6

INSTRUCTIONS

1. Page 2 of this document may be used:
1.1 If insufficient space in any section hereon; Appropriate headings should be shown. The boxed sections should only contain the words "see page...."
1.2 To set forth Easements created as appurtenant to the land (commencing with the words "together with"). Reservations created encumbering the land (commencing with the words "reserving to") or any Restrictive Covenant hereby created. Any Sketch contained thereon must be initialed by all parties.
2. If further space is required Additional Sheet form B1 should be used with appropriate headings. Additional Sheets shall be numbered consecutively and bound to this document by staples along the left margin prior to execution by the parties.
3. 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 initialed by the persons signing this document and their witnesses.
4 Duplicate Crown Lease or where issued, the Duplicate Certificate of Title is required to be produced or if held by another party then arrangements must be made for its production. ***If a Duplicate Certificate of Title is not required to be re-issued, or if a Duplicate Certificate of Title has not been issued previously but is required to issue subsequent to this document, the written request of the Transferee is required by signing this panel.*** Written consent of the First Mortgagee is also required if applicable.

NOTES

1. **DESCRIPTION OF LAND**
Lot and Diagram/Plan/Strata/Survey-Strata Plan number or Location name and number to be stated. Extent - Whole, part or balance of the land comprised in the Certificate of Title to be stated. The Volume and Folio or Crown Lease number, to be stated.
2. **ESTATE AND INTEREST**
State whether Fee Simple, Leasehold or as the case may be in the land being transferred. If share only, specify.
3. **LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS**
In this panel show (subject to the next paragraph) those Limitations, interests, encumbrances and notifications affecting the land being transferred that are recorded on the certificate(s) of title:
(a) In the Second Schedule; or
(b) If no Second Schedule, that are encumbrances;
(unless to be removed by action or document before registration hereof).
Do not show any:
(a) Easement Benefits or Restrictive/Covenant Benefits; or
(b) Subsidiary interests or changes affecting a limitation, etc, that is to be entered in the panel (eg, if a lease is shown, do not show any sub-lease or any document affecting either).
The documents shown are to be identified by nature and number. The plan/diagram encumbrances shown are to be identified by nature and plan/diagram number. Strata/survey-strata plan encumbrances are to be described as "interests on strata/survey-strata plan". If none show "nil".
4. **TRANSFEROR**
State full name of the Transferor/Transferors (Registered Proprietor) as shown on the Certificate of Title or Crown Lease.
5. **CONSIDERATION**
To be expressed in words.
6. **TRANSFEREE**
State full name of the Transferee/Transferees (Purchaser) and the address/addresses to which future notices can be sent. If a minor, state date of birth. If two or more state tenancy eg;
- Joint Tenants, ***(on the death of a joint tenant, the survivor(s) become(s) the registered proprietor(s) of the deceased's interest by applying to the Registrar of Titles)***,
- Tenants in Common, ***(on the death of a tenant in common, their share is dealt with according to their Will)***.

If Tenants in Common specify shares.
7. **TRANSFEREE'S TRANSFEROR'S EXECUTION**
Transferee's and Transferor's must sign their appropriate panel. 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 R/C

OFFICE USE ONLY

K553527 T
02 Apr 2008 09:38:12 Perth

REG $ 135.00

5

TRANSFER

LODGED BY

ADDRESS

Lodged By COMMONWEALTH BANK OF AUSTRALIA BOAS
Address: Level 2, Quadrant Building. 1 William St PERTH W

PHONE No. Phone No: 08 9422 2647 Fax No: 08 9422 2555

FAX No Email: stopdocs@cba.com.au
Contact: Jane Starr

REFERENCE No. 2008/0029

ISSUING BOX No.

PREPARED BY M P Settlement Services

ADDRESS P O Box 59
TUART HILL W A 6939

mmpsettl@bigpond.net.au

PHONE No. (08) 9443 9000 FAX No. (08) 9443 9188

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

2/3

TITLES, LEASES, DECLARATIONS ETC. LODGED HEREWITH

1. letter
2.
3.
4.
5.
6.

Received Items

Nos. 1

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.

REGISTRAR OF TITLES WESTERN AUSTRALIA

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

ATTESTATION SHEET

Dated this	31	day of	March	Year 08

TRANSFEROR/S SIGN HERE (Note 7)

Executed by SAS Global High Wycombe)
Pty Ltd ACN 114 087 660)

.....

Anthony John Beamish
Sole Director & Sole Secretary

REQUEST FOR ISSUE / NON-ISSUE (Instruction 4)

BY SIGNING THIS PANEL, I / WE THE TRANSFEREE REQUEST THE ISSUE / ~~NON-ISSUE~~ *(DELETE AS REQUIRED)* OF A DUPLICATE CERTIFICATE(S) OF TITLE FOR THE LAND ABOVE DESCRIBED.

Signed _____ Signed _____

TRANSFEREE/S SIGN HERE (Note 7)

THE LODGING PARTY OF THIS DOCUMENT IS AUTHORISED BY THE ABOVE NAMED TRANSFEREE TO INSTRUCT ISSUING DETAILS FOR THE DUPLICATE CERTIFICATE(S) OF TITLE.

