

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2820

224

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 864 ON DEPOSITED PLAN 76955

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

VICTOR BARTHOLOMEUS CORNELIS DE ROO
SANDRA DE ROO
BOTH OF 6 WALLANGARRA ROAD CARRAMAR
AS JOINT TENANTS

(T N284836) REGISTERED 24/3/2016

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. RESTRICTIVE COVENANT BENEFIT - SEE DEPOSITED PLAN 76955 AND INSTRUMENT M294932
2. RESTRICTIVE COVENANT BURDEN - SEE DEPOSITED PLAN 76955 AND INSTRUMENT M294932
3. M294933 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 5/6/2013.
4. M294934 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005 LODGED 5/6/2013.
5. N846174 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 8/3/2018.

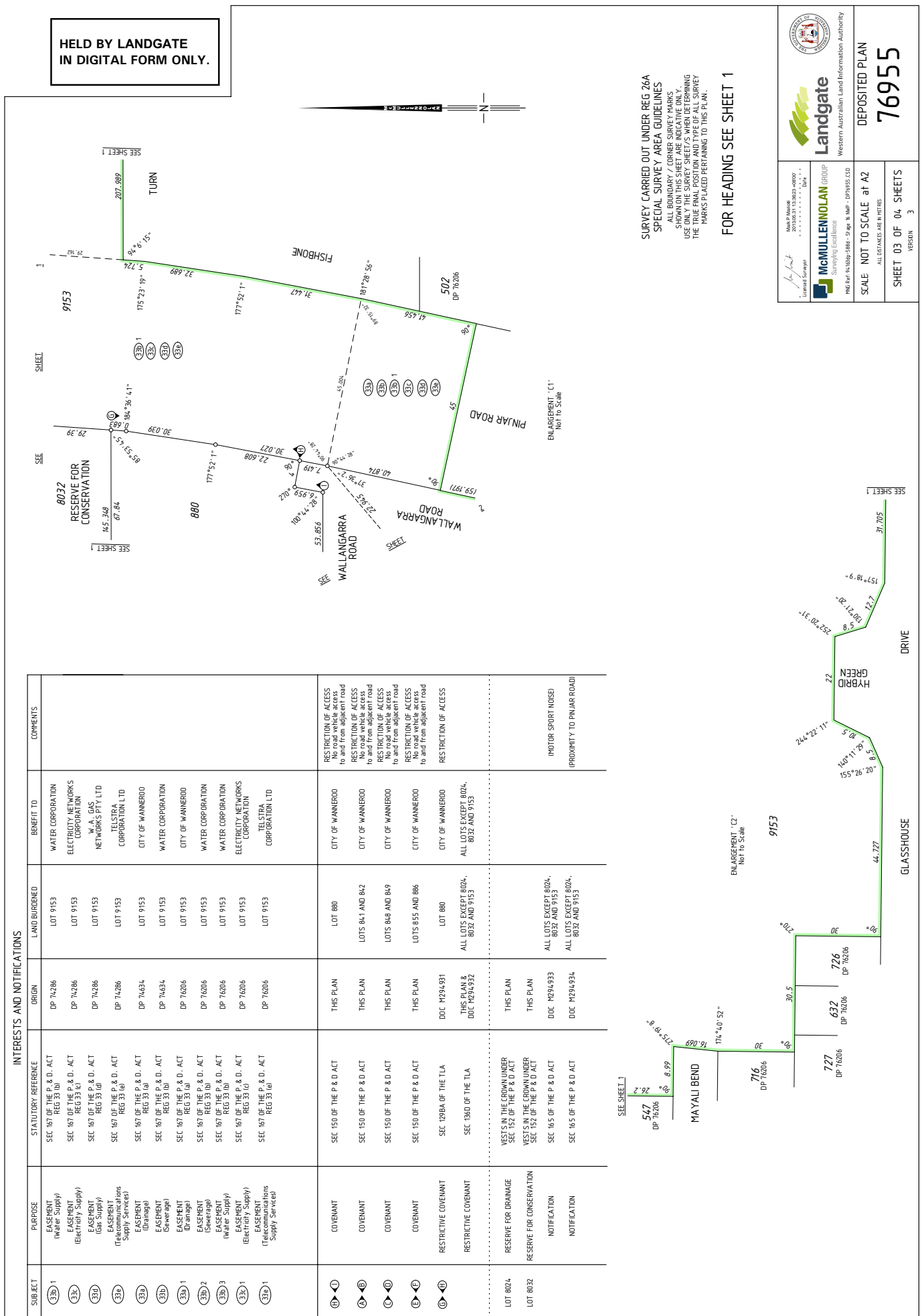
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP76955
PREVIOUS TITLE: 2815-164
PROPERTY STREET ADDRESS: 6 WALLANGARRA RD, CARRAMAR.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



