

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

BLANK INSTRUMENT FORM

DEED OF RESTRICTIVE COVENANT - The Village at Wellard -
Release 4 & 5 (Deposited Plan 45203)

(Note 1)

DEED dated 21ST JULY 2005

BY THE STATE HOUSING COMMISSION of 99 Plain Street, East Perth (SHC)

RECITALS

- A. SHC is the registered proprietor of the Land.
- B. SHC intends to subdivide the Land.
- C. Pursuant to section 136D of the *Transfer of Land Act 1893* SHC requires the Lots to be encumbered by the Restrictive Covenant so that the Restrictive Covenant will be noted on the Plan 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:

'Cottage Lots' means lots on the Plan with an area of less than 440m²;

'Duplex Lots' means lots 219, 225, 226, 244, 264, 277, 278, 282 and 291 on the Plan;

'Floor Area' means the area between the external walls of the house excluding any alfresco area located under the main roof of the house and excluding the area of any carport or garage;

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

'Lots' means the lots described in item 2 of the Schedule;

'Plan' means Deposited Plan 45203;

'Restrictive Covenant' means the Restrictive Covenant specified in item 3 of the Schedule;
and

'Schedule' means the Schedule to this Deed.

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 includes a reference to the 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 constituted in its place or succeeding to its powers or functions.
- (c) An obligation, covenant, representation or warranty in favour 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 has 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 to section 136D of the *Transfer of Land Act 1893*, SHC 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

SHC 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 SHC and each and every subsequent registered proprietor of the Lots.

4. LAND TO BE BENEFITED BY THE RESTRICTIVE COVENANT

SHC intends the benefit of the Restrictive Covenant to be for the Lots.

5. TERM OF THE RESTRICTIVE COVENANT

The Restrictive Covenant shall expire and cease to have effect from and including 31 December 2014.

SCHEDULE

1. Land

Lot 9003 on Deposited Plan 45190, the whole of the land in Certificate of Title Volume 247 Folio 704.

2. Lots

Lots 215 – 293 (inclusive) on the Plan.

3. Restrictive Covenant

The proprietors of each of the Lots will not:

3.1 Use or permit to be used the Lot other than for the construction and occupation of:

- (a) one permanent non-transportable single residential dwelling house; or
- (b) more than two single residential dwelling houses in the case of Duplex Lots and these covenants will apply to each single residential dwelling house save that the Floor Area of each single residential dwelling house will be not less than 125m².

3.2 Construct or permit to be constructed on the Lot any house unless with respect to each house:

- (a) a minimum of 80% of the area of all external walls (excluding windows) are constructed with bricks or masonry or limestone finished face work, painted render or rammed earth or any other material approved by SHC;
- (b) roofs are pitched at an angle of not less than 24.3 degrees or greater than 42 degrees unless it is demonstrated to SHC's satisfaction the merit of the design of low mono pitched skillion or flat roofs.
- (c) the house has a minimum Floor Area of 135m² except in the case of Cottage Lots, the house has a minimum Floor Area of 125m².
- (d) the house contains a carport or garage making provision for parking of not less than two motor vehicles, side by side;
- (e) the driveway and crossover between the road and the parking area on the Lot constructed and completed prior to or not later than the occupation of the house;
- (f) the driveway and crossover are constructed of paved materials using brick or block paving or reconstituted limestone/concrete but not standard broom finished in situ concrete or grey slabs;
- (g) the house is non-transportable;
- (h) the side and rear boundaries of the Lot are fenced; and
- (i) the carport and garage that is accessed from a rear laneway is fitted with a roller or sectional door to ensure security.

3.3 Commence, carry out, erect, construct or alter any development on the Lot without:

- (a) plans and specifications (including finishes schedules) being first submitted to and approved by SHC; and

