



Department of Environment, Land, Water & Planning

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced 05/06/2025 04:11:55 PM

Status	Registered	Dealing Number	AA010847
Date and Time Lodged	30/05/2025 03:16:19 PM		

Lodger Details

Lodger Code	19208S
Name	HWL EBSWORTH LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	AK:JA:1294929 WOODSO

APPLICATION TO REQUEST ACTION BY THE REGISTRAR

Jurisdiction	VICTORIA
--------------	----------

Privacy Collection Statement

The information in this form is collected under statutory authority and used for the purpose of maintaining publicly searchable registers and indexes.

Estate and/or Interest

Land Title Reference

Instrument and/or legislation

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

Applicant(s)

Name	HBL VIC PTY LTD
Address	
Floor Type	LEVEL
Floor Number	8
Street Number	447
Street Name	COLLINS
Street Type	STREET
Locality	MELBOURNE
State	VIC
Postcode	3000

Additional Details



Department of Environment, Land, Water & 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	HBL VIC PTY LTD
Signer Name	ALEXANDER MARC KOIDL
Signer Organisation	PARTNERS OF HWL EBSWORTH LAWYERS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	30 MAY 2025

File Notes:

NIL

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

Statement End.

Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Instrument
Document Identification	AA010847
Number of Pages (excluding this cover sheet)	3
Document Assembled	

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

Privacy Collection Statement

The information in this form is collected under statutory authority and is used for the purpose of maintaining publicly searchable registers and indexes.

Lodged by	
Name:	HWL Ebsworth Lawyers
Phone:	(03) 8644 3500
Address:	Level 8, 447 Collins Street, Melbourne VIC 3000
Reference:	1294929 (Stage 4) "Woodsong Estate"
Customer code:	19208S

This memorandum contains provisions which are intended for inclusion in plans under the Subdivision Act 1988 to be subsequently lodged for registration.

Operative words including words to bind the burdened land and words of annexation must not be included.

Provisions:

Burdened land: As set out in PS917392S

Benefited land: As set out in PS917392S

Expiry date: As set out in PS917392S

Definitions (if any):

Regulations means Building Regulations 2018 (SR NO 38 of 2018)

Building Envelope Plan means the plan contained in this Memorandum of Common Provisions

Covenants: The registered proprietor or proprietors for the time being of a lot on this plan of subdivision his heirs, executors, administrators and transferees:

1. Shall not at any time on the said lot or any part or parts therefore build or cause to be built or allow to remain a dwelling that does not comply with the minimum street setback in accordance with Regulation 74 (Minimum street setbacks) in Part 5 of the Regulations, except as specified below:
 - a. A building on a lot must be set back from a street boundary not less than the distance specified in respect of that boundary on the Building Envelope Plan and not more than 6.5 metres, unless noted otherwise depicted on the relevant Plan of Subdivision.

3542012

V3

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 plans.