HELD BY LANDGATE
IN DIGITAL FORM ONLY.

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
ALL BOUNDARY / CORNER SURVEY MARKS
SHOWN ON THIS SHEET ARE INDICATIVE ONLY.
USE OF THIS SURVEY SHEET IS UNLAWFUL DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

FOR HEADING SEE SHEET 1



Landgate
Western Australian Land Information Authority

State of Western Australia
Department of Planning, Lands and Heritage
Surveying Division

McMULLENNOLAN GROUP
Surveying Division

MEMBER 16/06/2025 - 2025 - 1 MAP - DP/9355 L50

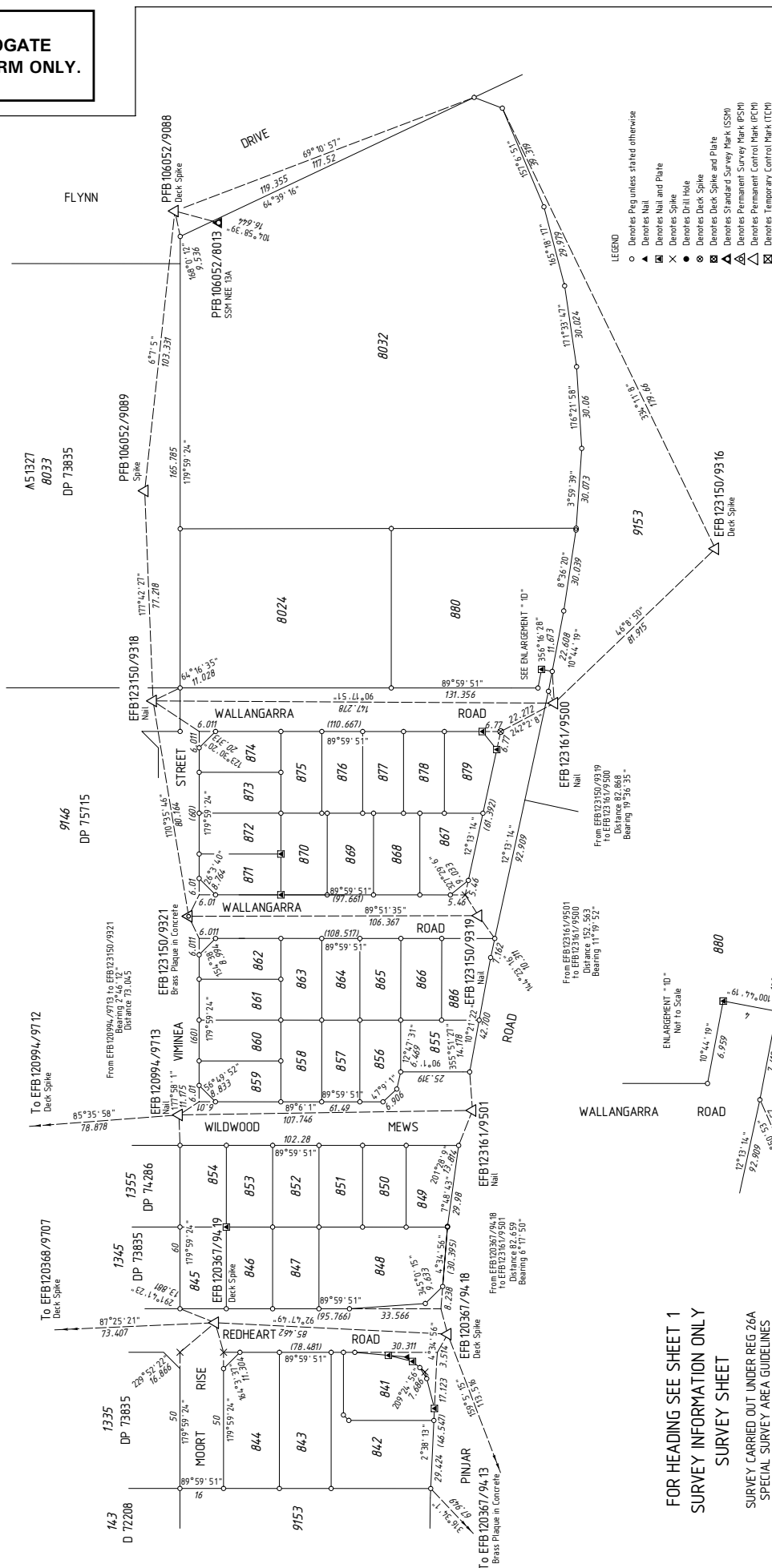
DEPOSITED PLAN
76955

SCALE NOT TO SCALE at A2

SHEET 03 OF 04 SHEETS

VERSION 3

**HELD BY LANDGATE
IN DIGITAL FORM ONLY.**



LEGEND

○	Denotes Peg unless stated otherwise
▲	Denotes Nail
■	Denotes Nail and Plate
×	Denotes Spike
●	Denotes Drill Hole
⊖	Denotes Deck Spike
⊗	Denotes Deck Spike and Plate
⊠	Denotes Standard Survey Mark (SSM)
⊡	Denotes Permanent Survey Mark (PSM)
⊢	Denotes Permanent Control Mark (PCM)
⊣	Denotes Temporary Control Mark (TCM)

FOR HEADING SEE SHEET 1
SURVEY INFORMATION ONLY
SURVEY SHEET

**SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES**

GRID DATUM IS PCG94

FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 3

SURVEY SHEET AUDITED
DATE: 28/10/2013 EM

76955
DEPOSITED PLAN

Deposited Plan 76955

Lot	Certificate of Title	Lot Status	Part Lot
841	2820/201	Registered	
842	2820/202	Registered	
843	2820/203	Registered	
844	2820/204	Registered	
