Department of Transport and Planning

Electronic Instrument Statement

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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.

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Date and Time Lodged	03/02/2026 05:10:40 PM		

Lodger Details

Lodger Code	26324A
Name	GIOUTLOU & CO LAWYERS
Address	
Lodger Box	
Phone	
Email	
Reference	9037 Eliku (2)

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	ELIKU PTY LTD
Address	
Unit Type	UNIT
Unit Number	4
Street Number	66
To Street Number	74
Street Name	MICRO
Street Type	CIRCUIT
Locality	DANDENONG SOUTH
State	VIC
Postcode	3175

Reference :9037 Eliku (2)
Secure Electronic Registries Victoria (SERV)
Email: advice.enquiries@servictoria.com.au
ABN 86 627 986 396

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Department of Transport and Planning

Electronic Instrument Statement

Additional Details
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	ELIKU PTY LTD
Signer Name	VASILIOS GIOUTLOU
Signer Organisation	GIOUTLOU LAWYERS PTY LTD
Signer Role	AUSTRALIAN LEGAL PRACTITIONER
Execution Date	03 FEBRUARY 2026

File Notes:
NIL

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

Statement End.

Reference :9037 Eliku (2)
Secure Electronic Registries Victoria (SERV)
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Memorandum of common provisions
Restrictive covenants in a transfer
Section 91A Transfer of Land Act 1958

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Lodged by	
Name:	Gioutlou & Co Lawyers
Phone:	03 9563 2600
Address:	92A Murrumbeena Road, Murrumbeena VIC 3163
Reference:	9037
Customer code:	26324A

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 being transferred

Benefited land: Every other lot shown on Plan of Subdivision PS918170G

Covenants: The registered proprietor or proprietors for the time being of the burdened land must not:

1. paint or cause to be painted or finished any external surface of a building on the burdened land unless the same is finished with a durable paint or permanent colour surface in a colour or finish which has first been approved in writing by the Owners Corporation PS918170G (which approval is not to be unreasonably withheld).

2. suffer or store or permit goods, materials, containers or any other commodities or any tank, plant and machinery or rubbish to be stored or placed outside any building erected on the burdened land.

3. use or permit or suffer any part of the burdened land to be used for purposes of a bank, Cafe/Take away food premises, restaurant as defined in the Greater Dandenong Planning Scheme without the prior written consent of the Owners Corporation PS918170G which consent shall be either given or denied at the absolute discretion of the Owners Corporation PS918170G.

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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.

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

4. use or permit any part of the burdened land to be used for the purposes of motor vehicle towing depot, motor vehicle wrecking, junkyard, container storage depot, brothel, sex shop, place of worship or assembly or morgue without the prior written consent of the Owners Corporation PS918170G which consent shall be either given or denied at the absolute discretion of the Owners Corporation PS918170G.

5. use or permit any part of the burdened land to be used for the purposes of motor vehicle mechanic, panel beating or spray painting business unless the activities of the business are wholly carried out within a building on the burdened land.

Expiry: 20 years from the date of registration of the Plan of Subdivision PS918170G

Optional.
Specify the date the covenants are to expire or if the covenants are to expire on the happening of a particular event, specify the event. If the expiry only applies to particular covenants or specific lots/folios, this must be clearly specified.

AA01129G

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