



WHITSUNDAY  
GREEN

# SpyglassHill

QUESTIONS WE ARE FREQUENTLY ASKED  
ABOUT LIVING WITHIN SPYGLASS HILL ESTATE

MAY 2020



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## WELCOME TO SPYGLASS HILL

*Thank you for thinking about living within the Spyglass Hill Estate ("Spyglass Hill") here at Whitsunday Green.*

*Spyglass Hill, like the rest of Whitsunday Green, has been re-imagined with 'Club Living' uppermost in mind. Living at Spyglass Hill is now more than owning a modern new home close to all that Airlie Beach has to offer.*

*It is joining an exclusive, vibrant, energetic, community surrounded by people who have similar interests and aspirations to you. In short, you will be buying into a new way of life, a new lifestyle.*

*This brochure has been produced to explain some of the details about living in Spyglass Hill. It provides details about:*

- *The current Body Corporate ("BC") arrangements;*
- *Our Whitsunday Green Club ("Club");*
- *What you need to do to build a new home.*

*Please take a few minutes to read it through. If you require clarification, we are here to help. We have done our best to simplify the technicalities and describe it all in plain English. As a result, it's quite possible that we have not expressed some things with 100% detail. Please be aware of this and remember you can only ultimately rely on the formal documents attached to your Contract of Sale, not what is written here or what anyone else tells you. If you are unsure, please call the body corporate manager using the contact details contained within.*

*Some of the questions we are commonly asked are:*

# Q1

## WHO DEVELOPED SPYGLASS HILL?

The Spyglass Hill Estate currently comprises a total of 49 fully subdivided, serviced home sites ("Lots") as depicted in diagram 1. These were not developed by us (Sanctuary Living Pty Ltd, the developers of Whitsunday Green). The Estate was named and until now developed by previous owners some years prior to the establishment of Whitsunday Green.

Spyglass Hill is planned to expand in coming years. When it is finally complete, it should comprise a total of 110 Lots. We will be responsible for the construction and sale of the remaining 61 Lots.

Following our purchase of the balance of the Estate and most of the surrounding land, we have re master-planned the project, renamed it as Whitsunday Green and are currently introducing the unique 'Club Living' concepts that have proven very popular at our other similar projects.



DIAGRAM 1 - SPYGLASS HILL ESTATE, WHITSUNDAY GREEN



## Q2

### WHO ARE WE?

We are a company called Sanctuary Living. Our head office is in Melbourne. We are a team of highly skilled, very experienced project managers that have spent the last 30 years planning, developing and managing some of the largest and most complex master-planned residential communities in Australia. All were successful and most won multiple awards. We are now fully focussed on developing Whitsunday Green with a goal to ensure that it becomes the best place to live, play and even retire in all of Queensland.

We are reasonably well known for our emphasis on 'Club Living' as all our previous projects have had a member-based club as the centrepiece and heart of the community.

Further details about us can be found at [www.sanctuaryliving.biz](http://www.sanctuaryliving.biz)

## Q3

### WHAT DOES THE BODY CORPORATE (BC) DO?

Living in Spyglass Hill is a little bit different from living in a typical home on a conventional home site. The reason for this is Spyglass Hill was originally structured with a body corporate overlay which is now technically called the Whitsunday Green East Community Title Scheme. It means that all Lot owners must abide by some community adopted rules and that body corporate owned assets such as roads, drains, electricity poles, wires and street landscaping must be maintained properly. It also gives legal status to a building and landscaping policy we call the "Code" which must be followed by all Lot owners. The Code sets out rules and requirements to ensure:

- Lots are properly maintained and presented;
- New homes and major structures are designed and built to a high standard;
- Landscaping and fencing are in keeping with the community standards;
- All ancillary buildings and structures on Lots are generally screened from public view;
- Vehicles of all sorts are not parked permanently on the street or in front yards.

All remaining Lots to be created at Spyglass Hill will be covered by the body corporate and with it, the Code. These will be enforced, and significant financial penalties can apply for non-compliance. Working together in this co-operative way ensures that everyone can live and play in the best community in North Queensland. Importantly, it also helps protect the value of your Lot and, so in that respect, it's seen a bit like insurance.



## Q4

### WHAT IS THE PRINCIPAL BODY CORPORATE (PBC)?

The Body Corporate, whilst being a legal entity, is, in turn, a member of another body corporate called the 'Principal Body Corporate' or PBC for short. We understand that the PBC was established for three main reasons, to eventually:

- Own, maintain and possibly operate any future community facilities and/or land that the Developer transfers to it. It was envisaged that some future parks, gardens and nature reserves could eventually transfer to the Principal Body Corporate;
- Own and maintain major infrastructure that the whole community uses. This may include roads, bridges, trunk sewer lines, etc; and
- Deliver some community wide services if deemed needed.

## Q5

### HOW DOES THE BODY CORPORATE (BC) MAKE DECISIONS?

Decisions are made by the BC in two ways, either at a:

- Meeting of all members which is called a general meeting ("GM");
- Meeting of a 'Committee' appointed by the members at a GM.

A committee is an elected group that is empowered to make decisions on most day to day matters provided they fall within the limits set by the members at the general meeting.



## Q6

### WHAT ARE BODY CORPORATE (BC) LEVIES?

Each year at the annual general meeting, body corporate members consider and then adopt an annual budget. This is usually prepared by the body corporate manager and endorsed by the committee. This document sets out how the body corporate intends spending money over the coming year. Funds for the proposed expenditure are then raised from all body corporate members via levies. This means that each body corporate member is required to pay a sum of money to the BC each year as requested.