845	2820/205	Registered	
846	2820/206	Registered	
847	2820/207	Registered	
848	2820/208 (Cancelled)	Strata'd	
848	SP70886	Strata'd	
849	2820/209	Registered	
850	2820/210	Registered	
851	2820/211	Registered	
852	2820/212	Registered	
853	2820/213	Registered	
854	2820/214	Registered	
855	2820/215	Registered	
856	2820/216	Registered	
857	2820/217	Registered	
858	2820/218	Registered	
859	2820/219	Registered	
860	2820/220	Registered	
861	2820/221	Registered	
862	2820/222	Registered	
863	2820/223	Registered	
864	2820/224	Registered	
865	2820/225	Registered	
866	2820/226	Registered	
867	2820/227 (Cancelled)	Retired	
868	2820/228	Registered	
869	2820/229	Registered	
870	2820/230	Registered	
871	2820/231	Registered	
872	2820/232	Registered	
873	2820/233	Registered	
874	2820/234	Registered	
875	2820/235	Registered	
876	2820/236	Registered	
877	2820/237	Registered	
878	2820/238	Registered	
879	2820/239	Registered	
880	SP67817	Strata'd	
880	2820/240 (Cancelled)	Strata'd	
886	2820/241	Registered	
8024	LR3163/497	Registered	
8032	LR3163/498	Registered	

Deposited Plan 76955

Lot	Certificate of Title	Lot Status	Part Lot
9153	2820/242 (Cancelled)	Retired	
0	N/A	Registered	
0	N/A	Retired	
0	N/A	Retired	
0	N/A	Registered	
0	N/A	Registered	

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 insufficient space hereon Additional Sheet Form B1, 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 address and occupation of the witness must be stated.

