



Ownership Handbook 2020

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Acknowledgement of Country

The Witchcliffe Ecovillage is located within the traditional lands of the Wardandi and Pibulmen peoples.

We acknowledge the Wardandi and Pibulmen peoples as the traditional custodians of the land, we respect their continuing connection to land, spirit and community, and we honour their unique cultural and spiritual relationship to the land.

We pay our respects to their ancestors and elders past, present and emerging.

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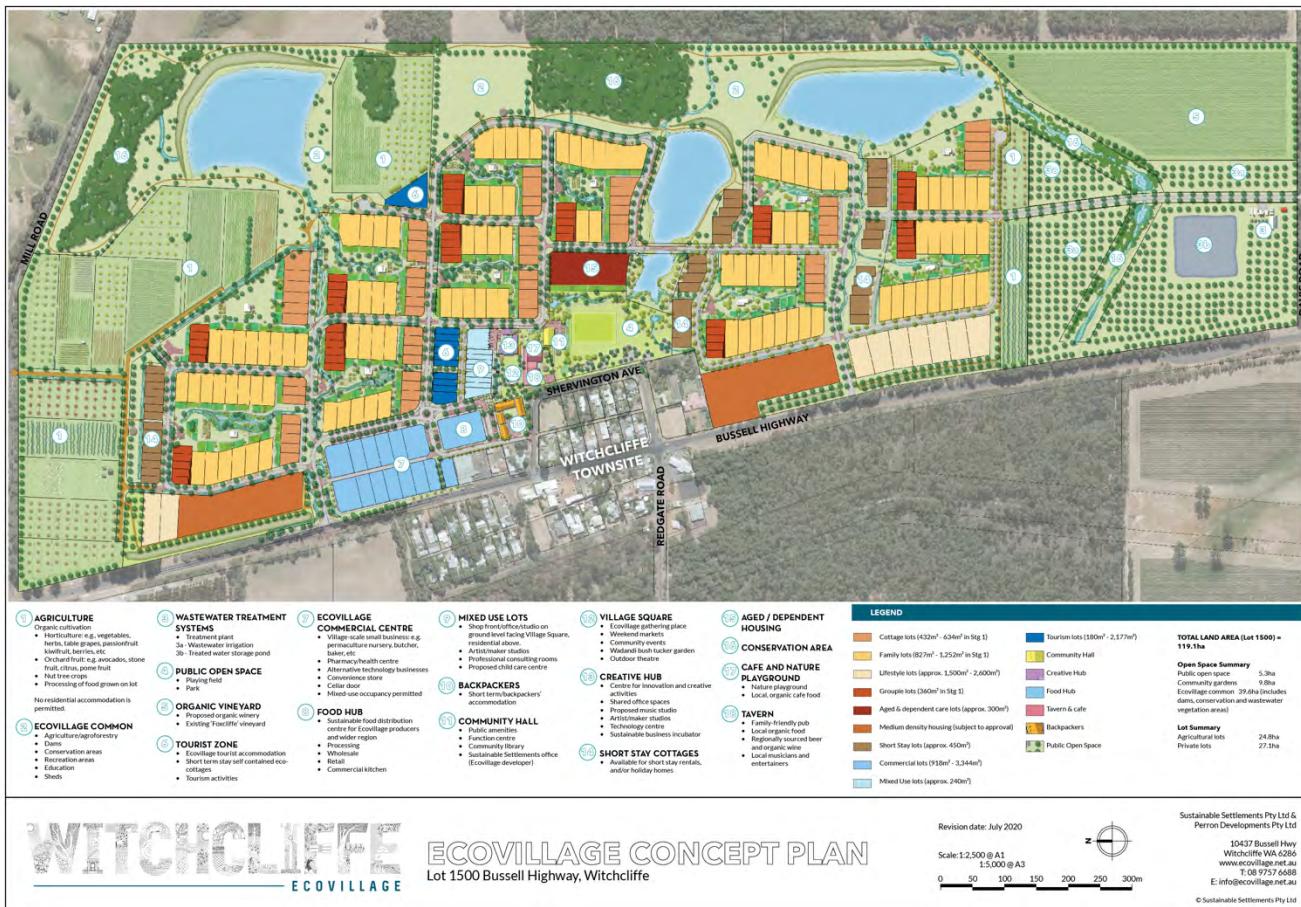
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Introduction

The Witchcliffe Ecovillage is a unique sustainable housing development in Western Australia which aims to be 100% self-sufficient in renewable energy, water and organic fresh food produce.

This handbook provides information for potential purchasers about the Ecovillage's ownership structure, land and asset management responsibilities, and ongoing fees.

Figure 1, Witchcliffe Ecovillage Concept Plan



Project Overview

The Witchcliffe Ecovillage development project is comprised of 11 residential survey strata residential subdivision "clusters" and several commercial, mixed use, agricultural and tourist survey strata subdivisions, as per Figure 1, Witchcliffe Ecovillage Concept Plan. The individual residential strata schemes include between 19 - 27 privately owned survey strata lots, as well as a shared common property area and infrastructure. For example, Cluster 1A in Stage 1 (see Figure 2), has 24 survey strata lots, an 8000 m² community garden, a microgrid, a Tesla Powerpack battery, Tritium electric vehicle charger and a meeting house. Each strata cluster has a management statement with an Ecovillage theme and identical strata bylaws.

Each of the Ecovillage's strata companies is also a voting Ordinary Member of the not-for-profit company, Ecovillage Commons Limited, which owns and manages the Ecovillage Common Land, dams and infrastructure for the Ecovillage community.

The Ecovillage Common company's constitution and objectives and the strata clusters' bylaws enshrine the Ecovillage's sustainability principles across the development and ensure management, maintenance and depreciation of communally owned assets and infrastructure. The constitution and bylaws have been designed to be robust, reasonable, and easily administered, but they are able to be modified by special resolutions in the future if the Ecovillage needs to adapt to a changing environment. They are designed to protect the long-term viability of the Ecovillage's sustainability objectives, enable the smooth day to day running of the Ecovillage, provide conflict resolution and decision-making models, and enable the community to be autonomous and self-sustaining.

This ownership structure has many benefits over a traditional subdivision. The strata component enables each Ecovillage lot purchaser to own their own private lot and share a beautiful and productive community garden with a manageable number of like-minded households. The not for profit company structure enables the whole Ecovillage community to collectively:

- share and manage valuable agricultural land;
- protect and enhance beautiful conservation zones including forest stands and streams;
- share sustainability and community infrastructure for the benefit of the whole Ecovillage community, including 3 stunning dams, extensive path networks, walk trails and recreation areas, an education precinct, an amphitheatre and a productive wastewater irrigation zone; and
- generate income, organize community events and provide services to Ecovillage residents.

Figure 2. Cluster 1A



What is Survey Strata Ownership?

The land tenure structure we have chosen for private lots in the Ecovillage is the survey strata scheme. In Western Australia, there are currently two forms of strata tenure provided for by the WA Strata Act (1985). These are "strata scheme" and "survey strata scheme." Both involve a scheme and plan registered with Landgate, and the creation of a strata company which is managed by the strata owners or a strata management company in line with the requirements of its management statement and bylaws, and the Strata Act.

