

**Attachment 2 - Proposed Scheme Plan**

Attachment to Precontractual Disclosure Statement to the Buyer



VER.	AMENDMENT	AUTHORISED BY	DATE
	<div style="border: 1px solid black; padding: 2px; width: fit-content;">           PRELIMINARY PLAN - INDICATE AMOUNT SUBJECT TO CHANGE UNCONTROLLED VERSION         </div>		

LOT	TOTAL AREA	FLOOR	SHEET
1	285	G, 1	2, 3
2	261	G, 1	2, 3
3	258	G, 1	2, 3
4	262	G, 1	2, 3
5	256	G, 1	2, 3
6	267	G, 1	2, 3
7	294	G, 1	2, 3
8	285	G, 1	2, 3
9	258	G, 1	2, 3
10	282	G, 1	2, 3
11	280	G, 1	2, 3
12	255	G, 1	2, 3
13	280	G, 1	2, 3



**INTERESTS AND NOTIFICATIONS**

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(A)	EASEMENT		DOC F149408	LOT 6 AND COMMON PROPERTY	LOT 12 ON D 16744	SEE DOCUMENT

<b>STRATA PLAN</b> <b>82080</b> SHEET 1 OF 3 SHEETS TENURE TYPE FREEHOLD PLAN OF LOT 18 ON DIAGRAM 20953 CERTIFICATE OF TITLE Volume: 1258 Folio: 700 LOCAL GOVERNMENT CITY OF STIRLING FIELD RECORD PRELIMINARY NAME OF SCHEME 4 PEARSON PLACE, CHURCHLANDS ADDRESS OF PARCEL 4 PEARSON PLACE, CHURCHLANDS WA 6018 SCHEME BY LAWS YES NO SURVEYOR'S CERTIFICATE - Regulation 54 I, PRELIMINARY hereby certify that this plan is accurate and is a correct representation of the - (a) 'survey', and/or (b) 'calculations from measurements recorded in the field records, undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged LICENSED SURVEYOR _____ DATE _____ EXAMINED _____ DATE _____ PLANNING APPROVAL PLANNING AUTHORITY: _____ DATE _____ REFERENCE: _____ DATE _____ Delegated under S.16 P&D Act 2005 IN ORDER FOR DEALINGS SUBJECT TO: _____ DATE _____ FOR REGISTRAR OF TITLES _____ DATE _____ PLAN APPROVED _____ DATE _____ INSPECTOR OF PLANS AND SURVEYS (S.18 Licensed Surveyors Act, 1909) REGISTERED APPLICATION _____ DATE _____ REGISTRAR OF TITLES _____ SEAL _____		 <b>Landgate</b>  GOVERNMENT OF WESTERN AUSTRALIA	
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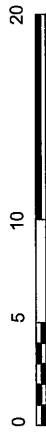
STRATA PLAN  
**82080**  
 SHEET 2 OF 3 SHEETS

**THE LAND DIVISION**

PLANNING | SURVEYING | DESIGN  
 PO BOX 2444, MALAGA, WA 6009  
 T: 9209 3232 | F: 9249 2551  
 E: INFO@LANDDIVISION.COM.AU  
 REF: 19-5387 AK/PN 7-05-2020

