



Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AA011300
Date and Time Lodged	04/02/2026 04:51:57 PM		

Lodger Details

Lodger Code	21997W
Name	ALIGN LAW
Address	
Lodger Box	
Phone	
Email	
Reference	10320 Gilinfinity Wa

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

Jurisdiction	VICTORIA
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Estate and/or Interest

Land Title Reference

Instrument and/or legislation

ACTION - RETAIN MCP
Transfer of Land Act - section 91A

Applicant(s)

Name	GILINFINITY PTY LTD
Address	
Floor Type	LEVEL
Floor Number	2
Street Number	306
Street Name	LITTLE COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

Additional Details



Department of Transport and Planning

Electronic Instrument Statement

Refer Image Instrument

The applicant requests the action by the Registrar.

Execution

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

Executed on behalf of	GILINFINITY PTY LTD
Signer Name	ABIGAIL CHOU
Signer Organisation	ALIGN LAW PTY LTD
Signer Role	LAW PRACTICE
Execution Date	04 FEBRUARY 2026

File Notes:

NIL

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.

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Lodged by	
Name:	Align Law
Phone:	03 7036 6726
Address:	Level 2, 306 Little Collins Street, Melbourne VIC 3000
Reference:	AC:10320
Customer code:	21997W

This memorandum contains provisions which are intended for inclusion in transfers of land under the Transfer of Land Act 1958 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 transfer:

Burdened land: THE LAND
The land being transferred.

Benefited land: ALL THE LOTS IN PLAN OF SUBDIVISION NO PS 836678X
The benefited land does not include the land being transferred.
Set out the specific folios, range of folios or some or all the lots in the registered plan(s) or plan(s) to be lodged for registration that take the benefit of the covenants.

Covenants:
Covenants:
The Transferee shall not:

- do anything or omit to do anything in breach of any agreement made on any lot on the Plan of Subdivision under section 173 of the *Planning and Environment Act 1987*;
- subdivide nor allow the land to be subdivided into smaller allotments except for Lots 193, 195, 197, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412;
- erect more than one single dwelling house with the usual and necessary garage, carport and/or outbuildings except for Lots 193, 195, 197, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412;
- construct the external wall of any dwelling erected on the land with any materials other than brick, brick veneer, stone, concrete or masonry PROVIDED THAT up to fifty percent (50%) of the total area of each external wall may be constructed of timbers and/or glass;

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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 instruments.

91ATLA

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

5. erect a building on the land transferred that is roofed with corrugated galvanised iron or any material having a galvanised reflective surface;
6. erect any fence on any part of the land transferred including the boundaries made of steel or aluminium sheet unless both sides of the exterior of such steel has had permanently bonded on it by factory process a non-reflective surface;
7. erect any fence or wall on any part or boundary of the land between an abutting road and the frontage of a dwelling on the land that is closest to that abutting road (the fencing envelope), however, and in addition, those lots situated on the corner of two intersecting roads (corner lots) shall not have any fence or wall erected on any part or boundary of the lot on which any dwelling fronts (for the purposes of fencing a backyard);
8. erect any dwelling on any part of the land transferred that is inside and area of 1 metre from any side boundary (the building envelope) save and except for Lots 193, 195, 197, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412;
9. build construct or erect or permit to suffer to be built, constructed, erected, or placed or to remain on the land any relocatable or transportable dwelling;
10. erect any dwelling (including verandas or outbuildings) upon the land transferred where the area is less than 150 square metres save and except for Lots 193, 195, 197, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 217, 218, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 and 412;

unless the Transferee has obtained the prior written consent of Gilinfinity Pty Ltd ACN 147 790 878 to the exception of clause 1.