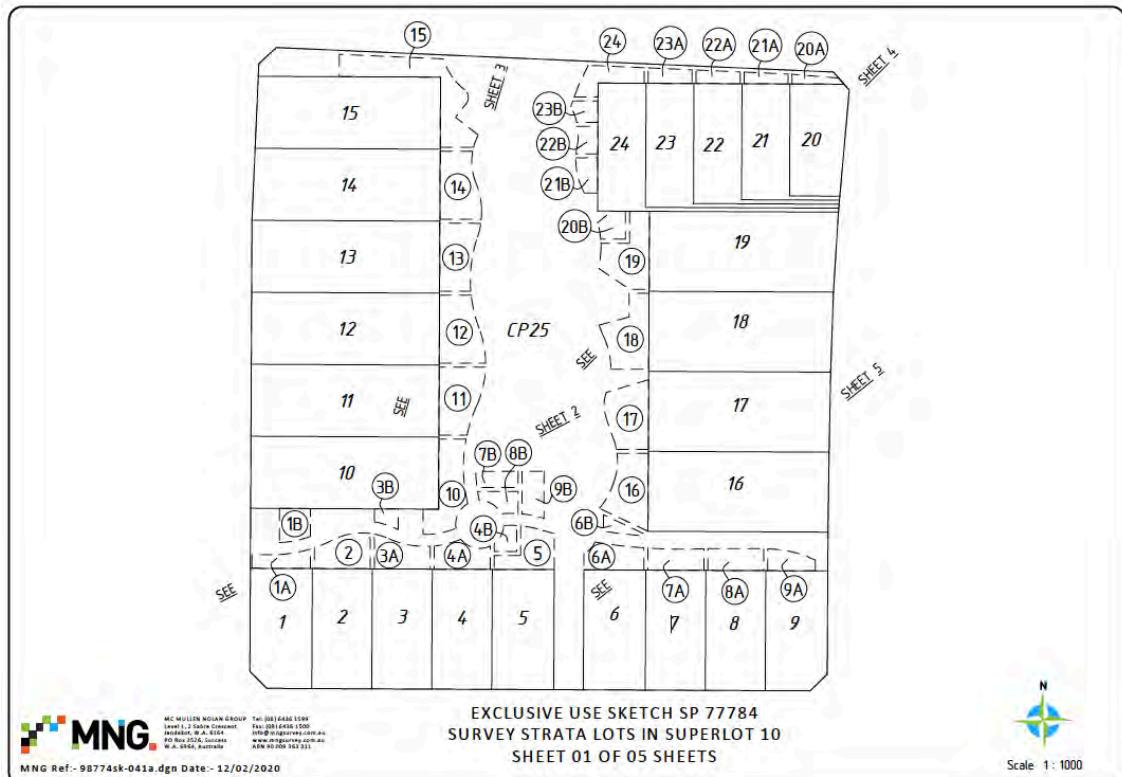
Strata scheme is the original form of strata in WA and is commonly known as a "building" or "built" strata." At least one building is shown on the strata plan, and the individual lots are defined within the boundaries of the building. All land in the strata scheme is common property. It is commonly used for multiple level developments, where ownership of the land and building is in common, and the lot title applies just to the internal floorplan of an individual apartment.

A **survey-strata scheme**, on the other hand, provides for privately owned lots to share an external area of common property and infrastructure. No buildings are shown on the survey-strata plan, which is produced by a licenced surveyor. Each lot owner is completely responsible for their own lot and building, just like a conventional "green," "freehold," or "Torrens" titled lot. Land shared as common property is indicated on the Survey Strata Plan as a separate lot (designated "CP") and common property land can be assigned on an Exclusive Use Sketch, lodged with the Survey Strata Plan, as areas set aside for the exclusive use of individual lots. Figure 3, for example, shows the Exclusive Use Sketch for Cluster 1A in the Ecovillage.

Landgate has a newly updated guide to strata titles which provides an excellent overview of how strata titling operates in WA, including all of the recently approved strata reforms:

[https://www0.landgate.wa.gov.au/docvault.nsf/web/PS_STPM/\\$file/1129-Guide-to-Strata-Titles-online.pdf](https://www0.landgate.wa.gov.au/docvault.nsf/web/PS_STPM/$file/1129-Guide-to-Strata-Titles-online.pdf)

Figure 3. Exclusive Use Sketch for Cluster 1A



What is a Not-for-Profit Company Limited by Guarantee?

The Ecovillage was developed on two (now amalgamated) farms which had a land area totalling 119 ha, and the urban footprint of the project is around half of that. The balance land makes up the Ecovillage Commons and is zoned Special Use Zone: Ecovillage Commons in the AMR Shire Local Planning Scheme. This additional Commons Land needs to be held in a legally sound, tax effective structure in order to enable its common ownership and management by, and perpetual benefit to, the Ecovillage community. With expert legal advice from property law specialist Torrens Legal, we have chosen to hold the land in a not for profit company limited by guarantee.

A company limited by guarantee (CLG) is a common company structure used for not-for-profit and charitable organisations in Australia that reinvest any surplus income (profit) they generate towards the organisation's objectives, which are set out in a constitution. Sports clubs, conservation groups, and cultural and charitable organisations commonly use this type of company structure. They may generate income but cannot issue shares or pay dividends to its members. Each member of the company has voting rights and may take part in and benefit from the services and activities of the company, but their liability should the company be sued or wound up is limited to a nominal amount set out in the company constitution. CLGs are managed by a board of directors and are registered with Australian Securities and Investment Commission (ASIC) under the Corporations Act. They allow for perpetual succession and can hold property, employ staff, enter into legal agreements and leases, etc.

For more information on companies limited by guarantee, please see

<https://asic.gov.au/for-business/registering-a-company/steps-to-register-a-company/registering-not-for-profit-or-charitable-organisations/>; and

https://nfplaw.org.au/sites/default/files/media/Positions_in_a_company_limited_by_guarantee_CTH.pdf.

Governance Models

The Ecovillage Commons company and the individual strata companies will have well established management structures provided respectively by the company's constitution and the stratas' management statements and bylaws. These mechanisms are regulated by the Corporations Act and the WA Strata Act (1985), with both the ASIC and the State Administrative Tribunal (SAT) available to assist in the resolution of issues and disputes. However, as the Ecovillage is founded on principles of cooperation, tolerance and inclusivity, it is envisaged that the community will be open to exploring the use of communication, mediation and decision-making models in their management of the Strata Companies and the Ecovillage Commons company and board of directors.

Some suggested alternative governance and communication models for consideration by the Ecovillage community are consensus decision making, non-violent communication, sociocracy and deliberative democracy. The Developers will provide governance resources and support to the Stage 1 Ecovillage community once its strata companies are registered and established, however, each strata company will be able to decide for themselves how to manage their cluster and how best to communicate and make decisions, as long as they are within the requirements of the Strata Act.

For more information on these recommended alternative governance and communication models, please see the Reference section.

Witchcliffe Ecovillage Land Tenure

Who Owns What?

Of the Witchcliffe Ecovillage's total 119.14 ha, around 12.38 ha* is allocated to privately owned residential lots. The remainder is made up of:

- community gardens (10.12 ha);
- privately owned agricultural lots (26.14 ha);
- privately owned commercial, tourist and village square lots
- Public Open Space (5.3 ha);
- Ecovillage Commons land (42.95 ha);
- Roads.

* Note: all areas (ha) are approximate only and based on the Concept Plan.