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SCALE 1:250 @ A3



ALL DISTANCES ARE IN METRES

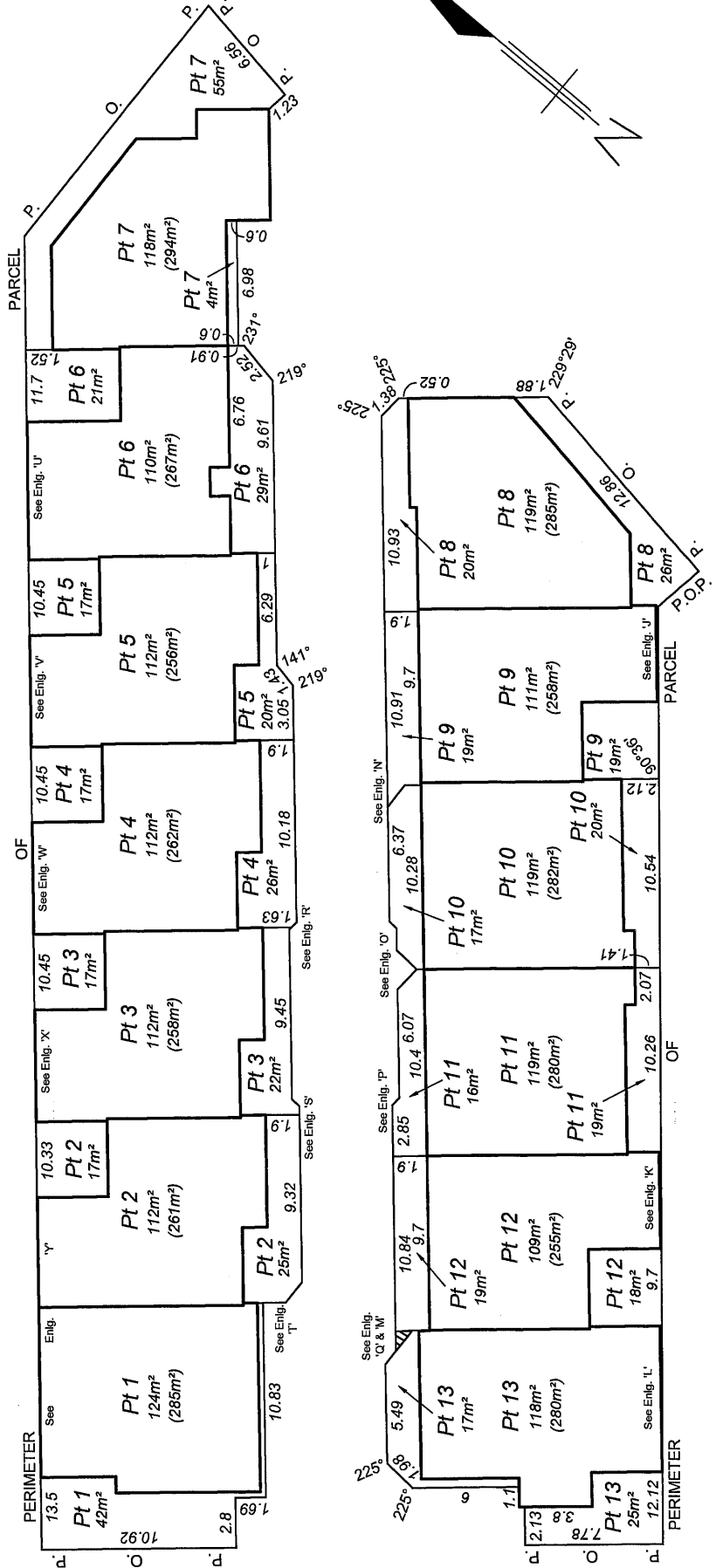
**GROUND FLOOR PLAN**

UNDER SCHEDULE 2A, CLAUSE 3AB OF THE STRATA TITLES ACT 1986, THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE EXTERNAL SURFACES OF THOSE BUILDINGS. THE STRATUM OF THE PART LOTS INCLUDING THE CUBIC SPACE ABOVE AND BELOW THE PART LOTS COMPRISING THE BUILDINGS EXTENDS BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNITS INCLUDING WHERE COVERED, UNLESS NOTED OTHERWISE. THE STRATUM OF THE PORTIONS OF THE PART LOTS HATCHURED EXTENDS BETWEEN 5 METRES BELOW THE UPPER SURFACE OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNITS TO THE UNDERSIDE OF THE FLOOR ABOVE. ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE. ALL ANGLES ON THE PLAN ARE 90° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED. WHERE 2 LOTS HAVE A COMMON OR PARTY WALL OR HAVE BUILDINGS ON THEM WHICH ARE JOINED, THE CENTRE PLANE OF THAT WALL, OR THE PLANE AT WHICH THEY ARE JOINED, IS THE BOUNDARY.

P.O.P. DENOTES PERIMETER OF PARCEL.

FOR THE OTHER PART OF LOTS 1 - 13 SEE SHEET 3.

SEE SHEET 2B FOR ENLARGEMENTS.

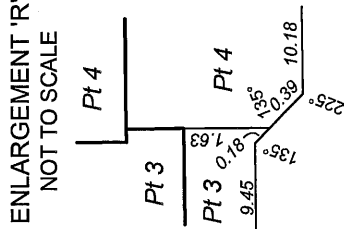
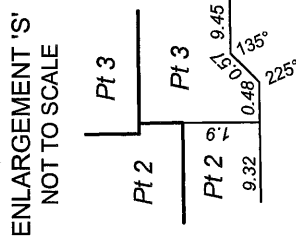
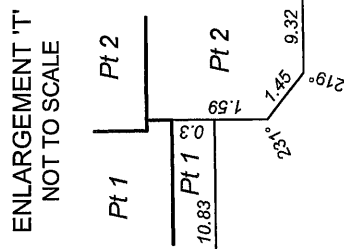
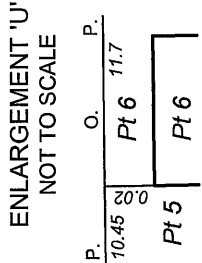
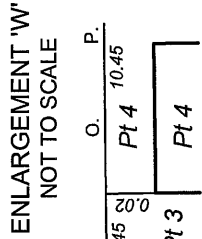
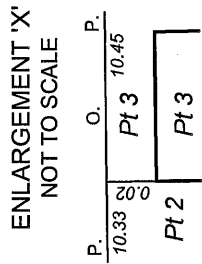
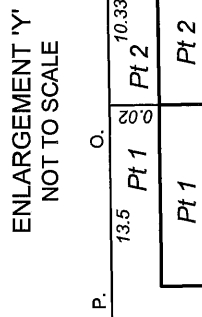


HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN  
**82080**  
 SHEET 2B OF 3 SHEETS

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 REF: 195587 AK/PN 7405-2020

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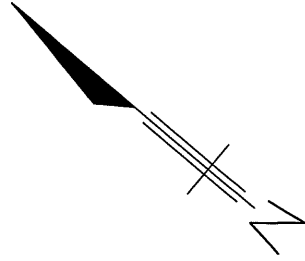
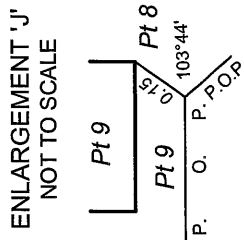
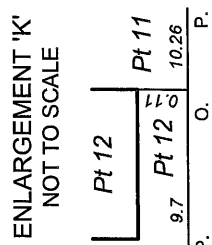
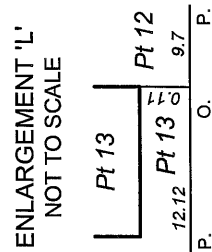
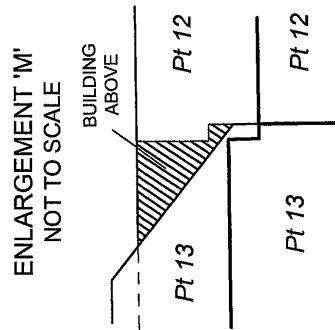
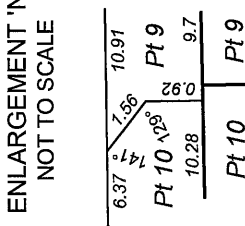
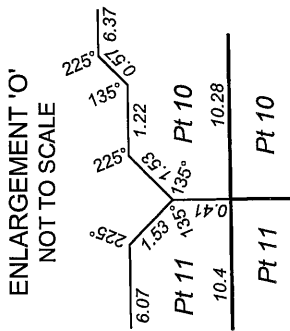
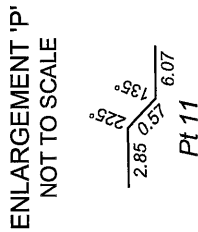
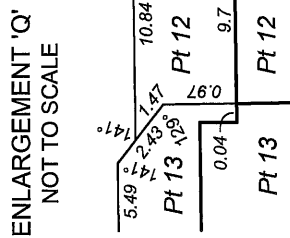


ALL MEASUREMENTS ARE TO THE EXTERNAL SURFACES OF THE BUILDING UNLESS SHOWN OTHERWISE.

ALL ANGLES ON THE PLAN ARE 90° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

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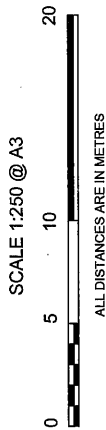
P.O.P. DENOTES PERIMETER OF PARCEL.



