

SURVEY - STRATA PLAN
85752





Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 85752

Scheme Address: Cluster 4A, Witchcliffe Ecovillage

Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement
1	35	21	46						
2	34	22	46						
3	34	23	46						
4	39	24	46						
5	39	25	46						
6	36	26	46						
7	33	CP27	1mon Prop						
8	34								
9	45								
10	45								
11	45								
12	45								
13	45								
14	45								
15	24								
16	22								
17	22								
18	22								
19	28								
20	52								

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

CERTIFICATE OF LICENSED VALUER

I, Raymond Codalonga, being a Licensed Valuer 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.

Complete for staged subdivision only:

I have determined that in the Schedule of Unit Entitlements above there ☐ is / ☐ is not¹ a significant variation of the kind described in Regulation 49(1)(a) of the *Strata Titles (General) Regulations 2019* to the proposed Schedule of Unit Entitlements in the agreed stage of subdivision in staged subdivision by-laws number(s) _____ registered on _____.

21-Jun-2022

Date

R.Codalonga AAPI
Licenced Valuer
No.44028

Digitally signed by R.Codalonga
AAPI Licenced Valuer No.44028
Date: 2022.06.21 16:03:06
+08'00'

Licensed Valuer Signature

¹ Select one

[illegible]



Scheme Notice

Strata Titles Act 1985
Section 29

Scheme Number: 85752

Certificate of Title Volume/Folio Number: _____

Scheme Name:

Cluster 4A, Witchcliffe Ecovillage

Address for Service of the Strata Company¹:

10437 Bussell Highway, WITCHCLIFFE WA 6286

Email address for Strata Company²:

shelle@ecovillage.net.au

Is this a Leasehold Scheme?

☐ Yes / ☒ No

Leasehold Scheme Term³:

_____ year(s) / _____ month(s) / _____ day(s)
commencing on registration of the scheme.

¹ An address for service must be an address of a place within Australia – see section 215 of the Act.

² Optional.

³ Not required unless this is a Leasehold Scheme and must be stated in years, months and days.



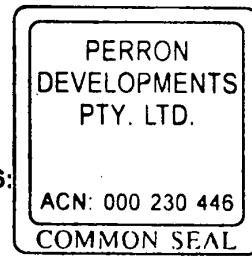
Approved Form 2019-74762
Effective for use from: 15/06/2022

SN

Execution

Date of Execution: 17/10/2022

Executed by PERRON DEVELOPMENTS PTY LTD ACN 000 230 446:



Sign Here: [Signature]
Adam John Irving
Print Full Name: Director
Director/Secretary

Sign Here: [Signature]
RICHARD LESLIE HICKS
Print Full Name: Company Secretary
Director/Secretary

Executed by SUSTAINABLE SETTLEMENTS PTY LTD ACN 169 286 337:

Sign Here: [Signature]
MICHAEL JAMES HULME
Sole Director & Sole Secretary

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⁴ Witness not required when signing by a corporation under section 127 of the *Corporations Act 2001*.



OFFICE USE ONLY
P332744 SN

26 Oct 2022 14:58:49 Perth



SN Scheme Notice

Lodged by:⁵ Vicki Philipoff Settlements
Address: PO BOX 1800
WEST PERTH WA 6872
Phone Number: (08) 6311 4888
Fax Number: (08) 6311 4899
Reference Number: 222605 RD - 4A
Issuing Box Number: 164R

Instruct if any documents are to issue
to other than Lodging Party

Prepared by: Vicki Philipoff Settlements
Address: PO BOX 1800
WEST PERTH WA 6872
Phone Number: (08) 6311 4888
Fax Number: (08) 6311 4899
Reference Number: 222605 RD - 4A

Titles, Leases, Evidence, Declarations etc. lodged herewith

1. _____
2. _____
3. _____
4. _____
5. _____

OFFICE USE ONLY

Landgate Officer

Number of Items Received: 0

Landgate Officer Initial: NC

⁵ Lodging Party Name may differ from Applicant Name.

Witchcliffe Ecovillage Strata 4A	
Common Property Assets	
Asset	Estimated value (as of 23/03/23) incl gst
Community Shed	\$ 154,000.00
G10 Rainwater tank	\$ 4,664.00
DAB pump	\$ 990.00
Garden furniture	\$ 4,950.00
EV Charger Tritium	\$ 49,500.00
Microgrid	\$ 358,993.80
Netted orchard and chicken coop	\$ 43,421.40
Concrete paths	\$ 77,017.05
Concrete edging	\$ 1,672.00
Stone wall	\$ 8,444.70
Stormwater swales	N/A
62000 L irrigation tank	\$ 7,237.80
Irrigation system	\$ 55,000.00
2 DAB pumps	\$ 4,746.28
Irrigation controller	\$ 2,035.00
Filtration unit	\$ 1,042.80
Boardwalk	\$ 11,987.14
Playground	\$ 12,320.00
Lighting bollards x 13	\$ 17,875.00
Bollard light fittings x 13	\$ 2,145.00
Lamp posts x 3	\$ 5,032.50
Lamp light fittings x 3	\$ 814.00
Soft landscaping	N/A
Service Yard	\$ 22,770.00
Mulch storage bay	\$ 3,883.61
Assets Total:	\$ 850,542.08