Table 1. WEV Ownership and Management Schedule

Land component	Ownership	Responsibility
Public roads	AMR Shire	AMR Shire
Private roads (none in Stage 1)	Strata company	Strata company
Verges	AMR Shire	Adjacent lot owners
Public Open Space	AMR Shire	AMR Shire
Ecovillage Commons Land: <ul style="list-style-type: none">• Conservation areas• Dams• Amphitheatre• Education Precinct• Wastewater irrigation orchards and silviculture area	Ecovillage Commons Ltd	Ecovillage Commons Ltd (managed by the developers) until all lots are sold
Wastewater treatment plant	Ecovillage Commons Ltd	ERA licenced wastewater treatment provider
Strata cluster community garden (Common Property)	Strata company	Strata company
Individual lots	Ecovillage lot owner	Ecovillage lot owner
Exclusive Use Areas (Common Property)	Strata company	Designated Ecovillage lot owner
Agricultural lots	Ecovillage Agricultural lot owner	Ecovillage Agricultural lot owner
Commercial, tourist and village square lots	Ecovillage Commercial and Tourist lot owners	Ecovillage Commercial and Tourist lot owners

Ecovillage Commons Company

Purpose

The Ecovillage Common Company Ltd has been created to hold and manage the Ecovillage's common land and infrastructure assets for the benefit of the whole Ecovillage community.

The Company's constitution sets out that its objectives are to facilitate the attainment of the sustainable environmental, social and amenity outcomes of the Ecovillage through the management of the Ecovillage Commons land and assets by actions consistent with the following values (which are to be given consideration without marginalisation of any one value in a decision-making process):

- (a) environmental sustainability;
- (b) social and cultural sustainability; and
- (c) economic sustainability.

These outcomes are consistent with the Ecovillage vision which is included in every Ecovillage Strata Cluster's Management Statement (see p. 12).

We have developed the Ecovillage Commons Ltd constitution to be adaptable and flexible for the future community. It allows for the company to undertake both the minimum management activities required to maintain the Ecovillage shared land and infrastructure, as well as to achieve more aspirational objectives (education, promotion, income generation, event management, etc) should the future Ecovillage community want. It will be up to the future Ecovillage community to work together to decide what they want the Ecovillage Commons Ltd to be.

The Company's operational objectives include:

- a) to lead, promote, nurture, develop, co-ordinate and administer a mixed-use development and fully integrated community in Witchcliffe, Western Australia, that is to be self-sufficient in renewable energy, water and organic fresh food produce with a view of developing a community that is socially, culturally, economically and ecologically sustainable;
- b) to assist the Ecovillage community's work towards ecological sustainability, social prosperity and economic viability;
- c) to facilitate communication between the Ecovillage Strata Clusters, owners and occupiers;
- d) to enable and promote community activity within the Ecovillage community;
- e) to provide an interface between the Ecovillage community and the wider public with the object of providing community liaison, promotion of Ecovillage products and services (produced and provided within the Witchcliffe Ecovillage by its residents and owners) where appropriate, and promotion of the ideals and practices of sustainable human design and development.
- f) to promote, develop and manage, or otherwise deal with the Ecovillage Commons (being that part of the Ecovillage to be owned by the Company and intended to provide infrastructure, facilities and services to the Ecovillage at large and which is intended to include conservation areas, recreational and educational areas, spaces for public amenity, dams, and land for the purpose of wastewater treatment and irrigation by a licenced wastewater provider) as a strategic asset of the Company ancillary to and in furtherance of these objects;
- g) to provide facilities, amenities and services for the benefit of the owners, occupiers and residents of the Ecovillage consistent with these objectives; and
- h) to manage and direct the activities of the Company to achieve the Objectives, including but not limited to:
 - (i) rehabilitation and management of conservation zones and protection of native animal and plant life;

- (ii) installation, operation, maintenance, repair and management of the property (including fixtures and chattels), plant and equipment and facilities within and on the Ecovillage Common land;
- (iii) stormwater drainage and treatment, water storage, dams, monitoring and maintenance of natural stream flows (where required by Local Government), and monitoring and maintenance of dam water quality to non-potable landscaping and agricultural standard, including sale and supply of water within the Ecovillage in perpetuity for agricultural, public landscaping, firefighting, and community garden irrigation purposes in strata common property. (For clarity, this does not include the sale or supply of water to Ecovillage residential or commercial lot owners, but will include the sale and supply of water to Ecovillage Agricultural lot owners, Ecovillage strata companies and Augusta Margaret River Shire);
- (iv) coordinating and management of events to the benefit of the Ecovillage community, including but not limited to markets, concerts, film nights, sustainability expos, and education courses
- (v) generation of income from events, leases, activities, services and investments supplied and/or coordinated by the Company in order to meet the costs of the Company in the development, maintenance and depreciation of Company assets and provision of services to the Ecovillage owners and occupiers, and to invest in Company assets for the benefit of the Ecovillage owners and residents, provided these activities and investments are consistent with the objectives of the Company;
- (vi) raising, issuing and collection of levies and payments from the Members for the purposes of meeting costs and expenses incurred by the Company for the purposes of carrying out the Objectives of the Company (to the extent that income generated from the activities of the Company is insufficient to meet those costs and expenses);
- (vii) granting of and the creation of various agreements and arrangements, including leases and MOUs between the Company and the Clusters; the Local Authority; licenced or otherwise approved private service providers; individuals and companies; surrounding landowners; etc., to create an integrated sustainable community;
- (viii) advocacy, communication and liaison with Local, State and Federal Authorities on behalf of the Ecovillage Strata companies and lot owners where applicable;
- (ix) communication and liaison with representatives of the Wadandi/Pibulmen people to build meaningful relationships, promote reconciliation, and share knowledge and resources to care for country;
- (x) bushfire risk management and maintenance of landscape values on Ecovillage Common land as per current Bushfire Management Plans, the WEV Bushfire Landscape Management Plan (as may be modified from time to time) and State and Local Authority requirements;
- (xi) the promotion and support as appropriate of associations and group activities led by Ecovillage residents and owners, including but not limited to conservation, social, community, gardening and educational activities.

Responsibilities

There are two membership types provided for in the Ecovillage Commons constitution, Founding and Ordinary Members. The Founding Members are the Ecovillage's developers, Sustainable Settlements Pty Ltd and Perron Developments Pty Ltd. The Founding Members have the responsibility to maintain and manage the common land and assets in accordance with the Ecovillage Commons constitution until such time as the last lot in the Ecovillage development is sold. This delayed handover will ensure that the earlier stage strata companies do not have to disproportionately carry the management of the Ecovillage Commons land. When all lots are sold, the Founding Members will cease to be Members of the company, however, the constitution allows the Founding Members to appoint a Director from time to time after they cease to be Members—this

would allow the Ecovillage developers to continue to guide the board of directors in the early years of the community's independent management of the company, if required.

The Ordinary Members of the Ecovillage Commons Ltd are the Strata Companies (not individual lot owners) which become Ordinary Members as the strata companies are registered. Each Ordinary Member's voting rights are set as the number of lots in the strata cluster. Cluster 1A, for example, will be an Ordinary Member of the Ecovillage Commons Ltd, and will hold the rights to 24 votes at General Meetings. Any Member's liability as member of the company is limited to \$1 by the Ecovillage Commons Ltd constitution.

Ordinary Members have a responsibility to vote and participate in decision making as required, and to provide a representative at each General and Annual General meeting. Appointment to the board of directors will be initially chosen by the Founding Members, and then annually drawn at random from the Ecovillage lot owners, similar to a participatory democracy process, with each lot type (Groupie, Cottage, Family, Agricultural, Tourist and Commercial) represented by the 6 directors.

The Ecovillage Commons constitution provides the Members with the ability to pass a Special Resolution to create additional classes of members in the future. For example, this could allow for the creation of a paid "Associate" or "Friends of the Ecovillage" type membership for visitors or supporters, should the Ecovillage community feel that this would be of benefit and further the objectives of the constitution.

