



WHITSUNDAY  
GREEN

# *Village*

QUESTIONS WE ARE FREQUENTLY  
ASKED ABOUT THE VILLAGE

JULY 2021



WHITSUNDAY  
GREEN

# Village



## CLUB LIVING FOR THE YOUNG AT HEART

*Life here is at Whitsunday Green Lifestyle Village or “the Village” as we prefer to call it, is more than owning a fully detached, low maintenance, golf, garden or park side Villa close to all that Airlie Beach has to offer.*

*It means joining a vibrant, energetic, community surrounded by people who have similar interests and aspirations. In short, you would be starting a new way of life - a lifestyle designed entirely for you.*

*It's a big decision and it can be a bit confusing as you need to review a lot of information. You will probably have a lot of questions and that's why we produced this booklet. It covers the main questions we are often asked. If it doesn't, don't worry, simply call us and we will try to help.*

*Here we go then...*

## ABOUT LIFESTYLE LIVING

### Q1

#### WHAT IS A “LIFESTYLE VILLAGE”?

It's a master planned community styled deliberately for the 'young at heart'. It's designed for 'baby-boomers', 'empty nesters' or folk that simply prefer to spend less time maintaining big homes and large gardens and more time socialising and relaxing with people that share similar values.

Residents live independently in modern energy efficient homes where they share great community facilities and services and abide by sensible rules to make it enjoyable for everyone. These types of villages do not typically provide aged care services.

### Q2

#### WHAT IS THE DIFFERENCE BETWEEN A LIFESTYLE COMMUNITY AND A LAND LEASE COMMUNITY?

Nothing really. The common feature is that residents purchase and own a Villa outright but not the actual site (“Site”) it sits on. Instead they have a perpetual, assignable agreement (“Site Agreement”) regulated by the Queensland Government. They then pay a regular Site fee (“Fee”) to occupy the Site and use the facilities and services.

### Q3

#### IS THAT WHAT THE VILLAGE IS?

Yes, exactly! Our lifestyle community will comprise clusters of freestanding homes (“Villas”) each on a minimum 300m<sup>2</sup> Site. Our residents will:

- have access to some private, centrally located recreational facilities;
- be surrounded by greenery and, more than likely, resort style golf holes forming part of the Whitsunday Green golf course (“Golf Course”); and,
- adjoin the Whitsunday Green Club (“Club”) enjoying special rights and privileges where they can use the Club recreational facilities and participate in an active social calendar of organised events and competitions.



WHITSUNDAY  
GREEN

*Village*

## Q4

### WHERE IS THE VILLAGE?

It is next door to the Club facilities on the corner of Regatta Boulevard and Shute Harbour Road, Cannon Valley – just up the road from the Whitsunday Plaza shopping centre and minutes from bustling Airlie Beach – gateway to the world famous 74 Whitsunday Islands – with its marinas, shops and dozens of great cafes and restaurants.

It is an important part of the much bigger Whitsunday Green project – a project planned for thousands of homes, a resort, more golf and extensive parklands – all connected via a private network of golf cart, bike and pedestrian paths.

## Q5

### ARE THERE OTHER LIFESTYLE VILLAGES AT AIRLIE BEACH?

No, this is the first and nothing else exists like it anywhere in the whole region that we have seen.

## Q6

### WHAT MAKES THIS VILLAGE SO SPECIAL?

Each Villa is a brand new, free standing (for privacy and sensible insurance reasons mainly) home designed for low maintenance, energy efficiency and all weather conditions. All have the living areas looking over future golf holes, gardens or parkland - not your neighbour! This encourages indoor outdoor living and creates privacy.

All have a garage plus a car parking space for visitors and a pad and charging station for an electric golf cart. You are permitted to drive a cart on defined paths at the Village and on Club land next door.



WHITSUNDAY  
GREEN

*Village*



## ABOUT MY SITE AGREEMENT AND FEES

### Q7

#### HOW LONG DOES THE SITE AGREEMENT LAST FOR?

As we said, it is what is called a perpetual or ‘a forever’ right to occupy a Site which is assigned to new owners when your Villa is sold.