M294932 RC

05 Jun 2013 09:33:59 Perth



REG \$ 160.00



12 AUG 2013

LODGED BY
ADDRESS

DEPARTMENT OF HOUSING
99 PLAIN STREET

EAST PERTH WA 6004

PHONE No.

PH: 9222 4654 FAX: 9222 4670

FAX No.

LANDGATE BOX - 158L

REFERENCE No.

621858078_1098023

ISSUING BOX No.

PREPARED BY
ADDRESS

Lavan Legal

Level 19

1 William Street

PERTH WA 6000

PHONE NO. 9288 6000

FAX NO. 9288 6001

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

2/5

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1.	Received Items
2.	Nos.
3.	
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.

EXAMINED

C.P.

OFFICE USE ONLY



Dated this

17

day of

APRIL

2013 /

EXECUTED as a Deed

The Common Seal of the)
Housing Authority)
 was hereunto affixed in accordance)
 with the *Housing Act 1980* (WA))
 in the presence of:)



Signature

Mc
 MICHAELA GERARDETH GALE

Name

CONVEYANCING MANAGER

Position

Signature

EGB
 Eugene George Bowden

Name

CONVEYANCING MANAGER

Position

- 2.2.20 Permit the landscaping to the front of the Dwelling to remain uncompleted 3 months after practical completion of the Dwelling.
- 2.2.21 Carry out, or permit to be carried out, on the Lot any repairs or restore any motor vehicle, boat, trailer, aircraft or any other vehicle on the Lot unless screened from public view at all times.
- 2.2.22 Use the completed Dwelling for display purposes without the written approval of the Housing Authority.
- 2.2.23 Permit any rubbish disposal containers (bins) on the Lot to be visible from any public street or thoroughfare except on days allocated by the local authority for rubbish collection from the Lots.
- 2.2.24 Park or permit to be parked, any commercial vehicles including trucks, buses and tractors on the Lot greater than 3 tonnes or longer than 4 metres, unless within a garage or when used during the normal course of business by a visiting tradesman.
- 2.2.25 Store or permit to be stored, any boats, caravans and camper trailers on the Lot unless in accordance with the provisions of the relevant town planning scheme and stored in the rear yard.

2.3 Planning Scheme

The Restrictive Covenants only apply to the extent that they are not inconsistent with any applicable planning scheme or the requirements of any authority.

3 AUTHORITY

The Housing Authority authorises Lavan Legal of 1 William Street, Perth, Western Australia to comply with any requisitions issued by the Registrar of Titles and within this general authority and power to make any minor alterations which may be necessary to effect registration of this deed.