Management

The Ecovillage Commons Ltd water sales will provide for the salary of an Ecovillage Manager who will be responsible for the day to day management of the common land and infrastructure, including management of fire breaks and pasture, and maintenance of the water supply to the community gardens and agricultural lots. This management role will be well established prior to the handing over of the EC when the last Ecovillage lots are sold, and the Manager will hold an ex officio position on the board of directors.

Any further income generated by Ecovillage Commons Ltd through organising events, leasing land, providing services, etc., can be reinvested into services and infrastructure for the benefit of the Ecovillage community.

The Ecovillage Commons Ltd is able to require payment of fees and levies from its Members (the strata companies) however, these levies and fees can only be required:

- a) for a service or product that has been supplied (e.g., water to the strata companies from the dams);
- b) to the extent that the income generated from the activities of the company are insufficient to meet its costs and expenses; or
- c) by Special Resolution of the Members.

The estimated cost of water supplied by Ecovillage Commons Ltd to the strata companies is 50c per kL, with each residential strata company supplied with an allocation of up to 3 megalitres of water per annum provided for community garden and irrigation (including Exclusive Use Area veggie patch gardens). This equates to around \$65 per lot per annum, which compares very favourably to scheme water provided by Water Corp elsewhere in the Shire, at approximately \$3.50 kL. Agricultural strata lots can receive up to 5 ML per lot. The cost of water to the strata companies is included in the operational costs of the provisional strata fees (p. 16).

Ecovillage Strata Clusters

Purpose

The Ecovillage strata companies provide an ideal way for individuals and families to own and collectively manage a large productive food forest garden with beautiful soils and abundant water in a rural location, without the outlay and management costs that would normally be associated with owning a rural residential lot in the region. We believe that more people should have the ability to create and experience life in a permaculture paradise, not just those who can afford to own a hobby farm. In addition, communal ownership and management shares the workload and costs associated with productive land, and the ability to work alongside friends and neighbour in a friendly community makes “growing your own” a rewarding pastime and not a chore. Many hobby farmers will tell you that managing acres of land by yourself can be hard work and very isolating. Finally, Ecovillage strata bylaws and communal decision-making mean that you can be sure that your neighbours won’t be spraying chemicals on your boundary, or revving their motorbikes at the crack of dawn—things that you just can’t control on a green titled lot.

Each Ecovillage Strata Cluster’s strata management statement includes an identical “Theme of Development,” which will guide the objectives and decision making of the strata company, as follows:

“The scheme is intended to be a sustainable residential development forming one Cluster of the Witchcliffe Ecovillage.

It is intended that the Ecovillage operate as a highly sustainable, self-reliant community in a regional village setting, incorporating modern technology and human settlement design to enable its community to:

- produce as much energy as it consumes;
- be self-sufficient in water;
- produce organic fresh food produce;
- create less waste;
- care for and regenerate the local environment;
- provide a high level of pedestrian, wheelchair and bicycle access throughout the Ecovillage;
- be socially diverse, inclusive, cooperative and resilient; and
- respect the culture and traditions of the Wardandi people, the traditional custodians of the land.

The scheme must operate in a manner consistent with, and must promote, the objectives of the Ecovillage.”

Responsibilities

The Strata Company is responsible for the management and depreciation of common property and shared infrastructure (e.g., community gardens, community buildings, batteries), for ensuring that strata bylaws are adhered to by lot owners, for the management of the strata microgrid and batteries and the supply of Ecovillage Commons water to Exclusive Use Areas, and for organising and promoting strata cluster scale community events and busy-bees. The Strata Company will also ensure that the stormwater swales and pathways through the community gardens are maintained.

Management

The management of each strata cluster is carried out by a small Council, made up of lot owners who nominate for a role on the Council in annual elections. The Developers will provide detailed management advice and assistance during the initial stages of the strata company's operation, and the appointment of a strata manager is an option for any cluster if expert advice or support is needed. The Strata Community Association of WA provides excellent resources, online governance education, advocacy and support to its members, and it is highly recommended that all Ecovillage strata bodies join this association, particularly in their formative years.



There are also tailored software packages available in Australia which can provide economical strata management packages to assist strata councils manage the secretarial and financial duties of the strata company.

In the event of a dispute between strata owners, or between a strata company and its strata owner/s, the [State Administrative Tribunal \(SAT\)](#) has jurisdiction over strata title disputes. The SAT is able to make orders to settle disputes that arise due to any disagreement involving a power, authority, duty or function under the Strata Titles Act (or the by-laws of a strata scheme).

The strata company Scheme Bylaws are provided to potential purchasers as part of the sales contract strata pre-disclosure statement. In summary, the Scheme Bylaws mandate:

- Organic garden management within private lots and within the community garden
- No cats allowed in the Ecovillage
- Dogs inside houses between 6 pm and 6 am
- Quiet enjoyment of your lot
- Children under 6 supervised in community gardens
- No smoking in community gardens
- Short stay (where permitted by Shire) must be managed to ensure no impact on neighbours
- Every private lot's Exclusive Use Area in the community garden must be maintained as an attractive and productive garden
- Use of wildlife friendly pest control
- Buildings must comply with Ecovillage building design guidelines and sustainability requirements (e.g. solar panels, rainwater tanks, etc.).

Ecovillage Lots

Rights

Each individual survey strata lot has the same ownership rights as a green or Torrens titled lot anywhere in Australia. It can be resided in, leased out, sold on the open property market, and financed with a mortgage. It has a street frontage, an individual lot and street number, and is zoned Residential under the AMR Shire [Local Planning Scheme 1](#). In addition, each lot shares ownership of and responsibility for the common property within its strata, which is assigned proportionately according to its Unit Entitlement (see p. 13).

Responsibilities

Like any property owner in AMR Shire, an Ecovillage lot owner must maintain their lot's crossover and any culvert underneath it, pay Shire rates and abide by any local planning policies and regulations. The owner of an Ecovillage lot also has certain additional responsibilities. They must abide by their cluster's Strata Bylaws, take part in the shared management of their cluster's common property, and maintain any productive (fruit) tree that may have been planted by the developer on their verge. On resale, an Ecovillage lot owner must provide potential purchasers or the selling agent with an up to date sustainability features disclosure statement which will outline the renewable energy and rainwater tank capacity of the house.

Unit Entitlements

The unit entitlement of lots in a strata titles scheme has an important role in determining a lot owner's:

- share in common property in the scheme,
- levy contribution payable and
- voting rights.

The unit entitlements for the Witchcliffe Ecovillage Stage 1 and 2 clusters have been determined by a licenced valuer and are attached at Appendix 1.



Ecovillage Annual Fees and Living Costs

Strata Fees

Table 2 below provides the proposed Strata Budget and Levy Schedules for the Cluster 1A strata company as an example, prepared to the best of our ability to act as a guide to future annual strata fees. (Proposed Strata Budgets and Levy schedules for all Stage 1 and 2 clusters are attached at Appendix 2.)

Table 2. Cluster 1A Proposed Strata budget

PROPOSED STRATA 1A BUDGET - 24 lots		
Strata Income/Expenditure	Notes	Total
Income		
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$11,707.33
- Ecovillage Commons Fee	\$100/Lot/per annum x 24 lots	\$ 2,400.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,546.23
Expenditure		
<u>Admin</u>		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$340k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
<u>Utilities</u>		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa x 24 lots	\$ (2,400.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
<u>Maintenance</u>		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
<u>Depreciation</u>		
Fixed assets	Battery, building, garden infrastructure, EV charger, etc.	\$ (11,707.33)
Total Expenditure		\$ (22,046.23)

Strata Income

The stratas have the ability to offset some of their annual budget costs and even potentially produce income through the sale of excess renewable energy, sold directly to the public via the strata owned EV chargers. While the strata companies will determine how income earned from excess energy is to be distributed amongst lot owners, in line with the requirements of the strata companies' Scheme ByLaws, the following is an example scenario, based on the Cluster 1A budget and potential energy production data. (see the WEV Energy Handbook).

