
- C. Pursuant to section 136D of the *Transfer of Land Act 1893* the Owner requires the Lots to be encumbered by the Restrictive Covenant so that the Restrictive Covenant will be noted on the Plans and when individual certificates of title issue for the Lots, the burden of the Restrictive Covenant is to be registered as an encumbrance on the certificates of title.

**OPERATIVE PART**

**1. DEFINITIONS AND INTERPRETATION**

**1.1 Definitions**

In this deed, unless the context otherwise requires or a contrary intention appears:

**Design Guidelines** means the documents and appendices described as either the "Boulevard and Parkway Precinct Design Guideline" or "Neighbourhood Precinct Design Guideline" (whichever is applicable to the Lot) that are in the form approved or adopted by the Owner from time to time;

**Floor Area** means the area between the external walls of the house including any alfresco area located under the main roof of the house but excluding the area of any carport or garage, patios, balconies, verandahs, storage area, workshop, pergola, outbuilding, shed or other unenclosed area;

**Land** means the land described in item 1 of the Schedule;

**Lots** means the lots specified in item 2 of the Schedule and shown on the Plan;

**Outbuilding** means any building constructed on the Lot other than a house, including but not limited to any workshop, garden shed or storage shed;

**Plan** means Deposited Plan 420877;

**Restrictive Covenant** means the restrictive covenants specified in item 3 of the Schedule;

**Schedule** means the Schedule to this deed; and

**Settlement** means the date of registration of the transfer of the Lot from the Owner to the proprietor of the Lot.

**1.2 Interpretation**

(a) A reference to a person includes a reference to the person's personal representatives, executors, administrators, successors and assigns and a reference to a corporation includes a reference to a corporation's successors and assigns.

(b) A reference to any person if that person ceases to exist or is reconstituted, renamed or replaced or its powers or functions are transferred to any other person, refers respectively to the person established or

**Document Notes:**

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [O932937] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

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24/1/2022 13:58:33

See letter dated 5/11/2021 from Westland Settlements Services Pty Ltd authorising to amend the timeclock to the In Order for Dealing date of DP420877 being 24/1/2022.