- 2.2.9 Fail to complete all fencing on the Lot prior to occupation of the Dwelling.
- 2.2.10 Alter estate walling to a Lot boundary provided by the Housing Authority in any way, except in the event of damage, where the owner shall repair the wall in the same style and colour as provided by the Housing Authority.
- 2.2.11 Construct or permit to be constructed or bring on to the Lots any outbuildings greater than 20 square metres unless constructed in materials to match the main building.
- 2.2.12 Construct or permit to be constructed or bring on to the Lots any sheds and other outbuildings with a floor area of less than 20 square metres unless shown on plans approved by the Housing Authority and constructed in non-reflective finishes which complement the residence with respect to material and appearance.
- 2.2.13 Remove or damage any street tree or to allow the removal or damage of any street tree within the estate of which the Lot forms part, unless the Housing Authority has given approval before any action is taken.
- 2.2.14 Alter the general level of a Lot.
- 2.2.15 Raise the finished site level of any part of a Lot by more than 0.3m by either earthworks or imported fill or construct or permit to be constructed any boundary retaining walls necessitated by such alterations of levels otherwise than in compliance with the requirements of the R Codes, the Building Code of Australia or the bylaws and policies of the relevant local authority and at the owner's cost.
- 2.2.16 Install air conditioning units that protrude significantly above the ridgeline of the Dwelling and that are not of similar colour to the roof.
- 2.2.17 Install any solar hot water units that are not integrated with, and matching, the roof profile of the Dwelling.
- 2.2.18 Install any clothes hoists, washing lines and rain water tanks unless they are screened from public view and not visible from the street or public open space.
- 2.2.19 With respect to any irrigation system installed upon a Lot by, or on behalf of, the Housing Authority:
 - (a) Replace the Irrigation System Controller except with a control mechanism approved by the Housing Authority for use with the irrigation system and where that replacement is undertaken by a contractor approved by the Housing Authority;
 - (b) Interfere with or damage the irrigation system;
 - (c) Allow the irrigation system to fall into disrepair; or
 - (d) Use, or permit to be used, the Irrigation System Controller for any purpose other than for turning the irrigation system on and off and allowing the irrigation system to be tested.

- (e) That incorporates a minimum of a double carport or double garage unless in accordance with the requirements of the R Codes, built of the same materials as the Dwelling and, in the case of a carport, integrated with the design of the Dwelling.
- (f) With all garages constructed with a roller door integrated with the design of the dwelling.
- (g) With external walls constructed in concrete, clay bricks, limestone or other masonry materials, finished in fair face or appropriately coloured render, unless otherwise approved.
- (h) With clay or concrete tiles, 'Zincalume' or 'Colorbond' metal roofing.
- (i) With a balanced combination of materials in the primary facade facing the street, which may include timber, 'Hardiflex', 'Colorbond' and non-reflective 'Zincalume' to the satisfaction of the Housing Authority.
- (j) With a distinctive front façade and a minimum of two different wall materials or wall colours.
- (k) With one or more of the following features:
 - (1) at least one gable or gablet on the street elevation;
 - (2) an arch of any appropriate shape on the front façade of the Dwelling. This feature may be to part of a veranda, balcony or portico and should be supported by corbels or well proportioned columns;
 - (3) timber or weatherboard to be stained or painted and comprise no less than 10% of the wall area of the front elevation; or
 - (4) an alternative façade design, providing that it contains a distinctive architectural feature and has been approved by the Housing Authority.

2.2.5 Construct, erect or install, or permit to be constructed, erected or installed any boundary fencing, including corner side Lots facing the secondary street unless constructed of either:

- (a) 'Colorbond' capped and painted on both sides; or
- (b) natural finished timber, brushwood, masonry or brick.

2.2.6 Install boundary fencing between adjoining Lots less than 1500mm high.

2.2.7 Construct fencing forward of the 'building line' on a Lot unless it is a corner Lot.

2.2.8 Fail to insure all fencing under the owner's household insurance policy.

- (d) references to a party hereto or to any other person include the legal personal representatives, successors and permitted assigns of that party or person;
- (e) if a word or phrase is defined cognate words and phrases have corresponding definitions;
- (f) an obligation incurred by two or more parties shall bind them jointly and severally and an obligation incurred in favour of two or more parties shall be enforceable by them jointly and severally; and
- (g) the schedules and annexures form part of this document.

1.3 Headings

Headings shall be ignored in construing this document.

2 RESTRICTIVE COVENANTS

2.1 Burden and benefit

The burden of the Restrictive Covenants shall run with each of the Lots for the benefit each of the other Lots. The Restrictive Covenants shall be enforceable against the registered proprietor of a Lot by the Housing Authority and every subsequent registered proprietor of each other Lot.