Example Income Distribution Scenario

The Cluster 1A strata company would receive any income generated through EV charging which exceeds the current energy retail price (i.e., the energy trading rate, which is paid to the lot owners generating the energy.) For example, if the energy retail trading price is set at 3.5c p/kWh and the strata company's EV charging price is set at 30c p/kWh, then the lot owners would receive 3.5c p/kWh and the strata company would receive the balance 26.5c p/kWh for every kWh sold through the EV charger. This strata income can be used to reduce strata fees, distribute income to lot owners or invest in strata infrastructure. Table 3 anticipates the potential impact of strata energy income on the strata budget over time when the clusters are built and producing excess energy.

Table 3 Future potential income to Cluster 1A strata (once PV panels are installed, and visitors are using strata owned EV chargers)

Income source	Total Income	Potential total income to strata lot owners @ 3.5c k/W	Potential income to strata company @ p/kW	Impact of additional strata energy income* on strata budget
Estimated Strata Fees (as per Table 2)				-\$22 046
Potential excess energy income from Energy retailer	+\$10 412	+\$10 412	-	-\$22 046
Potential excess energy income + Electric Vehicle energy sales @100kWh/day	+\$20 084	+\$10 412	\$9672.	-\$12 374
Potential excess energy income + Electric Vehicle energy sales @200kWh/day	+\$29 757	+10 412	\$19 345	-\$2 701
Potential excess energy income + Electric Vehicle energy sales @300kWh/day	+\$39 429	+10 412	\$29 017	+6 971

Shire rates

Under the Local Government Act 1995, all rateable properties within Western Australia are levied property rates. In Witchcliffe, these are set annually by the Augusta Margaret River Shire and include:

- Property rates
- Emergency Services Levy
- Waste facilities maintenance rate; and
- Rubbish and/or recycling collection fee.

Property rates are charged at a percentage of a property's Gross Rental Value (which is determined by Landgate.) The 2019/20 differential residential rates are set at 10.7581 cents per GRV dollar, with a minimum rate of \$1 335.

The Augusta Margaret River Shire provides a 3 bin rubbish service to all properties in the Shire, including weekly collection of compostable materials, and fortnightly collection of putrescible waste and recycling. The 2019/20 waste levy is set at 0.0222 cents per GRV dollar, with a minimum payment of \$180.00.

For more information on AMR Shire rates, please visit

<https://www.amrshire.wa.gov.au/library/file/RA148P%20Rates%20Frequently%20Asked%20Questions.pdf>.

For more information on Gross Rental Values, please see <https://www0.landgate.wa.gov.au/for-individuals/property-valuations/gross-rental-value>.

Utilities

Energy:

Ecovillage households will provide 100% of their power needs during the day, generated by a minimum 6 kW of solar panels on each roof, and will store their excess energy in shared Tesla Power Pack batteries located on each cluster's common property to provide night-time power. Excess power sold back to the Western Power grid will pay for the annual maintenance and depreciation of the microgrid and battery.

We expect every energy efficient Ecovillage home to have **no annual power consumption bills**, and eventually, when visitors are using the strata EV chargers, there will be potential for reduced strata fees or for clusters to invest in additional shared infrastructure and investments.

(Please refer to the Witchcliffe Ecovillage Energy Handbook for details:

<https://www.ecovillage.net.au/library/document-library/>.)

Water: All properties will provide their own household water supply from rainwater tanks **at no cost**, with energy for pumping provided for by the house's solar panels. As a comparison, if your lot was located in Margaret River, you would pay a water service fee of \$264 per annum, plus your water consumption at a rate of between \$1.82 and \$6.68 per kL depending on your consumption tier.

The cost of pumping water to community gardens and Exclusive Use Area garden allotments is already included in the strata fees and is charged by the Ecovillage Commons Ltd at a significantly lower price than regular Water Corp water rates (\$0.50 compared to up to \$6.68.)

Wastewater:

The Ecovillage wastewater service will be provided by an Economic Regulatory Authority (ERA) licenced service provider that leases the wastewater treatment area from the Ecovillage Commons Ltd. The ERA is a WA State authority which regulates the annual fees of private service providers to ensure that households are charged fairly and provided with a perpetual service which complies with all regulations. Wastewater costs will be similar to Water Corp's wastewater fees in Margaret River, which are approximately \$1,200 per house per annum.

As a comparison, new houses in the Witchcliffe area *without* a deep sewerage service must install a stand-alone treatment system (ATU) which costs approx. \$15,000, and pay to have the system serviced every 3 months and pumped out every 2 to 5 years.

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Appendix 1 : Stage 1 & 2 Unit Entitlements



Approved Form 2020-35721

Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 77784

Scheme Name: Cluster 1A, Witchcliffe Ecovillage

¹ Select Residential/Commercial/Industrial/Vacant Land/Other.



Sum of the unit entitlements of all lots in the strata titles scheme: 1000

CERTIFICATE OF LICENSED VALUER

I, Raymond Joseph Codalonga, 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 not² 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 .

21 May 2020

Date _____



Licensed Value Signature

² Select one.



Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 77785

Scheme Name: Cluster 1B, Witchcliffe Ecovillage

Lot Number	Lot Type ¹	Unit Entitlement	Lot Number	Lot Type ¹	Unit Entitlement
1	Vacant Land	42	12	Vacant Land	60
2	Vacant Land	43	13	Vacant Land	60
3	Vacant Land	43	14	Vacant Land	63
4	Vacant Land	45	15	Vacant Land	27
5	Vacant Land	46	16	Vacant Land	27
6	Vacant Land	50	17	Vacant Land	27
7	Vacant Land	52	18	Vacant Land	27
8	Vacant Land	69	19	Vacant Land	30
9	Vacant Land	55	20	Vacant Land	59
10	Vacant Land	57	21	Vacant Land	59
11	Vacant Land	59			

Sum of the unit entitlements of all lots in the strata titles scheme: 1000

CERTIFICATE OF LICENSED VALUER

I, Raymond Joseph Codalonga, 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 not² 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 _____.

21 May 2020

Date



Licensed Valuer Signature

¹ Select Residential/Commercial/Industrial/Vacant Land/Other.

² Select one.



Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 77786

Scheme Name: Cluster 1C, Witchcliffe Ecovillage

Lot Number	Lot Type ¹	Unit Entitlement	Lot Number	Lot Type ¹	Unit Entitlement
1	Vacant Land	42	12	Vacant Land	31
2	Vacant Land	43	13	Vacant Land	31
3	Vacant Land	44	14	Vacant Land	36
4	Vacant Land	45	15	Vacant Land	69
5	Vacant Land	46	16	Vacant Land	69
6	Vacant Land	66	17	Vacant Land	69
7	Vacant Land	66	18	Vacant Land	69
8	Vacant Land	66	19	Vacant Land	79
9	Vacant Land	66			
10	Vacant Land	31			
11	Vacant Land	31			

Sum of the unit entitlements of all lots in the strata titles scheme: 1000

CERTIFICATE OF LICENSED VALUER

I, Raymond Joseph Codalonga, 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 not² 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 _____.

21 May 2020

Date



Licensed Valuer Signature

¹ Select Residential/Commercial/Industrial/Vacant Land/Other.

² Select one.



Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 77787

Scheme Name: Cluster 2A, Witchcliffe Ecovillage

¹ Select Residential/Commercial/Industrial/Vacant Land/Other.