### Q8

#### WHAT DOES THE FEE COVER?

The Fee is paid monthly and it helps cover the costs of maintaining the Village infrastructure, your front garden, the services you use and general administration expenses. It is clearly set out in the Site Agreement and it is regulated by the Queensland Government.



WHITSUNDAY  
GREEN

*Village*



## Q9

### WHAT ABOUT COUNCIL RATES, LAND TAX AND BODY CORPORATE FEES?

Because you don't own the Site, you don't pay any rates, State taxes or body corporate fees.

## Q10

### CAN I GET COMMONWEALTH RENTAL ASSISTANCE?

Yes, if you are eligible. We can point you in the right direction if you want to explore that.



WHITSUNDAY  
GREEN

*Village*



## ABOUT MY VILLA

### Q11

#### WHAT ARE THE VILLA DESIGN OPTIONS?

We have four freestanding villas currently available. These stunning designs include all the latest fixtures and features. Up-grade packs are also available for those wanting even more luxury. Ask us for our Villa Design brochure and pricing.

### Q12

#### HOW DO I PAY FOR MY VILLA?

Once you have selected your Site and Villa, you then sign a contract so we can arrange for your Villa to be built. We call this a Home Sale Agreement (“HSA”). It works much the same as a domestic building contract as you are obliged to pay a deposit and then, as the construction proceeds, a number of progress claims. The final claim is issued when the Villa is complete and ready for you to move into.



WHITSUNDAY  
GREEN

*Village*

## Q13

### CAN I DECORATE MY VILLA?

Internally you are free to decorate as you wish. Any external changes or new building works need to be first approved by us to ensure the amenity every-one expects is respected and the standards remain high.

## Q14

### CAN I RENT OUT MY VILLA?

No you can't. The Site Agreement nominates the only two permanent occupants allowed to reside in a Villa.

## Q15

### WHO CAN STAY IN MY VILLA?

Visitors can stay for short periods only (max two weeks) and other sensible guidelines are in place to ensure this is not exploited.

## Q16

### WHO WILL BUILD MY VILLA AND WHAT'S INCLUDED?

We have appointed GJ Gardner Homes Whitsundays (the "Builder") to construct all of the initial homes. They will all be supervised by us, built to exacting standards and the Builder will provide a 6 month defects liability period and 10 year structural warrantee. The Builder is a long established with a reputation for quality work and impeccable service.



WHITSUNDAY  
GREEN

*Village*



Inclusions that you often don't get are:

- All fencing around your Site;
- Fully landscaped front yard with irrigation drippers;
- Letterbox;
- Concrete driveway and path;
- Golf buggy space and charging station;
- Garages for resident cars and at least one visitor space per site;
- Clothes drying pad and line in the rear yard.

## Q17

### HOW DO I SELL MY VILLA?

It's basically the same as anywhere else. You appoint your selected real estate agent or you can appoint us or even sell it yourself if you prefer.

## Q18

### WHAT ARE THE COSTS IN SELLING MY VILLA?

If and when you sell, you will incur the same costs you would expect from selling anywhere. You will probably pay a commission to your real estate agent (or us if you appoint us) plus the standard conveyancing costs associated with assigning your Site Agreement.

**Importantly, unlike some retirement villages, you will not pay us any exit or departure fees. And, any capital gain you realise, is entirely yours!**

## Q19

### DO I NEED TO REFURB MY VILLA BEFORE SALE?

No you don't. That choice is yours.



WHITSUNDAY  
GREEN

*Village*

# Q20

## CAN I LEAVE MY VILLA TO SOMEONE IN MY WILL?

Yes you can. Your estate can arrange for the sale or transfer of the Villa and assignment of the Site Agreement. Of course, all the proceeds go to the estate.



## ABOUT THE VILLAGE MANAGEMENT

# Q21

## WHO MANAGES THE VILLAGE?

We have our own management team we call the “Green Team”. They also operate the Club and maintain the rest of Whitsunday Green. The Community Manager is the nominated Green Team leader for the Village and our main contact person.



WHITSUNDAY  
GREEN

*Village*

# Q22

## WHO MAINTAINS MY VILLA?

It's your Villa and you are responsible for maintaining it and the rear yard of your Site. You will be metered and responsible for paying your own water charges, electricity and telecoms.



