

CENTAUR PARK

CONTRACT SUMMARY

Vendor	Ebert Developments Pty Ltd ACN 121 394 367 364 Griffith Road Lavington NSW 2641
Agent	Stean Nicholls Real Estate 621b Dean Street Albury NSW 2640 Tel: 02 – 6021 5233 Fax: 02 – 6041 1779
Vendor's Solicitor	Mr Brian Curphey Kell Moore Solicitors 571 Kiewa Street Albury NSW 2640 Tel: 02 – 6021 2844 Fax: 02 – 6021 6075
Land	Lots 1 – 35 inclusive Proposed subdivision of land comprised in Certificates of Title Folio Identifiers 2/1092129, 4/1077859, 11/578607 and 1/1092129
Settlement	21 days after registration of Plan of Subdivision. The Plan is expected to be registered by 31 March 2009.
GST	Margin scheme will be used in making the taxable supply.
Zoning	Living Area Zone under Albury Local Environmental Plan 2000
Easements	As per Plan of Subdivision
Restrictive covenants	(a) The registered proprietor of the lot burdened shall not use the lot burdened or permit any person to use the lot burdened for any purpose other than for: (i) the construction on it of a detached house; and (ii) the subsequent occupation of the detached house as a single unit private dwelling. (b) No detached house shall be erected or be permitted to remain erected on any lot burdened : (i) having external walls or surfaces of any material other than brick, stone, cement, glass or timber, or any combination of those materials except that timber may be used in external walls as infill panels providing that it does not exceed 25% of the total area of the external walls; (ii) having a roof of any material other than tiles or non reflective coloured steel or aluminium sheeting; or (iii) which is a kit home or is of a transportable, relocatable or demountable nature.

	<p>(c) No garage, garden shed or other structure shall be erected or be permitted to remain erected on any lot burdened without either the prior or concurrent erection of a detached house and any such garage, garden shed or other structure shall not be used at any time for residential accommodation.</p> <p>(d) No person shall occupy or permit to be occupied as a dwelling any detached house on the lot burdened unless a driveway or driveways shall have been constructed from the public road or one of the public roads which abut the lot burdened and unless the driveway shall have been constructed of pavers or of concrete with exposed aggregate or of concrete with a stamped or stencilled surface.</p> <p>(e) No fence shall be erected or be permitted to remain erected on any lot burdened to divide it from any adjoining land owned by Ebert Developments Pty Ltd without the prior written consent of Ebert Developments Pty Ltd but such consent shall not be withheld if such fence is erected without expense to Ebert Developments Pty Ltd.</p> <p>(f) Subject to paragraph (g), no fence shall be erected or be permitted to remain erected on the side and rear boundaries of any lot burdened other than a fence which is constructed of steel posts and rails with non reflective coloured steel or aluminium sheeting and to a height of 1800 mm.</p> <p>(g) No fence shall be erected or be permitted to remain erected on the side and front boundaries of any lot burdened in front of the front building line.</p>
--	---