



Welcome

TO THE COMMUNITY

INFORMATION AND GUIDELINES FOR RESIDENTS OF THE SANDS TORQUAY



Our role

OWNERS CORPORATION INFORMATION AND GUIDELINES FOR COMMUNITY MEMBERS



The Sands Owners Corporation is responsible for managing, administering, repairing and maintaining all the common property within the Sands development.

The Sands “plan of sub division” shows the parcels of land that can be sold separately. These are called lots. Lot owners are the members of the Sands owners corporation.

More than one owners corporation can be created in a sub division. The Sands currently has four; OC1, OC2, OC3 and OC4.

Responsibilities of an owners corporation:

- Manage & administer common property
- Repair & maintain common property
- Take out and maintain required insurances
- Raise fees from lot owners & meet financial obligations
- Prepare financial statements & keep financial records
- Provide owners corporation certificates
- Keep owners corporation register
- Establish a grievance procedure.



About the Sands

OWNERS CORPORATION INFORMATION AND GUIDELINES FOR COMMUNITY MEMBERS



The Estate

The Sands, Torquay Estate (plan of subdivision 443140M) currently incorporates:

- 400 residential lots
- 126 terrace townhouses
- 4 ½ star hotel (Peppers The Sands, Torquay),
- Stuart Appleby designed links golf course
- Golf pro shop
- Tennis courts
- Clubhouse with restaurant, bar and conference/function rooms
- Health Club (heated indoor pool and fully equipped gymnasium).



Owners' Corporation - The Sands

The subdivision incorporates common property and several Owners' Corporations (OC) are established. All lot owners are members of OC1 (Community Members) and are required to pay the fees approved at the Annual General Meeting.

Separate Owners' Corporations manage the common property of and charge fees for:

The Coast – Pacific Drive Townhouses (OC2)

The Hotel (OC3)

The Sands Boulevard Townhouses (OC4)

The Fairway.

Each OC is administered by a committee of Management elected annually by the members, and a professional Manager appointed annually at the AGM. The current Managers are:

OC1 – Whittles Group (Paul Delos Santos)

OC2 – LR Reed, City (Brian Schnall)

OC3 – Michael Darby – Quantum United Mmt.

OC4 – Michael Darby – Quantum United Mmt.

OC1 has a website (www.sandsoc1.com.au) which provides information about social activities and events, rules and regulations, finance, minutes (Committee and AGM's), and useful contacts. Community Members can access the website using their password, issued by the Manager when an email address has been provided. The Owners Corporation Management prefers to communicate with Community Members by email. Please ensure that it is provided to the Manager.

Community Members are obliged to comply with the registered **Owners' Corporation rules**, a copy is provided on the website titled Rules and Regulations.

Community Members should provide Tenants with a copy of these rules.

Construction on the Estate must comply with **The Sands Torquay Building and Environmental Management Code**. This is intended to protect Community Members lifestyle and investment by ensuring a high standard of design, construction and maintenance of all dwellings and landscaping. A copy of the Code is on the website.

Owners are required to use **native vegetation in planting and landscaping** on their properties. Vegetable and fruit gardens and non-native shrubs may be planted in back yards provided they cannot be seen from the street when mature. A list of approved plants is available on the website under Building and Environmental Management Code.

All owners are responsible for their own home building and contents Insurance.

The OC1 budget includes expenditure on **Estate Presentation** including mowing, edging and snipping of nature strips, street trees and reserves.

The **Lakes** located within the Estate are common property. They are owned and maintained by OC1 and covered by public liability Insurance. The Lakes cannot be used for activities such as swimming, boating and fishing. Maintenance of the lakes structure and surrounds is funded from a separate account to which owners contribute as part of their fees.

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Golf course

The Golf Course is available to **Golf Club members and guests** who have registered at the clubhouse. The course is not to be used for walking dogs or playing other sports. Residents are asked to respect the course and those using it.

Further information regarding membership, visit www.thesandstorquay.com

Where **views of the Golf Course** are obscured by vegetation, Members may request trimming by contacting the Superintendent.



Health Club

Membership of the OC1 entitles the Community Members of each Lot, **two** residential memberships to **The Sands Torquay Health Club**, and subject to compliance with the Health club rules. Community Members are invited to contact the Clubhouse for details about how to access the Health Club (Pool and Gymnasium), and Tennis Courts.

Memberships can only be on-sold by The Owners Corporation.

For further information please visit www.thesandstorquay.com



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Roads

Community Members motor vehicles should be parked in garages, carports, driveways, or on the street. Please do not park on nature strips as this causes damage to the grass.

