



Department of Transport and Planning

Electronic Instrument Statement

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Status	Registered	Dealing Number	AA011283
Date and Time Lodged	02/02/2026 10:27:31 AM		

Lodger Details

Lodger Code	17223H
Name	MADDOCKS
Address	
Lodger Box	
Phone	
Email	
Reference	SPOL: MCP(8543527.05)

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	MADDOCKS
Address	
Floor Type	LEVEL
Floor Number	25
Street Number	727
Street Name	COLLINS
Street Type	STREET
Locality	DOCKLANDS
State	VIC
Postcode	3008

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	MADDOCKS
Signer Name	KIM SHEPHARD
Signer Organisation	PARTNERS OF MADDOCKS
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	29 JANUARY 2026

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

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Document Type	Instrument
Document Identification	AA011283
Number of Pages (excluding this cover sheet)	3
Document Assembled	

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Memorandum of common provisions

Restrictive covenants in a plan

Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	Maddocks Lawyers
Phone:	03 9258 3555
Address:	Level 25, 727 Collins Street, Melbourne 3008
Reference:	CTM:SPOL:8543527.052 (OG5MCP)
Customer code:	17223H

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 PS922062L

Benefited land: As set out in PS922062L

Expiry date: As set out in PS922062L

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:

Except with the written consent of the Responsible Authority the registered proprietor or proprietors for the time being of any burdened lot to which this restriction applies must not:

- Construct or allow to be constructed or remain on the lot any dwelling or garage outside the building envelope shown hatched in the diagrams contained in this MCP (excluding allowable projecting building elements that project outside the building envelopes as contained in Part 5 Regulation 74(3), 79(3) & 79(4) of the Building Regulations 2018).
- Construct any dwelling or garage on a side boundary unless the dwelling or garage is set back a minimum of 1m from the other side of that lot.
- Construct a building which, notwithstanding the extent of the building envelope, fails to otherwise meet the requirements of Part 5 of the Building Regulations 2018.

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- The provisions are to be numbered consecutively from number 1.
- Further pages may be added but each page should be consecutively numbered.
- To be used for the inclusion of provisions in plans.

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Memorandum of common provisions

Section 91A Transfer of Land Act 1958

Diagrams and Plans

BUILDING ENVELOPE PLAN



LEGEND

Building Envelope 

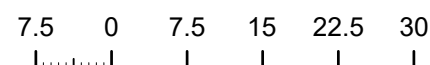
1. Lots shown '▲' are subject to the provisions of the Small Lot Housing Code (SLHC).

2. For all lots containing easements, affected envelopes are to abut the easement and not encroach into it.

3. Building to a side boundary can only be utilised in relation to the location of the crossover of that lot.

ENLARGEMENT

SCALE 1:750



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Memorandum of common provisions

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Diagrams and Plans

BUILDING ENVELOPE PLAN



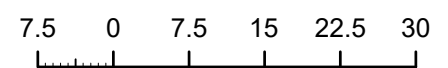
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