Signed by Alistair David Bishop

In the presence of:
Witness sign:
Witness Full Name:
Witness Address:
Witness occupation:
Witness phone (B/H):

PETER O'CONNOR M.P.S. PH.C
JUSTICE OF THE PEACE
492 KALAMUNDA ROAD
HIGH WYCOMBE 6057
PH 9454 5798

Signed by Holly Teresa Miles

In the presence of:
Witness sign:
Witness Full Name:
Witness Address:
Witness occupation:
Witness phone (B/H):

PETER O'CONNOR M.P.S. PH.C
JUSTICE OF THE PEACE
492 KALAMUNDA ROAD
HIGH WYCOMBE 6057
PH 9454 5798

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

4. Not to permit the use of plastic, paper, cotton sheeting, foil or other like material as temporary window covering/treatments.

5. The covenants herein contained shall operate and be enforceable until 31 December 2015 after which date this covenant will cease to have any further effect.

6. The burden of these covenants shall run with the Land Burdened for the benefit of the Land Benefited. The covenants shall be enforceable by the registered proprietor of each lot comprising the Land Benefited against every registered proprietor of a lot comprising the Land Burdened.

7. The covenants herein are entered into for the benefit of all Transferees of the lots on Deposited Plan 55349 forming part of the subdivision known as "Worrell Parklands Private Estate" and are enforceable by all owners of those lots.

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

ADDITIONAL PAGE TO

Dated

(j) Any courtyard wall which is more than 1800 millimetres in height or does not match or complement the residence or, which extends forward of the building frontage set back line unless approved by the Transferor;

(k) A residence unless all side and rear boundary fencing is constructed and completed at the same time as or prior to occupation of the residence;

(l) A letter box which is not located adjacent to the driveway, is not clearly numbered, does not match or complement the residence, is not of a consistent design and is not constructed of either brick, timber or other material approved by the Transferor;

(m) Garden lights which are not of a consistent design;

(n) An air conditioner or evaporative cooler, unless:

(i) it is mounted on the roof space not fronting the street frontage side of the roof; and

(ii) is of similar colour to the roof;

(o) A solar hot water heater, unless it is screened from public view, fits the roof profile and is not elevated at any angle to the roof profile, does not face the street if placed on the roof and otherwise matches or complements the residence;

(p) A clothes line unless such clothes line is screened from public view;

(q) A rubbish disposal container unless such rubbish disposal container is screened from public view;

(r) A residence with windows in respect of which a reflective treatment has been applied;

(s) A residence, unless all ground areas which are visible from the street at the front of the residence ("visible areas") are properly landscaped and automatically reticulated within 3 months after the date of practical completion of the residence, "properly landscaped" means that all visible areas must be grassed and planted or otherwise covered with a vegetated beautifying surface and a minimum of one mature tree (2.4-3 metres in height) planted as part of the landscaping works; and

(t) A residence, unless all window treatments at the front of the residence have been installed prior to occupation of the residence.

2. Not to erect or display or cause to be erected or displayed on the Land Burdened any sign boarding or advertising of any description whatsoever other than a sign erected by a builder of the residence in accordance with the Builders Registration Act or a "FOR SALE" sign which may be erected after completion of settlement of the sale of all lots within the Worrell Parklands Estate.

3. Not to carry out or permit any development to be carried out on the Land unless:

(a) such development is in accordance with the covenants contained within this restrictive covenant, any policies or guidelines of the Shire of Kalamunda and is in accordance with any specifications of the Transferor; and

(b) two full sets of plans and specifications have been submitted to the Transferor or the Transferor's agent simultaneously with or prior to any plans submitted to the Shire of Kalamunda under the normal building approval procedure and such plans have been approved in writing by the Architects as being compliant with the covenants contained herein and the Guidelines.

AB x AD HEM x

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

THE TRANSFEROR for the consideration herein expressed HEREBY TRANSFERS TO THE TRANSFEREE the estate and interest herein specified in the land above described, subject to the encumbrances as shown hereon. (Instruction 2)

The Transferee for itself and its successors in title as the registered proprietor for the time being of Lot [704] on Deposited Plan 55349 and being the whole of the land comprised in Certificate of Title Volume 2681 Folio 709 ("the Land Burdened"), covenants with the Transferor and the Transferor's successors in title as the registered proprietor for the time being of Lots 701-703 (inclusive), Lots 705-719 (inclusive), Lots 721-796 (inclusive) and Lot 9000 on Deposited Plan 55349 ("the Land Benefited") for the benefit of the Transferor and the Transferor's successors in title:

1. Not to construct, erect or install or permit to be constructed, erected or installed on the Land Burdened:

   (a) A residence or any alteration or addition to a residence ("a residence"):

      (i) using wall materials which are not either predominantly concrete, clay bricks, stone or other similar material finished in facework or render or a combination of masonry and lighter profiled cladding materials such as timber weatherboard, pre-painted corrugated steel sheeting or painted fibre cement boarding so long as the profiled cladding does not constitute more than 20% of any façade;