Approved Form 2020-35721

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

CERTIFICATE OF LICENSED VALUER

I, Raymond Joseph Codalonga, 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 not² 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

23/07/2020

Date

Dedalos

Licensed Valuer Signature

² Select one.



Approved Form 2019-74457

Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 77788

Scheme Name: Cluster 2B, Witchcliffe Ecovillage

Lot Number	Lot Type ¹	Unit Entitlement	Lot Number	Lot Type ¹	Unit Entitlement
1	Vacant Land <input checked="" type="checkbox"/>	39	12	Vacant Land <input checked="" type="checkbox"/>	64
2	Vacant Land <input checked="" type="checkbox"/>	38	13	Vacant Land <input checked="" type="checkbox"/>	64
3	Vacant Land <input checked="" type="checkbox"/>	39	14	Vacant Land <input checked="" type="checkbox"/>	27
4	Vacant Land <input checked="" type="checkbox"/>	41	15	Vacant Land <input checked="" type="checkbox"/>	27
5	Vacant Land <input checked="" type="checkbox"/>	41	16	Vacant Land <input checked="" type="checkbox"/>	27
6	Vacant Land <input checked="" type="checkbox"/>	39	17	Vacant Land <input checked="" type="checkbox"/>	27
7	Vacant Land <input checked="" type="checkbox"/>	38	18	Vacant Land <input checked="" type="checkbox"/>	31
8	Vacant Land <input checked="" type="checkbox"/>	37	19	Vacant Land <input checked="" type="checkbox"/>	78
9	Vacant Land <input checked="" type="checkbox"/>	36	20	Vacant Land <input checked="" type="checkbox"/>	62
10	Vacant Land <input checked="" type="checkbox"/>	61	21	Vacant Land <input checked="" type="checkbox"/>	61
11	Vacant Land <input checked="" type="checkbox"/>	62	22	Vacant Land <input checked="" type="checkbox"/>	61

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

CERTIFICATE OF LICENSED VALUER

I, Raymond Joseph Codalonga, 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 not² 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 _____.

23/07/2020

Date

Licensed Valuer Signature

¹ Select Residential/Commercial/Industrial/Vacant Land/Other.

² Select one.

Appendix 2 : Stage 1 & 2 Strata Budgets and Levy Schedules

Witchcliffe Ecovillage Cluster 1A Draft Strata Company Budget - 24 lots

Income	Notes	Total
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$ 11,707.33
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ 2,400.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,546.23
Expenditure		\$ 19,646.23
Admin		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$200k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
Utilities		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ (2,400.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
Maintenance		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
Depreciation		
Fixed assets	Battery, building, garden infrastructure, etc.	\$ (11,707.33)
Total Expenditure		\$ (22,046.23)

Witchcliffe Ecovillage Cluster 1A, Indicative Strata Company Levies/Contributions

Lot Details		Quarterly				Annual			
No	UE	Admin Levy	ECL Levy	Fund	Total	Admin Levy	ECL Levy	Fund	Total
1	36	\$ 176.82	\$ 25.00	\$ 4.50	\$ 206.32	\$ 707.26	\$ 100.00	\$ 18.00	\$ 825.26
2	36	\$ 176.82	\$ 25.00	\$ 4.50	\$ 206.32	\$ 707.26	\$ 100.00	\$ 18.00	\$ 825.26
3	37	\$ 181.73	\$ 25.00	\$ 4.63	\$ 211.35	\$ 726.91	\$ 100.00	\$ 18.50	\$ 845.41
4	38	\$ 186.64	\$ 25.00	\$ 4.75	\$ 216.39	\$ 746.56	\$ 100.00	\$ 19.00	\$ 865.56
5	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
6	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
7	37	\$ 181.73	\$ 25.00	\$ 4.63	\$ 211.35	\$ 726.91	\$ 100.00	\$ 18.50	\$ 845.41
8	36	\$ 176.82	\$ 25.00	\$ 4.50	\$ 206.32	\$ 707.26	\$ 100.00	\$ 18.00	\$ 825.26
9	36	\$ 176.82	\$ 25.00	\$ 4.50	\$ 206.32	\$ 707.26	\$ 100.00	\$ 18.00	\$ 825.26
10	53	\$ 260.31	\$ 25.00	\$ 6.63	\$ 291.94	\$ 1,041.25	\$ 100.00	\$ 26.50	\$ 1,167.75
11	52	\$ 255.40	\$ 25.00	\$ 6.50	\$ 286.90	\$ 1,021.60	\$ 100.00	\$ 26.00	\$ 1,147.60
12	52	\$ 255.40	\$ 25.00	\$ 6.50	\$ 286.90	\$ 1,021.60	\$ 100.00	\$ 26.00	\$ 1,147.60
13	52	\$ 255.40	\$ 25.00	\$ 6.50	\$ 286.90	\$ 1,021.60	\$ 100.00	\$ 26.00	\$ 1,147.60
14	52	\$ 255.40	\$ 25.00	\$ 6.50	\$ 286.90	\$ 1,021.60	\$ 100.00	\$ 26.00	\$ 1,147.60
15	53	\$ 260.31	\$ 25.00	\$ 6.63	\$ 291.94	\$ 1,041.25	\$ 100.00	\$ 26.50	\$ 1,167.75
16	55	\$ 270.14	\$ 25.00	\$ 6.88	\$ 302.01	\$ 1,080.54	\$ 100.00	\$ 27.50	\$ 1,208.04
17	55	\$ 270.14	\$ 25.00	\$ 6.88	\$ 302.01	\$ 1,080.54	\$ 100.00	\$ 27.50	\$ 1,208.04
18	55	\$ 270.14	\$ 25.00	\$ 6.88	\$ 302.01	\$ 1,080.54	\$ 100.00	\$ 27.50	\$ 1,208.04
19	55	\$ 270.14	\$ 25.00	\$ 6.88	\$ 302.01	\$ 1,080.54	\$ 100.00	\$ 27.50	\$ 1,208.04
20	26	\$ 127.70	\$ 25.00	\$ 3.25	\$ 155.95	\$ 510.80	\$ 100.00	\$ 13.00	\$ 623.80
21	26	\$ 127.70	\$ 25.00	\$ 3.25	\$ 155.95	\$ 510.80	\$ 100.00	\$ 13.00	\$ 623.80
22	26	\$ 127.70	\$ 25.00	\$ 3.25	\$ 155.95	\$ 510.80	\$ 100.00	\$ 13.00	\$ 623.80
23	26	\$ 127.70	\$ 25.00	\$ 3.25	\$ 155.95	\$ 510.80	\$ 100.00	\$ 13.00	\$ 623.80
24	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
Total	1000	\$ 4,911.56	\$ 600.00	\$ 125.00	\$ 5,636.56	\$ 19,646.23	\$ 2,400.00	\$ 500.00	\$ 22,546.23

Witchcliffe Ecovillage Cluster 1B Draft Strata Company Budget - 21 lots

Income	Notes	Total
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$ 11,707.33
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ 2,100.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,246.23
Expenditure		
Admin		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$200k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
Utilities		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ (2,100.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
Maintenance		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
Depreciation		
Fixed assets	Battery, building, garden infrastructure, etc.	\$ (11,707.33)
Total Expenditure		\$ (21,746.23)

Witchcliffe Ecovillage Cluster 1B, Indicative Strata Company Levies/Contributions