There is an advisory speed limit of 40kph within the Estate.

The Surf Coast Shire is responsible for repair and maintenance of the roads, kerbs and footpaths within the Estate.



Rubbish

Rubbish Bins must be screened from public view, except on the day of collection (currently Friday). While rubbish bins may be put out the night before collection, they should be removed as soon as possible after emptying.

If Community Members anticipate being absent on collection day, it is suggested that arrangements are made with a neighbour to have the bins removed from sight.



Social Activities

Social functions are held at the Clubhouse on a regular basis. Notice of such events will be advised by email Newsletter and on the website.

Several activity groups have been established for Residents including Book Group, Wine tasting evenings, Coffee mornings, and Craft Group.

Contact details are on the following page.



Animals

Surf Coast Shire regulations prohibit Cats from The Estate because of the proximity to the environmentally sensitive wetlands. Rules also provide that residents must not keep cats.

Dogs are permitted on The Estate and must be on a leash at all times when outside private property. Dogs are not permitted on the Golf Course or in the Lakes at any time.

Whites Beach, located to the south of The Estate, is a designated "off lease" area. Dog owners are legally required to clean up after their dogs and may be fined by the Surf Coast Shire if not carrying "dog tidy" bags when walking their dogs.



Noise

Residents are encouraged to be considerate of neighbours and not negatively impact those at home and on the Golf Course.

It is important to be considerate when using noisy equipment including music, power tools, lawnmowers etc.



Useful Contacts

OWNERS CORPORATION INFORMATION AND GUIDELINES FOR COMMUNITY MEMBERS



live

breathe

play

THE SANDS TORQUAY

CORPORATE

Owners Corporation 1

T: 8632 3308
thesandscommunity.com.au

Owners Corp Manager

Paul Delos Santos - Whittles Group
paul.delossantos@whittles.com.au

GOLF

Golf Membership

T: 5264 3303
membership@thesandstorquay.com

Golf Bookings and Pro Shop

T: 5264 3307

HEALTH CLUB

Membership Coordinator

T: 5264 3314
hcmembership@thesandstorquay.com

PEPPERS THE SANDS RESORT

Reception

T: 5264 3333

Hanners Restaurant

T: 5264 3310

COMMUNITY GROUPS

Book Club

Robyn Maynard
M: 0419 316 980

Coffee Mornings

Elaine Freer
T: 5264 7471

Craft Group

Kate King
M: 0431 638 098

Investment Group

Tim Kottek
timkottek@gmail.com

Wine Appreciation

Geoff King
M: 0428 245 246
geoffkingoz@gmail.com

SECURITY

Call 000

GENERAL

COUNCIL

Surf Coast Shire

1 Merrijig Drv, Torquay
T: 5261 0600

MEDICAL CLINICS

Surf Coast Medical Centre

100 Surfcoast Hwy, Torquay
T: 4215 7900

The Quay Family Healthcare

Dunes Village, Merrijig Rd
T: 4216 6868

Epworth Hospital

1 Epworth Pl, Waurn Ponds
T: 5271 7777
epworth.org.au

EMERGENCY

TORQUAY POLICE STATION

122 Surfcoast Hwy, Torquay
T: 5264 3400

TORQUAY CFA

19 Grossmans Rd, Torquay
T: 5261 2708

CHILD CARE & EARLY LEARNING

Child's Play

1 Pintail Drv, Torquay
(just off Horseshoe Bend Rd)
T: 5296 0105

Torquay Early Learning Centre

25 Grossmans Rd, Torquay
T: 5264 7416

PRIMARY SCHOOLS

St Therese Catholic

Primary School
50 Grossmans Rd, Torquay
T: 5261 4246

Lisieux Catholic Primary School

90 South Beach Rd, Torquay
T: 9089 6614

Torquay College

45-55 Grossmans Rd, Torquay
T: 5261 2360

Torquay Coast Primary School

25 Stretton Dve, Torquay North
T: 5218 5600

HIGH SCHOOLS

Surf Coast Secondary College

75 White St, Torquay
T: 5261 6633

FURTHER EDUCATION

Deakin University (Waurn Ponds Campus)

75 Pigdons Rd, Waurn Ponds
T: 9944 6333

SHOPPING & EATERIES

The Dunes Village

Merrijig Dve, Torquay North

Torquay Central

41 Bristol Rd, Torquay

Gilbert Street

Bell Street

Torquay Hotel

36 Bell St, Torquay
T: 5261 2001