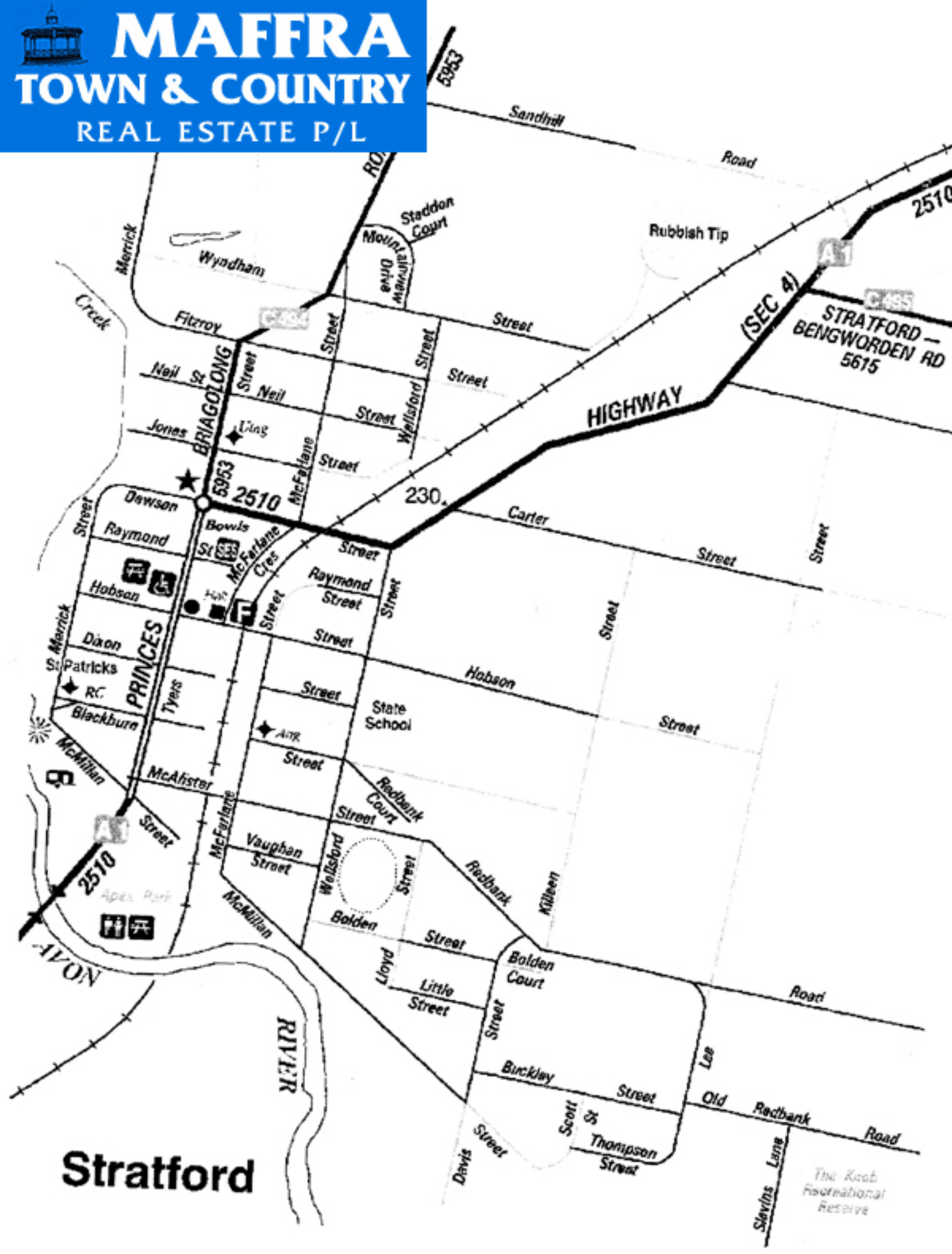MAFFRA TOWN & COUNTRY REAL ESTATE P/L