91ATLA

PAGE 1 OF 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

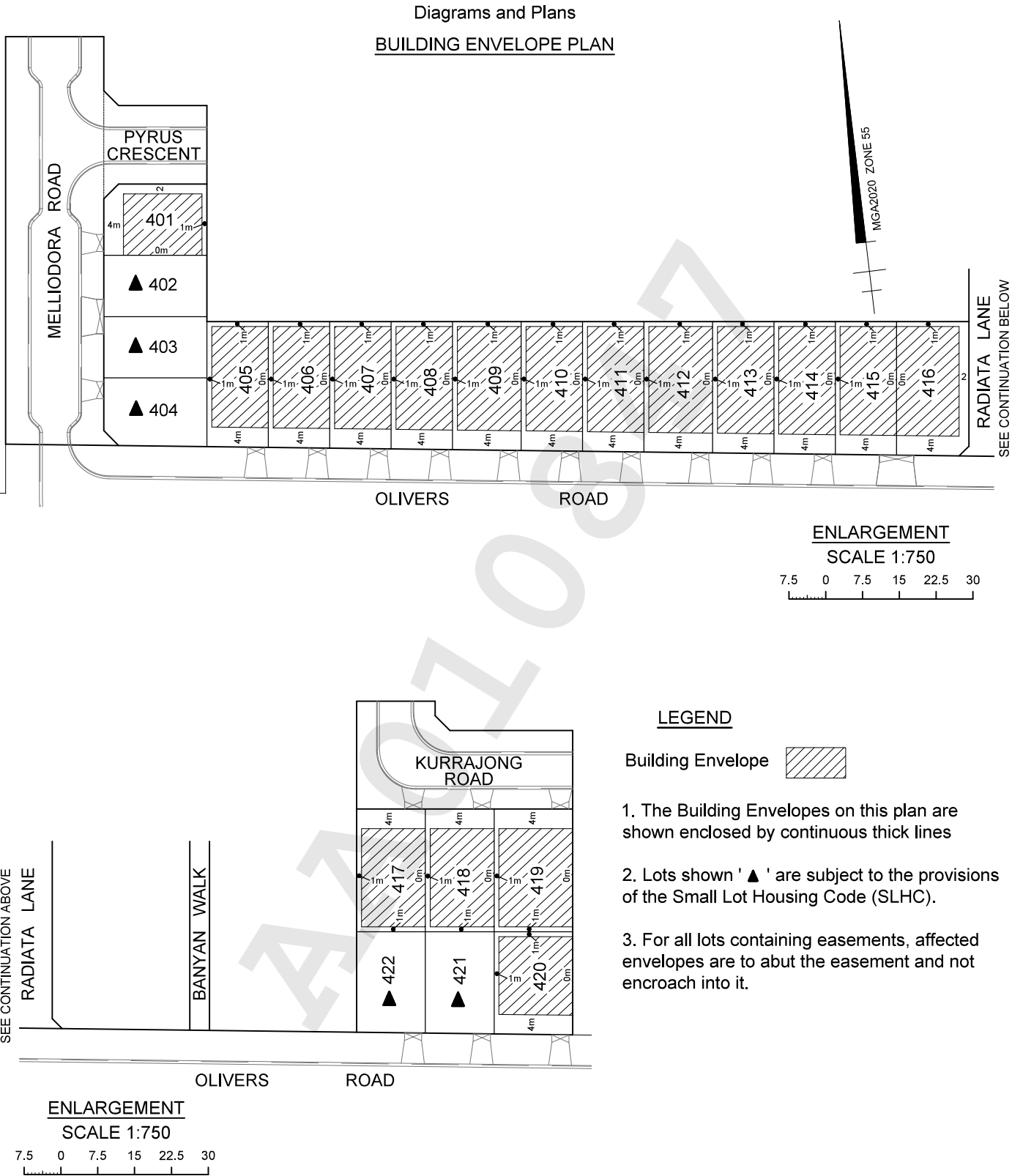
Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

- b. Entry structures, balconies, eaves, gutter and fascia may encroach into the frontage setback by no more than 2.5 metres.
 - c. Garage Door must be set back a minimum of 5.5 metres from the front property boundary without the prior written consent of the Responsible Authority. In exceptional circumstances where rear easements are 3 metres or more in width and lots are 25 metres or less in depth, the minimum setback may be varied on a case-by-case basis with written consent from the Responsible Authority.
2. Shall not at any time on the said lot or any part or parts therefore build or cause to be built or allow to remain a dwelling that does not comply with the side and rear setbacks in accordance with Regulation 79 (Side and rear setbacks) in Part 5 of the Regulations, except as specified below:
- a. Corner allotments must have a minimum 2.0 metre setback applicable to the secondary frontage (to side street).

Memorandum of common provisions
Section 91A Transfer of Land Act 1958



91ATLA

PAGE 3 OF 3

THE BACK OF THIS FORM MUST NOT BE USED

Land Use Victoria contact details: see www.delwp.vic.gov.au/property>Contact us

V3