2.2 Restrictive Covenants

The registered proprietors for the time being of all of the Lots must **not do** any of the following in respect of a Lot:

- 2.2.1 Develop the Lot without the plans and specifications for that development having been approved in writing by the Housing Authority.
- 2.2.2 Develop the Lot otherwise than in accordance with the Agreed Local Structure Plan.
- 2.2.3 Develop the Lot with setbacks otherwise than in accordance with the Agreed Local Structure Plan or otherwise than in accordance with the provisions of the R Codes, the Building Code of Australia or the bylaws and policies of the local authority that apply to the Lot.
- 2.2.4 Construct, erect or install, or permit to be constructed, erected or installed on the Lot a Dwelling other than a Dwelling:
 - (a) Oriented to face the principal road, with the exception of a group dwelling as defined in the R Codes and a Dwelling on a corner Lot.
 - (b) With a maximum 6.0m (in width) driveway and crossover to be completed at the same time as the Dwelling before occupation.
 - (c) With all driveways comprised of brick paving, coloured limestone, coloured or textured concrete or coloured bitumen unless approved to be of other material by the Housing Authority.
 - (d) With a minimum roof pitch of 25 degrees, unless a lesser slope is required over a veranda area.

Restrictive Covenants means each of the restrictive covenants set out in this document.

Specified Encumbrances means:

- (a) Easement for water supply purposes in favour of the Water Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74286;
- (b) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74286;
- (c) Easement for gas supply purposes in favour of WA Gas Networks Pty Ltd pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74286;
- (d) Easement for telecommunications supply services in favour of Telstra Corporation Ltd pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74286;
- (e) Easement for drainage purposes in favour of the City of Wanneroo pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74634;
- (f) Easement for sewerage purposes in favour of the Water Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 74634;
- (g) Easement for drainage purposes in favour of the City of Wanneroo pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 76206;
- (h) Easement for sewerage purposes in favour of the Water Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 76206;
- (i) Easement for water supply purposes in favour of the Water Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 76206;
- (j) Easement for electricity supply purposes in favour of the Electricity Networks Corporation pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 76206; and
- (k) Easement for telecommunications supply services in favour of Telstra Corporation Ltd pursuant to s167 of the Planning and Development Act 2005 as created on Deposited Plan 76206.

WAPC means the Western Australian Planning Commission.

1.2 Interpretation

In this document unless the context otherwise requires:

- (a) words importing the singular include the plural and vice versa;
- (b) words importing any gender include the other genders;
- (c) references to persons include corporations;

FORM B2

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

RESTRICTIVE COVENANT

under Section 136D of the TLA

(Note 1)

BY

Housing Authority of 99 Plain Street, East Perth, Western Australia (Housing Authority).

RECITALS

- A The Housing Authority is the registered proprietor of the Land.
- B The Land is subject to the Specified Encumbrances but is otherwise free of all encumbrances.
- C The Housing Authority intends to subdivide the Land in the manner shown on the Plan and has obtained the approval of the WAPC for the subdivision.
- D In accordance with section 136D of the Act, the Housing Authority requires the Lots to be encumbered by the Restrictive Covenants so that the Restrictive Covenants will be noted on the Plan and when the separate certificates of title issue for the Lots, the burden of the Restrictive Covenants will be noted on each such certificate of title.

OPERATIVE PART

1 DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this document:

Act means the *Transfer of Land Act 1893* as amended.

Agreed Local Structure Plan means the structure plan lodged with the City of Wanneroo and the Western Australian Planning Commission relating to the subdivision of which the Lots form part.

Building Code of Australia means the building code produced by the Australian Building Codes Board and adopted in Western Australia pursuant to the *Building Regulations 1989* (WA).

Dwelling means a permanent non-transportable residential dwelling.

Irrigation System Controller means the control mechanism for the irrigation system provided by the Housing Authority.

Land means Lot 9151 on Deposited Plan 76206 being the whole of the land in certificate of title Volume 2815 Folio 164.

Lots means all of the lots on the Plan, except for lots 8024, 8032 and 9153.

