

COVENANT

“The Transferee **HEREBY** for themselves, their heirs, executors, administrators and transferees, the registered proprietor or proprietors for the time being of the Land hereby transferred **COVENANTS** with the said Transferor and the other registered proprietor or proprietors for the time being of each and every Lot on Plan of Subdivision PS613653K other than the Lot hereby transferred that the said Transferee his transferees, executors, administrators and assigns shall not at any time build, construct or erect or cause to be built constructed or erected or permit to remain erected on the said Lot hereby transferred or any part thereof any building other than:-

- (a) One new private residence with garage, carport, porch, pergola or other usual outbuildings having external walls not less than three quarters of which consist of brick, brick-veneer, timber, cement or glass materials (windows and doors excepted) and any building materials used on the Land that are visible from the street shall not be second hand materials.
- (b) One new private residence in accordance with (a) above unless the local council deems the Land appropriate as a duplex Lot and in any such case only 3 **new** private residences may be constructed in accordance with (a) above.
- (c) One new private residence that complies with all relevant sections of Part 4 of the Building (Single Dwelling) Regulations 2001.