STRATA PLAN  
**82080**  
 SHEET 3 OF 3 SHEETS

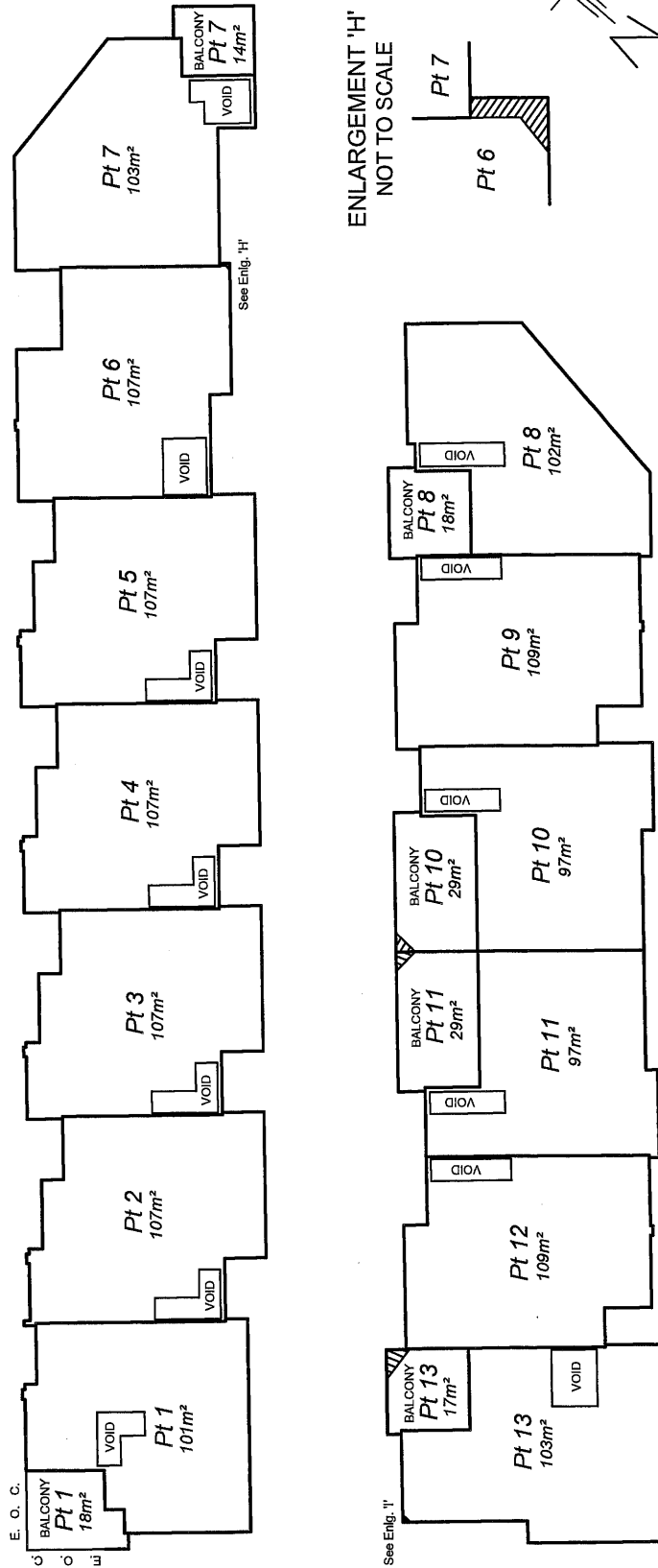
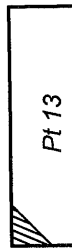
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**FIRST FLOOR PLAN**

ENLARGEMENT 'I'  
 NOT TO SCALE



ENLARGEMENT 'H'  
 NOT TO SCALE

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THE STRATUM OF THE PORTIONS OF THE BUILDINGS HATCHURED EXTENDS FROM THE UNDERSIDE OF THEIR FLOOR TO 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE LOWEST GROUND FLOOR OF THE RESPECTIVE UNIT, INCLUDING WHERE COVERED.

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E.O.C. DENOTES EDGE OF CONCRETE.

FOR THE OTHER PART OF LOTS 1 - 13 SEE SHEET 2.

**Attachment 3 - Proposed Unit Entitlements**

Attachment to Precontractual Disclosure Statement to the Buyer



# Schedule of Unit Entitlements

Strata Titles Act 1985

Section 37, Schedule 2A cl. 21T(1)(d) & Schedule 2A cl. 31E(1)(c)

Scheme Number: 82080

Scheme Name: 4 Pearson Place, Churchlands

Lot Number	Lot Type <sup>1</sup>	Unit Entitlement	Lot Number	Lot Type <sup>1</sup>	Unit Entitlement
1	Residential	82	12	Residential	74
2	Residential	74	13	Residential	80
3	Residential	74			
4	Residential	74			
5	Residential	74			
6	Residential	74			
7	Residential	80			
8	Residential	80			
9	Residential	74			
10	Residential	80			
11	Residential	80			

Sum of the unit entitlements of all lots in the strata titles scheme: 1,000

### CERTIFICATE OF LICENSED VALUER

I, Darren Starcevich, being a Licensed Valuer, licensed under the *Land Valuers Licensing Act 1978* certify that the proportion that the unit entitlement of a lot as stated in the Schedule of Unit Entitlements above bears to the sum of the unit entitlements of all lots in the strata titles scheme is not greater than 5% more or 5% less than the proportion that the value (as that term is defined in section 37(3) of the *Strata Titles Act 1985*) of that lot bears to the sum of the value of all the lots in the strata titles scheme.

If applicable:

I have determined that in the Schedule of Unit Entitlements above there  is /  is not<sup>2</sup> a significant variation of the kind described in Regulation 49(1)(a) to the proposed Schedule of Unit Entitlements in the agreed stage of subdivision in staged subdivision by-laws number(s) \_\_\_\_\_ registered on \_\_\_\_\_.

08/06/2020  
Date

  
Digitally signed by D. Starcevich AAPI  
Licensed Valuer No. 44415  
Licensed Valuer Signature

<sup>1</sup> Select Residential/Commercial/Industrial/Vacant Land/Other.

<sup>2</sup> Select one.