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# Transfer

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## Jurisdiction

Western Australia

## Legislation

Transfer of Land Act 1893

## Document details

Document type	Transfer	ELN lodgement case id	204491315
ELN id	PEXA	ELN document id	549618145
ELN workspace id	4397800	ELN counterpart id/s	549618145-258939490 549618145-258938498

## Responsible subscriber and contact details

Name	AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED	Contact fax	
Customer code	EFA42	Contact phone	03 8654 1135
Contact name	Ragavan Murugesu	Contact email	
Contact address	ANZ CENTRE LEVEL 8A 833 COLLINS STREET DOCKLANDS VIC 3008	Client reference	20200142 Davies

## Lodgement fees

Fee description	Net	Gst	Fees
ELNO - Transfer	\$204.70	\$0.00	\$204.70
		<b>Total</b>	<b>\$204.70</b>

## Land

Title(volume-folio)	Extent	Land description	Estate and/or interest
2960-44	Whole	668/DP414079	FEE SIMPLE

## Consideration

Consideration type	Monetary
Consideration amount	\$199,000.00

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Transaction id	1032595643	VGO valued indicator	No
Assessment number	1032595669	Share indicator	No
SRO Client number	3168984	Exempt flag	No
Duty assessment date	04/05/2020	Exempt reason	
Dutiable amount	\$199,000.00	Contract date	10/03/2020
Duty amount	\$5,852.00	Manual verification	No
Penalty tax	0.00	First transfer	No
Foreign ownership surcharge	0.00		

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Transferor

PERRON DEVELOPMENTS PTY LTD (ACN 000230446)

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Transferee

GRACE COURTNEY DAVIES OF 55 LOUISIANA GLEN BANJUP WA 6164

**ADDITIONAL PAGE TO TRANSFER OF LAND**

Dated

Until the expiry of these restrictive covenants on 31 December 2025, the Transferee covenants and agrees on behalf of itself, its successors in title, transferees and assigns, with the Transferor, its successors in title, transferees and assigns as follows:

**1 Zoning**

Not to erect, permit or cause to be erected upon the Land any dwelling except:

- (a) in respect of Lots 668 to 681 inclusive, a double-storey (not including a basement garage or loft) single residential dwelling;
- (b) in respect of any other Lot:
  - (i) a single residential dwelling that is either single or double-storey (not including a basement garage or loft); and
  - (ii) an ancillary dwelling (as that term is defined in the Residential Design Codes, being the 'R-Codes' created pursuant to State Planning Policy 3.1 prepared under section 26 of the Planning and Development Act by the Planning Commission) that complies with the requirements under the Residential Design Codes.

**2 Primary Street Elevation/Façade**

Not to erect, permit or cause to be erected upon the Land:

- (a) any dwelling unless it has a street front elevation width of at least 80% of the street frontage width of the Land, on any lot with a street frontage width greater than 13 metres, but this restriction does not apply if the dwelling comprises two storeys (not including any basement, garage or loft). For corner lots, the street frontage is calculated on the basis of the primary street frontage only and measured along the side of the lot parallel to the primary street, ignoring any truncation;
- (b) any dwelling which does not incorporate a portico, gable or feature wall facing the street front, and where the Land is a corner lot, on both street fronts; and
- (c) any dwelling which does not incorporate at least two different colours or textures in the street front façade, with each colour or texture making up at least 10% of the total surface area of the façade, where for the purpose of this clause 2, the façade does not include the roof, gutters, downpipes, windows or doors.

Not to alter the finished earthworks level of the Land by more than 100mm at the street boundary or construct a dwelling with a finished floor level more than 500mm above or below the mean site level of the Land.

**3 Construction Material**

Not to erect, permit or cause to be erected on the Land:

- (a) any dwelling or other structure that is not constructed out of new materials; and
- (b) any dwelling that is not constructed from non reflective materials being primarily rendered masonry in natural light colours, stone, bricks or brick veneer.

**4 Garage**

Not to erect, permit or cause to be erected on the Land any dwelling that does not incorporate a garage which:

- (a) is constructed of the same materials as the main residence;
- (b) is fully enclosed or enclosed on all sides not facing the main residence;
- (c) can house at least two cars parked side-by-side; and
- (d) has a sectional door which when closed completely screens the interior of the garage from the adjacent street or laneway.

**5 Driveway**

Not to erect, permit or cause to be erected on the Land any dwelling unless a driveway and crossover from the garage to the street kerb which is at least 5 metres wide and no more than 6 metres wide at the street front boundary, and which are both constructed of the same material being brick pavers or coloured concrete and constructed before occupation of the dwelling.

Transferor X  Transferor X  Transferee X  Transferee X 



Our Ref: 976861

5 May 2020

Registrar of Titles  
Landgate  
PO Box 2222  
MIDLAND WA 6936

Dear Registrar

**Transfer of Land:** Lot 668 on Deposited Plan 414079, being the whole of the land  
comprised in Certificate of Title Volume 2960 Folio 44  
**Seller:** Perron Developments Pty Ltd  
**Buyer:** Grace Courtney Davies

I, Lynnette May Lin Goh of Level 20, 240 St Georges Terrace, Perth, Western  
Australia, solicitor, act for Perron Developments Pty Ltd (ACN 000 230 446).

In respect of the transfer of land document for the above property, and the covenants  
noted on pages 1 and 2 of the said document, it is my opinion that each covenant in  
the transfer of land is a restrictive covenant.

Please contact me on 6559 6569 if you have any queries in relation to this matter.

Yours sincerely



**Lynnette Goh**  
Partner  
HWL Ebsworth Lawyers

+61 8 6559 6569  
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hwlebsworth.com.au

ABN 37 246 549 189

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Duplicate title holding and issuing details

Duplicate holding/s

NIL

Duplicate issuing

NIL

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Operative clause

The transferor for the consideration herein expressed transfers to the transferee the estate and interest herein specified in the land herein described, subject to the Limitations, Interests, Encumbrances and Notifications as shown on the Certificate of Title and/or otherwise affect the land under the Transfer of Land Act 1893.

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Subscriber Certification and Execution on behalf of Transferor/s

PARTNERS OF HWL EBSWORTH LAWYERS (ABN 37246549189) makes the following certifications:

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
3. The Certifier has taken reasonable steps to verify the identity of the transferor or his, her or its administrator or attorney.
4. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Digitally signed by LYNNETTE GOH for PARTNERS OF HWL EBSWORTH LAWYERS (ABN 37246549189) on behalf of PERRON DEVELOPMENTS PTY LTD (ACN 000230446) on 05 May 2020

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Subscriber Certification and Execution on behalf of Transferee/s

L.C.P INVESTMENTS PTY LTD (ACN 613499791 ABN 60613499791) makes the following certifications:

1. The Certifier has retained the evidence supporting this Registry Instrument or Document.
2. The Certifier has taken reasonable steps to ensure that this Registry Instrument or Document is correct and compliant with relevant legislation and any Prescribed Requirement.
3. The Certifier has taken reasonable steps to verify the identity of the transferee or his, her or its administrator or attorney.
4. The Certifier holds a properly completed Client Authorisation for the Conveyancing Transaction including this Registry Instrument or Document.

Digitally signed by LEANNE CAROL PHOEBE for L.C.P INVESTMENTS PTY LTD (ACN 613499791 ABN 60613499791) on behalf of GRACE COURTNEY DAVIES on 05 May 2020

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