## ABOUT THE CLUB NEXT DOOR

# Q23

## HOW IS THE CLUB SET UP?

The Club next door has been set up as a modern, member based sports and leisure club to provide exclusive fellowship, exercise and community facilities for the Whitsunday Green community. It's the embodiment of our "Club Living" model – a successful cornerstone of each of our three other master planned communities we have completed.



WHITSUNDAY  
GREEN

*Village*

## Q24

### WHAT BENEFITS DO VILLAGE RESIDENTS ENJOY?

The Club has different classes of membership. One class is called 'Village Membership'. It is restricted exclusively to Village residents. Village Members receive:

- Exclusive access to the 'Village Lounge' – a peaceful space for a drink and nibble or even a game of cards or to even relax and read a book;
- Big discounts on green fees to play the Par 3 Course with priority booking privileges;
- Special dining benefits at the Clubhouse Café;
- Discounts on Club branded gear, golf equipment and golf lessons from our golf pro;
- Rights to use of the bowling rinks, tennis court, driving range, gym and pool subject to management direction; and
- An open invitation to join all Club organised competitions and the social events calendar.

The Club has contracted professional club management ("Club Manager") to look after the members and run the Club operations. This is a company associated with us.

## Q25

### WHAT ARE THE CLUB FACILITIES?

The Club facilities include the:

- **Clubhouse Café** – a fully licensed, air conditioned venue overlooking the golf with great food, cold drinks. This is the hub for Club social events;
- **Pro Shop** - with equipment hire and all your golfing gear;
- **Par 3 Course** – a stunning golf course that rewards the experts and encourages beginners; and,
- **Golf Range** – full length driving range with chipping and putting greens.



WHITSUNDAY  
GREEN

*Village*



Before you move into your Villa, we will complete and add more Club facilities including:

- A private lounge exclusively for Village members;
- A swimming pool;
- A tennis court;
- An outdoor gym; and
- Lawn bowls rinks.



## SOME OTHER COMMON QUESTIONS

### Q26

#### WHO IS THE VILLAGE PROJECT DEVELOPER (“DEVELOPER”)?

We are the team behind the Whitsunday Green project and we are developing the Village. We are the same people that have built a number of very successful similar projects in Victoria over the last 30 years. We are called Sanctuary Living (“SL”). Look us up at [www.sanctuaryliving.biz](http://www.sanctuaryliving.biz).



WHITSUNDAY  
GREEN

Village



## Q27

### DO I HAVE TO BE RETIRED TO LIVE HERE?

No, not at all. You can work as much or as little as you choose.

## Q28

### CAN WE GO ON HOLIDAYS?

Yes, any time you want. We can even arrange to keep an eye on your home, water the garden and collect your mail if you wish.

## Q29

### WHAT ABOUT PETS?

Pets are welcome however we have adopted some common sense guidelines to ensure the Village amenity is protected and any nuisance is avoided. Make sure you get a copy and you understand these fully before you move in.

## Q30

### IS THE VILLAGE GATED AND SECURE?

Yes it is. We monitor the flow of visitor and commercial vehicles, restrict trailers and vans and discourage on street parking. We don't restrict pedestrians, golf carts or bikes. We also have CCTV positioned at key points for extra peace of mind.



WHITSUNDAY  
GREEN

*Village*

## Q31

### WHAT ABOUT MAIL AND RUBBISH?

We will arrange for you to receive two wheelie bins – one for general refuse and the other for recyclables. These will be regularly emptied from the street curb. Mail and parcels will be delivered to the post box we supply on your site front boundary.

## Q32

### CAN I HAVE VISITORS OVER?

Of course you can, any time and you can even take them next door to the Club for golf or a meal if you like.

## Q33

### IS THERE ANYWHERE I CAN STORE A BOAT OR CARAVAN?

Yes, we have planned an open, paved, securely fenced area for this. Conditions apply.

*We hope this has answered most questions, however if it hasn't, don't hesitate to contact us. Send an email to our Community Manager, Kate Cross at [kcross@whitsundaygreen.com.au](mailto:kcross@whitsundaygreen.com.au) or feel free to call Kate direct on 0458 016 591 anytime during normal office hours.*



WHITSUNDAY  
GREEN

*Village*

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



WHITSUNDAY  
GREEN

*Village*