Plan means Deposited Plan 76955.

R Codes means the residential design codes prepared by the WAPC.

M294933 NO

05 Jun 2013 09:33:59 Perth



REG \$ 160.00

NOTIFICATION

LODGED BY

ADDRESS

**DEPARTMENT OF HOUSING
99 PLAIN STREET**

PHONE NO. **EAST PERTH WA 6004**

FAX NO. **PH: 9222 4654 FAX: 9222 4670**

LANDGATE BOX - 158L

REFERENCE NO. 94163

ISSUING BOX NO.

PREPARED BY McMullen Nolan and Partners Surveyors Pty Ltd

ADDRESS PO Box 3526
Success WA 6964

PHONE NO. (08) 6436 1599 FAX NO. (08) 6436 1500

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

3/5

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

1. _____	Received items
2. _____	Nos. 0
3. _____	
4. _____	
5. _____	
6. _____	Receiving Clerk

ENDORISING INSTRUCTIONS NPDA.

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 Book

EXAMINED

Initials of
signing
officer



REGISTRAR OF TITLES



WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 141857

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
ALL LOTS EXCEPT LOTS 8024, 8032 AND 9153 ON DEPOSITED PLAN 76955	Whole	2820	201 to 241.1

REGISTERED PROPRIETOR OF LAND

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH

HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

THIS LOT IS POTENTIALLY AFFECTED BY MOTOR SPORT NOISE FROM THE WANNEROO RACEWAY.

Dated this 9

day of May

2013

For: WESTERN AUSTRALIAN PLANNING COMMISSION

Signed by an officer duly authorised by
the Western Australian Planning
Commission pursuant to section 24 of
the Planning and Development Act 2005

M294934 NO

05 Jun 2013 09:33:59 Perth



REG \$ 150.00

NOTIFICATION

LODGED BY

ADDRESS

**DEPARTMENT OF HOUSING
99 PLAIN STREET**

PHONE NO.

EAST PERTH WA 6004

FAX NO.

PH: 9222 4654 FAX: 9222 4670

LANDGATE BOX - 158L

REFERENCE NO. 94163

ISSUING BOX NO.

PREPARED BY McMullen Nolan and Partners Surveyors Pty Ltd

ADDRESS PO Box 3526
Success WA 6964

PHONE NO. (08) 6436 1599 FAX NO. (08) 6436 1500

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

4/5

TITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

1. _____ Received items
2. _____ Nos. 0
3. _____
4. _____
5. _____
6. _____ Receiving Clerk

ENDORISING INSTRUCTIONS

NPPA

EXAMINED

N.C.T.

Initials of
signing
officer



REGISTRAR OF TITLES



WESTERN AUSTRALIAN PLANNING COMMISSION

FILE No. 141857

TO REGISTRAR OF TITLES
REGISTRAR OF DEEDS AND TRANSFERS

NOTIFICATION

PLANNING AND DEVELOPMENT ACT 2005

THE LAND SET OUT IN THE
SCHEDULE IS LAND TO WHICH SECTION 165 OF
THE PLANNING AND DEVELOPMENT ACT 2005 APPLIES

SCHEDULE

DESCRIPTION OF LAND	EXTENT	VOLUME	FOLIO
ALL LOTS EXCEPT LOTS 8024, 8032 AND 9153 ON DEPOSITED PLAN 76955	WHOLE	2820	201 To 241

REGISTERED PROPRIETOR OF LAND

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH


HAZARDS OR OTHER FACTORS SERIOUSLY AFFECTING THE LAND

THIS LOT IS ON CLOSE PROXIMITY TO PINJAR ROAD AND HAS THE POTENTIAL TO BE AFFECTED BY TRANSPORT NOISE

Dated this 9

day of MAY

2013


For: WESTERN AUSTRALIAN PLANNING COMMISSION
Signed by an officer duly authorised by
the Western Australian Planning
Commission pursuant to section 24 of
the Planning and Development Act 2005