Lot Details		Quarterly				Annual			
No	UE	Admin Levy	ECL Levy	Reserve Fund	Total	Admin Levy	ECL Levy	Reserve Fund	Total
1	42	\$ 206.29	\$ 25.00	\$ 5.25	\$ 236.54	\$ 825.14	\$ 100.00	\$ 21.00	\$ 946.14
2	43	\$ 211.20	\$ 25.00	\$ 5.38	\$ 241.57	\$ 844.79	\$ 100.00	\$ 21.50	\$ 966.29
3	43	\$ 211.20	\$ 25.00	\$ 5.38	\$ 241.57	\$ 844.79	\$ 100.00	\$ 21.50	\$ 966.29
4	45	\$ 221.02	\$ 25.00	\$ 5.63	\$ 251.65	\$ 884.08	\$ 100.00	\$ 22.50	\$ 1,006.58
5	46	\$ 225.93	\$ 25.00	\$ 5.75	\$ 256.68	\$ 903.73	\$ 100.00	\$ 23.00	\$ 1,026.73
6	50	\$ 245.58	\$ 25.00	\$ 6.25	\$ 276.83	\$ 982.31	\$ 100.00	\$ 25.00	\$ 1,107.31
7	52	\$ 255.40	\$ 25.00	\$ 6.50	\$ 286.90	\$ 1,021.60	\$ 100.00	\$ 26.00	\$ 1,147.60
8	69	\$ 338.90	\$ 25.00	\$ 8.63	\$ 372.52	\$ 1,355.59	\$ 100.00	\$ 34.50	\$ 1,490.09
9	55	\$ 270.14	\$ 25.00	\$ 6.88	\$ 302.01	\$ 1,080.54	\$ 100.00	\$ 27.50	\$ 1,208.04
10	57	\$ 279.96	\$ 25.00	\$ 7.13	\$ 312.08	\$ 1,119.84	\$ 100.00	\$ 28.50	\$ 1,248.34
11	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
12	60	\$ 294.69	\$ 25.00	\$ 7.50	\$ 327.19	\$ 1,178.77	\$ 100.00	\$ 30.00	\$ 1,308.77
13	60	\$ 294.69	\$ 25.00	\$ 7.50	\$ 327.19	\$ 1,178.77	\$ 100.00	\$ 30.00	\$ 1,308.77
14	63	\$ 309.43	\$ 25.00	\$ 7.88	\$ 342.30	\$ 1,237.71	\$ 100.00	\$ 31.50	\$ 1,369.21
15	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
16	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
17	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
18	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
19	30	\$ 147.35	\$ 25.00	\$ 3.75	\$ 176.10	\$ 589.39	\$ 100.00	\$ 15.00	\$ 704.39
20	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
21	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
Total	1000	\$ 4,911.56	\$ 525.00	\$ 125.00	\$ 5,561.56	\$ 19,646.23	\$ 2,100.00	\$ 500.00	\$ 22,246.23

Witchcliffe Ecovillage Cluster 1C Draft Strata Company Budget - 19 lots

Income	Notes	Total
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$ 11,707.33
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ 1,900.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,046.23
Expenditure		
Admin		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$200k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
Utilities		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ (1,900.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
Maintenance		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
Depreciation		
Fixed assets	Battery, building, garden infrastructure, etc.	\$ (11,707.33)
Total Expenditure		\$ (21,546.23)

Witchcliffe Ecovillage Cluster 1C, Indicative Strata Company Levies/Contributions

Lot Details		Quarterly				Annual			
No	UE	Admin Levy	ECL Levy	Reserve Fund	Total	Admin Levy	ECL Levy	Reserve Fund	Total
1	42	\$ 206.29	\$ 25.00	\$ 5.25	\$ 236.54	\$ 825.14	\$ 100.00	\$ 21.00	\$ 946.14
2	43	\$ 211.20	\$ 25.00	\$ 5.38	\$ 241.57	\$ 844.79	\$ 100.00	\$ 21.50	\$ 966.29
3	44	\$ 216.11	\$ 25.00	\$ 5.50	\$ 246.61	\$ 864.43	\$ 100.00	\$ 22.00	\$ 986.43
4	45	\$ 221.02	\$ 25.00	\$ 5.63	\$ 251.65	\$ 884.08	\$ 100.00	\$ 22.50	\$ 1,006.58
5	46	\$ 225.93	\$ 25.00	\$ 5.75	\$ 256.68	\$ 903.73	\$ 100.00	\$ 23.00	\$ 1,026.73
6	66	\$ 324.16	\$ 25.00	\$ 8.25	\$ 357.41	\$ 1,296.65	\$ 100.00	\$ 33.00	\$ 1,429.65
7	66	\$ 324.16	\$ 25.00	\$ 8.25	\$ 357.41	\$ 1,296.65	\$ 100.00	\$ 33.00	\$ 1,429.65
8	66	\$ 324.16	\$ 25.00	\$ 8.25	\$ 357.41	\$ 1,296.65	\$ 100.00	\$ 33.00	\$ 1,429.65
9	66	\$ 324.16	\$ 25.00	\$ 8.25	\$ 357.41	\$ 1,296.65	\$ 100.00	\$ 33.00	\$ 1,429.65
10	31	\$ 152.26	\$ 25.00	\$ 3.88	\$ 181.13	\$ 609.03	\$ 100.00	\$ 15.50	\$ 724.53
11	31	\$ 152.26	\$ 25.00	\$ 3.88	\$ 181.13	\$ 609.03	\$ 100.00	\$ 15.50	\$ 724.53
12	31	\$ 152.26	\$ 25.00	\$ 3.88	\$ 181.13	\$ 609.03	\$ 100.00	\$ 15.50	\$ 724.53
13	31	\$ 152.26	\$ 25.00	\$ 3.88	\$ 181.13	\$ 609.03	\$ 100.00	\$ 15.50	\$ 724.53
14	37	\$ 181.73	\$ 25.00	\$ 4.63	\$ 211.35	\$ 726.91	\$ 100.00	\$ 18.50	\$ 845.41
15	69	\$ 338.90	\$ 25.00	\$ 8.63	\$ 372.52	\$ 1,355.59	\$ 100.00	\$ 34.50	\$ 1,490.09
16	69	\$ 338.90	\$ 25.00	\$ 8.63	\$ 372.52	\$ 1,355.59	\$ 100.00	\$ 34.50	\$ 1,490.09
17	69	\$ 338.90	\$ 25.00	\$ 8.63	\$ 372.52	\$ 1,355.59	\$ 100.00	\$ 34.50	\$ 1,490.09
18	69	\$ 338.90	\$ 25.00	\$ 8.63	\$ 372.52	\$ 1,355.59	\$ 100.00	\$ 34.50	\$ 1,490.09
19	79	\$ 388.01	\$ 25.00	\$ 9.88	\$ 422.89	\$ 1,552.05	\$ 100.00	\$ 39.50	\$ 1,691.55
Total	1000	\$ 4,911.56	\$ 475.00	\$ 125.00	\$ 5,511.56	\$ 19,646.23	\$ 1,900.00	\$ 500.00	\$ 22,046.23

Witchcliffe Ecovillage Cluster 2A Draft Strata Company Budget - 23 lots

Income	Notes	Total
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$ 11,707.33
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ 2,300.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,446.23
Expenditure		\$ 19,646.23
Admin		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$200k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
Utilities		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ (2,300.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
Maintenance		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
Depreciation		
Fixed assets	Battery, building, garden infrastructure, etc.	\$ (11,707.33)
Total Expenditure		\$ (21,946.23)

Witchcliffe Ecovillage Cluster 2A, Indicative Strata Company Levies/Contributions