The annual levies are calculated in accordance with a complicated schedule that can be found in the adopted 'Community Management Statement' ("CMS") for the body corporate (a copy of the CMS is available from the body corporate manager on request). It essentially means that larger, more expensive and better located lots attract higher levies.

The annual levies per body corporate member currently average out at about \$2,100 per year. New budgets are prepared and adopted every year.

## Q7

### WHO IS THE BODY CORPORATE (BC) MANAGER?

Aspire Body Corporate Management Pty Ltd ("ABCM"). This company has been appointed by both the Whitsunday Green Principal Body Corporate and the Whitsunday Green East Body Corporate for ongoing management.

The key contact at ABCM is Senior Community Manager, Stewart Key, phone (07) 4948 0261 or email [info@aspirebcm.com.au](mailto:info@aspirebcm.com.au).



## Q8

### HOW DOES THE ELECTRICITY SUPPLY OPERATE?

The bulk electricity supplier to Spyglass Hill is a State Government owned business named Ergon Energy. The body corporate currently holds ownership of all the electricity assets and handles all the billing to the account holders. The body corporate is also responsible for:

- Purchasing bulk electricity from Ergon and distributing it to BC installed meters on Lots;
- Maintaining all the body corporate owned electricity infrastructure and keeping it all safe and secure; and
- Repairing faults and problems with the network (outside of the Lots) as they occur.

## Q9

### WHO DO WE CALL ABOUT ELECTRICITY CONNECTIONS OR PROBLEMS?

The body corporate has contracted an experienced company called Meter2Cash Solutions Pty Ltd ("M2C") to operate all matters relating to the electricity billing and metering at Spyglass Hill. The contact details for M2C follow:

Phone: (07) 3350 5999

Email: [enquiries@meter2cashesolutions.com.au](mailto:enquiries@meter2cashesolutions.com.au)

Web: <http://www.meter2cashesolutions.com.au>





## Q10

### HOW DOES THE NBN WORK?

When we construct new Lots at Spyglass Hill, we will arrange for all the NBN infrastructure to be installed up to the Lot boundary. When a new home is constructed, the NBN cable on the Lot boundary must be run to a special cable box installed usually in the garage. This enables your telco to make convenient connection to the NBN when the construction is near completion. Make sure your builder understands this as retrofitting later can be expensive.

## Q11

### WHERE IS THE CODE?

The Code is reproduced in a separate booklet (please ask us for a copy). It is a requirement of the Code that all building works are firstly approved by the BC appointed Architectural Review Committee prior to submission to the local council, or an approved certifier.





# Q12

## WHAT IS THE WHITSUNDAY GREEN CLUB (CLUB)?

Whitsunday Green Club is set up formally as a modern, incorporated sports club to deliver services to our members. We are a 'not for profit' organisation that has members, not shareholders. There is a board, a manager and an agreed set of terms to follow, known as our Constitution (available on request).

Facilities include:

- Clubhouse Café – air-conditioned comfort for social events and dining;
- Pro Shop – with equipment hire and all your golfing gear;
- Par 3 Course - a stunning new par 3, 9 hole golf course that rewards the experts and encourages beginners; and
- Golf Range – full length driving range with chipping and putting greens.

And in future:

- A children's playground;
- A lap and freeform swimming pool;
- An outdoor gym; and
- Lawn bowls rinks.

Anyone residing in Spyglass Hill is eligible to join the Club as a Spyglass Hill Member, meaning you will enjoy special access and discounted fees and, in addition, a 25% discount on the standard visitor 'green fee' to play golf.



## Q13

### WHAT BODY CORPORATE (BC) CHANGES ARE PROPOSED?

The Committee has appointed consultants to assist in simplifying and streamlining the body corporate arrangements. These consultants are currently in discussion with Ergon and Whitsunday Shire Council (“Council”) regarding the potential transfer of certain body corporate assets to these organisations.

If these discussions conclude favourably, Ergon would assume ownership of all electricity assets at Spyglass Hill and would then be responsible for all billing, connections, network maintenance and repairs. Council would assume ownership of most body corporate owned roads, drains, and water assets. They would then be responsible for all billing, connections, asset maintenance and repairs.

At this stage, it is envisaged that even if these assets transfer, the body corporate would still be responsible for street lighting and some sewer lines. The BC would also remain required to administer the By-laws and Code.

The Committee will be regularly advised of progress as the negotiations continue.

# Q14

## WHO DO I CONTACT FOR FURTHER INFORMATION?

If you would like further clarity on anything within this brochure, we are here to help. We have done our best to describe the body corporate arrangements that are currently in place, but it is **possible we have not expressed some things with 100% detail therefore, you can only ultimately rely on the formal documents attached to your Contract of Sale.** If you are unsure, please call the body corporate manager.

The contact details are:

### STEWART KEY

ASPIRE BODY CORPORATE MANAGEMENT

Phone: (07) 4948 0261

Email: [info@aspirebcm.com.au](mailto:info@aspirebcm.com.au)

To contact us:

**KATE CROSS** - Whitsunday Green Community Manager

Mobile: 0458 016 591

Email: [kcross@whitsundaygreen.com.au](mailto:kcross@whitsundaygreen.com.au)

*If you would like to know more about our Whitsunday Green vision visit our website [www.whitsundaygreen.com.au](http://www.whitsundaygreen.com.au).*



**[WWW.WHITSUNDAYGREEN.COM.AU](http://WWW.WHITSUNDAYGREEN.COM.AU)**