      (ii) using roof materials which are not concrete, clay tiles or colorbond;

      (iii) the design, specifications, external colours, materials and appearance of which are not compatible with any design guidelines prepared in respect of the Land Burdened;

   (b) A residence with a roof pitch of less than 25 degrees excluding any part of the roof which covers verandah areas;

   (c) A residence which does not contain a carport or garage making provision for parking of at least two motor vehicles and which does not possess supports made of timber, metal or masonry construction to match the residence and in the case of a carport, a carport which does not have double roller doors;

   (d) A carport or garage, which, if not located under the main roof of the residence:

      (i) is not made of the same materials as the residence; or

      (ii) does not match or complement the residence in respect of the pitch of the roof, materials used, the design and external appearance including colour and the quality of construction.

   (e) Any shed or other building which has walls and/or a roof made of or coated with zincalume or other reflective material;

   (f) A residence, unless a driveway and crossover between the road and parking area on the land are constructed and completed at the same time as, or prior to, occupation of the residence;

   (g) A driveway which is not constructed of uniform material and colour approved by the Transferor and which does not contain a 90mm PVC pipe offset two metres from the front boundary of the residence to permit the installation of reticulation ducting for water reticulation;

   (h) Any boundary fence between adjoining lots and internal fencing unless it is capped and constructed of material known as Stratco Terrace (wheat colour) metal fencing or such similar material as approved by the Transferor; or

   (i) Subject to paragraph (1)(h), any fence which is more than 1800 millimetres in height or does not match or complement the residence or, which extends forward of the building frontage set back line unless approved by the Transferor;

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

FORM T 2

FORM APPROVED
NO. B3262

WESTERN AUSTRALIA
TRANSFER OF LAND ACT 1893 AS AMENDED

TRANSFER OF LAND

DESCRIPTION OF LAND (Note 1)	EXTENT	VOLUME	FOLIO
LOT 704 ON DEPOSITED PLAN 55349	WHOLE	2681	709

ABN 66 012 878 629
INSTRUMENT DATE 18-JAN-08
002950269-001 VGO N SD $*******0.00
GROSS $*********225,000
CHATTELS $***************0
NO DUTY PAYABLE HEREON STAMP ACT 1921
COMMISSIONER OF STATE REVENUE

ESTATE AND INTEREST (Note 2)

FEE SIMPLE

LIMITATIONS, INTERESTS, ENCUMBRANCES and NOTIFICATIONS (Note 3)

K447708 NOTIFICATION SECTION 165 PLANNING & DEVELOPMENT ACT 2005

TRANSFEROR (Note 4)

SAS GLOBAL HIGH WYCOMBE PTY LTD (ACN 114 087 660)

ABN 66 012 878 629
WESTERN AUSTRALIA STAMP DUTY
DEE 25/03/08 13:57 002950269-002
FEE $ ***************0
SD $ *****20.00 PEN $********.00

CONSIDERATION (Note 5)

$225,000.00

TRANSFEREE (Note 6)

ALISTAIR DAVID BISHOP AND HOLLY TERESA MILES BOTH OF 23 HAWKEVALE ROAD, HIGH WYCOMBE AS JOINT TENANTS

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au

McLEODS

BARRISTERS &
SOLICITORS
Local Government Law
Environmental Planning Law

Stirling Law Chambers
220-222 Stirling Highway
Claremont WA 6010
Tel (08) 9383 3133
Fax (08) 9383 4935
Email:
mcleods@mcleods.com.au

Denis McLeod (Counsel)
Neil Douglas
Fiona Grgich
David Nadebaum
Geoff Owen
Andrew Roberts
Craig Slarke
Peter Wittkuhn
Elisabeth Stevenson (Senior Associate)
David Nicholson (Associate)
Peter Gillett (Associate)

Our Ref McL/S11/KALA/23192

Your Ref

8 February 2008

Landgate
PO Box 2222
MIDLAND WA 6936

Dear Sir

RESTRICTIVE COVENANT FOR LOT 704 WORRELL PARKLANDS, HIGH WYCOMBE: SAS GLOBAL HIGH WYCOMBE PTY LTD

We are the solicitors for SAS Global High Wycombe Pty Ltd.

We confirm that we have prepared the text for inclusion in the transfer for Lot 704 on Deposited Plan 55349 from SAS Global High Wycombe Pty Ltd.

We hereby confirm that the restrictive covenants as contained in that transfer are negative in nature. We further confirm that in our opinion each covenant as contained in the restrictive covenant within the transfer text is a restrictive covenant and will only be relevant to the land specified in the transfer as being benefited or burdened by the covenants.

We would be grateful if you could accept the restrictive covenants as contained in the transfer documentation for registration.

Please contact Fiona Grgich of this firm should you wish to discuss any of the above.

Yours faithfully

Fiona Grgich

23192-08.02.08-FG-Landgate Lot 704

LANDGATE COPY OF ORIGINAL NOT TO SCALE 09/10/2025 06:46 PM Request number: 68872068

Landgate
www.landgate.wa.gov.au