Lot Details		Quarterly				Annual			
No	UE	Admin	ECL Levy	Reserve	Total	Admin	ECL Levy	Reserve	Total
1	40	\$ 196.46	\$ 25.00	\$ 5.00	\$ 226.46	\$ 785.85	\$ 100.00	\$ 20.00	\$ 905.85
2	40	\$ 196.46	\$ 25.00	\$ 5.00	\$ 226.46	\$ 785.85	\$ 100.00	\$ 20.00	\$ 905.85
3	40	\$ 196.46	\$ 25.00	\$ 5.00	\$ 226.46	\$ 785.85	\$ 100.00	\$ 20.00	\$ 905.85
4	40	\$ 196.46	\$ 25.00	\$ 5.00	\$ 226.46	\$ 785.85	\$ 100.00	\$ 20.00	\$ 905.85
5	42	\$ 206.29	\$ 25.00	\$ 5.25	\$ 236.54	\$ 825.14	\$ 100.00	\$ 21.00	\$ 946.14
6	41	\$ 201.37	\$ 25.00	\$ 5.13	\$ 231.50	\$ 805.50	\$ 100.00	\$ 20.50	\$ 926.00
7	40	\$ 196.46	\$ 25.00	\$ 5.00	\$ 226.46	\$ 785.85	\$ 100.00	\$ 20.00	\$ 905.85
8	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
9	54	\$ 265.22	\$ 25.00	\$ 6.75	\$ 296.97	\$ 1,060.90	\$ 100.00	\$ 27.00	\$ 1,187.90
10	54	\$ 265.22	\$ 25.00	\$ 6.75	\$ 296.97	\$ 1,060.90	\$ 100.00	\$ 27.00	\$ 1,187.90
11	54	\$ 265.22	\$ 25.00	\$ 6.75	\$ 296.97	\$ 1,060.90	\$ 100.00	\$ 27.00	\$ 1,187.90
12	54	\$ 265.22	\$ 25.00	\$ 6.75	\$ 296.97	\$ 1,060.90	\$ 100.00	\$ 27.00	\$ 1,187.90
13	56	\$ 275.05	\$ 25.00	\$ 7.00	\$ 307.05	\$ 1,100.19	\$ 100.00	\$ 28.00	\$ 1,228.19
14	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
15	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
16	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
17	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
18	28	\$ 137.52	\$ 25.00	\$ 3.50	\$ 166.02	\$ 550.09	\$ 100.00	\$ 14.00	\$ 664.09
19	30	\$ 147.35	\$ 25.00	\$ 3.75	\$ 176.10	\$ 589.39	\$ 100.00	\$ 15.00	\$ 704.39
20	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
21	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
22	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
23	59	\$ 289.78	\$ 25.00	\$ 7.38	\$ 322.16	\$ 1,159.13	\$ 100.00	\$ 29.50	\$ 1,288.63
Total	1000	\$ 4,911.56	\$ 575.00	\$ 125.00	\$ 5,611.56	\$ 19,646.23	\$ 2,300.00	\$ 500.00	\$ 22,446.23

Witchcliffe Ecovillage Cluster 2B Draft Strata Company Budget - 22 lots

Income	Notes	Total
Operational fund levies		\$ 7,938.90
Reserve fund levies		\$ 500.00
Depreciation levies		\$ 11,707.33
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ 2,200.00
Future strata energy sales and community activity income	(Potential future income through community activities and energy sales not included)	\$ -
Total Income		\$ 22,346.23
Expenditure		\$ 19,646.23
Admin		
- Accounting	Volunteer	\$ -
- Audit	No requirement	\$ -
- Bank Fees	Nil	\$ -
- Insurance	Public liability \$10m + \$200k asset	\$ (2,000.00)
- Strata management fees	Optional	\$ -
Utilities		
- Electricity	Western Power connection fee only	\$ (347.00)
- Ecovillage Commons Fee	\$100/Lot/Pa	\$ (2,200.00)
- Ecovillage Commons Water	Average annual consumption of 3000KL @ 50c per KL	\$ (1,500.00)
Maintenance		
- Cleaning	Consumables	\$ (180.00)
- Electrical	Microgrid, battery	\$ (1,650.00)
- Grounds	Fertiliser, tools, etc	\$ (2,261.90)
Depreciation		
Fixed assets	Battery, building, garden infrastructure, etc.	\$ (11,707.33)
Total Expenditure		\$ (21,846.23)

Witchcliffe Ecovillage Cluster 2B, Indicative Strata Company Levies/Contributions

Lot Details		Quarterly				Annual			
No	UE	Admin	ECL Levy	Reserve	Total	Admin	ECL Levy	Reserve	Total
1	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
2	38	\$ 186.64	\$ 25.00	\$ 4.75	\$ 216.39	\$ 746.56	\$ 100.00	\$ 19.00	\$ 865.56
3	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
4	41	\$ 201.37	\$ 25.00	\$ 5.13	\$ 231.50	\$ 805.50	\$ 100.00	\$ 20.50	\$ 926.00
5	41	\$ 201.37	\$ 25.00	\$ 5.13	\$ 231.50	\$ 805.50	\$ 100.00	\$ 20.50	\$ 926.00
6	39	\$ 191.55	\$ 25.00	\$ 4.88	\$ 221.43	\$ 766.20	\$ 100.00	\$ 19.50	\$ 885.70
7	38	\$ 186.64	\$ 25.00	\$ 4.75	\$ 216.39	\$ 746.56	\$ 100.00	\$ 19.00	\$ 865.56
8	37	\$ 181.73	\$ 25.00	\$ 4.63	\$ 211.35	\$ 726.91	\$ 100.00	\$ 18.50	\$ 845.41
9	36	\$ 176.82	\$ 25.00	\$ 4.50	\$ 206.32	\$ 707.26	\$ 100.00	\$ 18.00	\$ 825.26
10	61	\$ 299.61	\$ 25.00	\$ 7.63	\$ 332.23	\$ 1,198.42	\$ 100.00	\$ 30.50	\$ 1,328.92
11	62	\$ 304.52	\$ 25.00	\$ 7.75	\$ 337.27	\$ 1,218.07	\$ 100.00	\$ 31.00	\$ 1,349.07
12	64	\$ 314.34	\$ 25.00	\$ 8.00	\$ 347.34	\$ 1,257.36	\$ 100.00	\$ 32.00	\$ 1,389.36
13	64	\$ 314.34	\$ 25.00	\$ 8.00	\$ 347.34	\$ 1,257.36	\$ 100.00	\$ 32.00	\$ 1,389.36
14	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
15	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
16	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
17	27	\$ 132.61	\$ 25.00	\$ 3.38	\$ 160.99	\$ 530.45	\$ 100.00	\$ 13.50	\$ 643.95
18	31	\$ 152.26	\$ 25.00	\$ 3.88	\$ 181.13	\$ 609.03	\$ 100.00	\$ 15.50	\$ 724.53
19	78	\$ 383.10	\$ 25.00	\$ 9.75	\$ 417.85	\$ 1,532.41	\$ 100.00	\$ 39.00	\$ 1,671.41
20	62	\$ 304.52	\$ 25.00	\$ 7.75	\$ 337.27	\$ 1,218.07	\$ 100.00	\$ 31.00	\$ 1,349.07
21	61	\$ 299.61	\$ 25.00	\$ 7.63	\$ 332.23	\$ 1,198.42	\$ 100.00	\$ 30.50	\$ 1,328.92
22	61	\$ 299.61	\$ 25.00	\$ 7.63	\$ 332.23	\$ 1,198.42	\$ 100.00	\$ 30.50	\$ 1,328.92
Total	1000	\$ 4,911.56	\$ 550.00	\$ 125.00	\$ 5,586.56	\$ 19,646.23	\$ 2,200.00	\$ 500.00	\$ 22,346.23