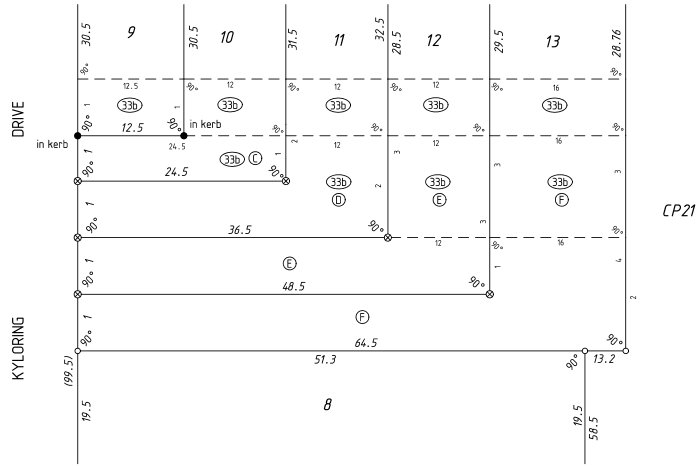


SURVEY - STRATA PLAN
85753





LEGEND
○ Peg
● Drill Hole
⊗ Deck Spike in bitumen



MNG Ref : 98774sp-083d - SP85753.CSD

MC MULLEN NOLAN GROUP
PO Box 1228, Southern W.A. 6231
Tel: (08) 8415 1100
Fax: (08) 8415 1100
Email: info@mngsurvey.com.au

ADDITIONAL SHEETS

SHEET 3 OF 3

VERSION NUMBER 1

DEPOSITED PLAN
85753

Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 85753

Scheme Address: Cluster 4B, Witchcliffe Ecovillage

Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement	Lot Number	Unit Entitlement
1	51	CP21	imon Prop						
2	47								
3	44								
4	40								
5	35								
6	56								
7	59								
8	55								
9	23								
10	23								
11	23								
12	23								
13	32								
14	73								
15	69								
16	69								
17	69								
18	69								
19	69								
20	71								

SEE ANNEXURE 'B'

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-2020

Date

R.Codalonga AAPI
Licensed Valuer
No.44028

Digitally signed by R.Codalonga
AAPI Licensed Valuer No.44028
Date: 2022.06.21 16:19:17
+08'00'

Licensed Valuer Signature

¹ Select one

ANNEXURE 'B'



Approved Form 2020-90741
Effective for Use from 1 - 01/02/2021

Schedule of Unit Entitlements

Strata Titles Act 1985

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

Scheme Number: 85753

Scheme Address: Cluster 4B, Witchcliffe Ecovillage

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20	71								

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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 16:19:17
+08'00'

Licensed Valuer Signature

¹ Select one



Record of Strata Titles Scheme
Limitations, Interests, Encumbrances and Notifications

Approved Form 2020-27588
Version 3 – 1/07/2020

OFFICE USE ONLY ANNEXURE A SURVEY-STRATA PLAN 85753			  REGISTRAR OF TITLES		
Document			Cancellation		
Number	Particulars	Date recorded/ lodged/registered	Nature	Number	Registered
	EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/SEWERAGE PURPOSES TO LOCAL AUTHORITY - SEE SURVEY-STRATA PLAN 85753 AS CREATED ON DEPOSITED PLAN 424111				
	EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE/IRRIGATION/WATER SUPPLY/SEWERAGE PURPOSES TO TMC WITCHCLIFFE PTY LTD - SEE SURVEY-STRATA PLAN 85753 AS CREATED ON DEPOSITED PLAN 424111				
P332697	RESTRICTIVE COVENANT TO ELECTRICITY NETWORKS CORPORATION - SEE SURVEY-STRATA PLAN 85753				
P332705	NOTIFICATION UNDER SECTION 165 PLANNING & DEVELOPMENT ACT 2005	21.12.2022			
P332706	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND	21.12.2022			
P332707	NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND	21.12.2022			
P332752	SCHEME NOTICE	20.3.2023			
P332776	SCHEME BY-LAWS	20.3.2023			
P332782	EASEMENT TO SHIRE OF AUGUSTA-MARGARET RIVER FOR ACCESS PURPOSES - SURVEY-STRATA PLAN 85753	20.3.2023			
P332775	NOTIFICATION UNDER SECTION 165 PLANNING & DEVELOPMENT ACT 2005	20.3.2023			



Scheme Notice

Strata Titles Act 1985
Section 29

Scheme Number: 85753

Certificate of Title Volume/Folio Number: _____

Scheme Name:

Cluster 4B, 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.



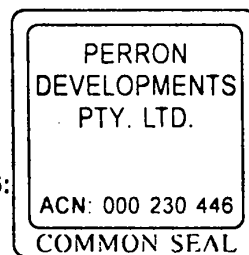
Approved Form 2019-74762
Effective for use from: 15/06/2022

SN

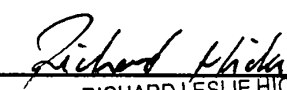
Execution

Date of Execution: 17/10/2022

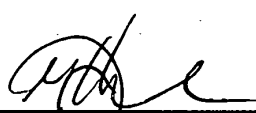
Executed by PERRON DEVELOPMENTS PTY LTD ACN 000 230 446:



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

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

Executed by SUSTAINABLE SETTLEMENTS PTY LTD ACN 169 286 337:

Sign Here: 
MICHAEL JAMES HULME
Sole Director & Sole Secretary

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



OFFICE USE ONLY

P332752 SN

26 Oct 2022 15:02:34 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: 222606 RD – 4B
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: 222606 RD – 4B

Titles, Leases, Evidence, Declarations etc. lodged herewith

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

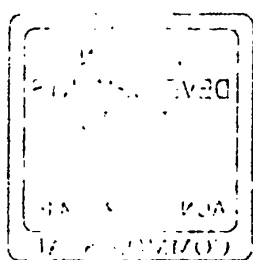
OFFICE USE ONLY

Landgate Officer

Number of Items Received: _____

Landgate Officer Initial: _____

⁵ Lodging Party Name may differ from Applicant Name.



DEVELOPMENT
LOCAL GOVERNMENT

Document Notes:

IMPORTANT: THIS PAGE FORMS PART OF DOCUMENT [P332752] AND MAY CONTAIN REFERENCES TO AMENDMENTS OR CORRECTIONS TO THE DOCUMENT

20/3/2023 14:12:27

Registration date is amended to 20.3.2023 at 9.00 hours to concur with the IOFD date of Survey-Strata Plan 85753. See letter from lodging party.

Witchcliffe Ecovillage Strata 4B	
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	\$ 46,992.00
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 28	\$ 16,500.00
Bollard light fittings	\$ 1,980.00
Lamp posts	\$ 5,032.50
LED light fittings	\$ 814.00
Soft landscaping	N/A
Service Yard	\$ 22,770.00
Mulch Bay	\$ 3,883.61
Assets Total:	\$ 818,977.03

Cluster 4B

3 x Light Poles

12 x Bollard Lights

640sqm of concrete path = \$42,720+GST