- (b) compliance with any condition (consistent with these covenants) imposed by SHC in giving its approval.
- 3.4 Construct or permit to be constructed or bring onto the Lot any outbuilding (including any detached garage, workshop, garden shed, storage shed or other outbuilding) which exceeds 10m² in Floor Area or more than 2 metres in height above the natural surface level of the Lot or is visible from any public road reserve or open space unless constructed in the same materials as the house or houses (as the case may be) on the Lot;
- 3.5 Construct or permit to be constructed on the Lot:
- (a) any fence abutting any public road reserve unless:
- (i) the front fence is constructed with rendered brick or limestone piers to a maximum height of 1.2 metres and infilled with either solid rendered masonry or visually permeable infill panels to a maximum height of 1.0 metre, or tall fencing with rendered brick or limestone piers to a maximum height of 1.5 metres and infilled to a maximum height of 1.3 metres with visually permeable infill panels or solid rendered masonry to a maximum height of 1.0 metres with visually permeable material on top; and
- (ii) the side fence is constructed of rendered brick or limestone piers, 2.0 metres in height and infilled with either solid rendered masonry or proprietary brand capped colourbond metal fencing or visually permeable panels to a maximum height of 1.8 metres to extend for a distance of two thirds of the side boundary from the rear boundary and the remaining one third of the side boundary to be constructed in accordance with clause 3.5(a)(i) above.
- (b) any gate unless it is constructed of complementary material to the fence;
- (c) any dividing fence unless such fence is constructed of proprietary brand capped colourbond metal fencing to a maximum height of 1.8 metres which does not project past the front building line;
- (d) any fence forward of the building line unless such fence is constructed of rendered brick or limestone piers to a maximum height of 1.2 metres and infilled with either solid rendered masonry or visually permeable panels to a maximum height of 1.0 metre or tall fencing with rendered brick or limestone piers to a maximum height of 1.5 metres and infilled to a maximum height of 1.3 metres with visually permeable panels or solid rendered masonry to a maximum height of 1.0 metre with visually permeable material on top; and
- (e) any fence abutting any rear laneway unless such fence is constructed and infilled with either solid rendered masonry or proprietary brand capped colourbond metal fencing including a component of visually permeable infill panels with solid fencing limited to storage/service areas.
- 3.6 Take or permit any action to be taken to remove, alter, mark, or remove any wall or fence constructed by SHC (unless additional blocks are required to be added for the purpose of retaining) 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 or any tree, plant or building or other thing on the Property to cause such wall or fence to become structurally unsound and repair or renew such wall or fence except in the same style and colour as the existing wall and fence.
- 3.7 Permit any rubbish disposal containers on the Lot to be in front of the building line except on days allocated by the local authority for rubbish collection from the Lot.

- 3.8 Permit any clothes hoist or satellite dish to be visible from any public street or thoroughfare or public open space.
- 3.9 Permit any television antenna to exceed a height of 1 metre above the roofline of the house constructed on the Lot in the direction of reception.
- 3.10 Permit any roof mounted airconditioning or evaporative cooling plant to be installed unless it is of similar colour to the roof of the house constructed on the Lot.
- 3.11 Permit any solar hot water system to be installed unless it matches the profile of the house constructed on the Lot.
- 3.12 Construct any letterbox unless clearly numbered and complementing the house constructed on the Lot.
- 3.13 Permit garden areas on the Lot and within public view (including adjoining road verges) to remain unlandscaped after six months of occupation of any house on the Lot or in the case of a display house constructed on the Lot, after practical completion of the display house on the Lot.
- 3.14 Carry out or permit to be carried out on the Lot any repairs, restorations or wrecking of any motor vehicle, boat, trailer or any other vehicle unless screened from public view at all times.
- 3.15 Park or allow to be parked on the Lot or on the road or on any other Lot near or next to the Lot any commercial vehicles including but not limited to trucks, caravans, trailers, boats or any other mobile machinery ("commercial vehicles") unless such commercial vehicles are housed or contained within a carport or garage on the Lot or screened behind the building line, unless when used during the normal course of business by a visiting tradesperson.
- 3.16 In the case of a Duplex Lot construct not more than two single residential dwelling houses on the Duplex Lot and these covenants will apply to each single residential dwelling house save that the minimum Floor Area as provided in clause 3.1(b) for each single residential dwelling house will be not less than 125m².
- 3.17 Subdivide the Lot (unless subdividing by strata titling a Duplex Lot) or amalgamate the Lot with any other land under or pursuant to the *Town Planning and Development Act 1928* or any other present or future statute regulation or ordinance.

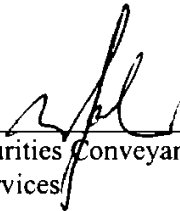
Encumbrances

Nil

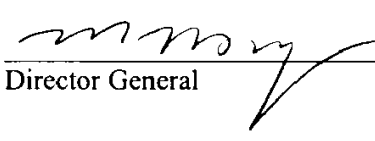
EXECUTED as a Deed

THE COMMON SEAL of THE STATE)
HOUSING COMMISSION OF WESTERN)
AUSTRALIA was hereunder affixed in)
accordance with the Housing Act 1980 and the)
Regulations made thereunder by authority of its)
Members in the presence of:)





Manager, Securities Conveyancing and
Settlement Services



Director General

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 address and occupation of the witness must be stated.

EXAMINED

J374887 RC

27 Jul 2005 12:19:41 Midland



REG \$ 80.00

LODGED BY

ADDRESS

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PHONE NO.

Ph: 9222 4666 Fax: 9222 4892

FAX NO.

REFERENCE

2005/20443 WELLARD

ISSUING BOX NO.

158L

PREPARED BY

Minter Ellison

ADDRESS

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152-158 St George's Terrace
PERTH WA 6000

PHONE NO.

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FAX NO.

9429 7666

REFERENCE

JLP:KLN:60-1220857

I:\personal\Charlotte Rumble\Peet & Co\Deed of Restrictive Covenant\Wellard Village Release 4&5 601220857.doc

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

1/2

TITLES, LEASES, DECLARATIONS ETC LODGED HEREWITH

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

[Handwritten signature]

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.

