



Architectural Review Authority

The Architectural Review Authority (ARA) Committee has noticed a marked increase in the number of property owners looking to improve their already beautiful homes within the Resort, and would like to take this opportunity to remind all owners that they need to seek ARA approval prior to undertaking any exterior changes to homes and gardens.

Applications are reviewed for approval by the ARA Committee, who meet fortnightly, and applicants generally receive written advice of the Committee's decision, by the close of that week.

All applications are assessed for compliance with the Development Control By-laws (DCBL's) for the Resort, so that the high standards and expectations that we have all come to expect of homes within the Resort, are upheld.

The Development Control By-laws and Redevelopment Application forms are readily available to owners

to download from the Architectural Review Authority section of the HIR Community Portal.

Where new structures and works such as shade sails are proposed, owners should be sure to include such information as site position, setbacks from boundaries, heights, dimensions, colours and finishes, or any other information you feel is helpful to assist the ARA Committee in their consideration of the proposed works.

Those looking to undertake new exterior painting work, should include paint samples, manufacturer and shade details, along with colour elevations where feature colours are incorporated in the proposed scheme.

Any applications for proposed landscape works should include such information as a site plan, garden bed areas, plant species and pot sizes of plants, with details of finishes of any hard scaped areas for review.

We hope the above is of assistance to owners when considering changes to their properties.

All Applications are to be submitted to the Architectural Review Authority, PO Box 175, Oxenford, 4210, or lodged at the offices of CMS, Suite 6 - 1 Rialto Quay Drive Hope Island, 4210, by the close of the week prior to the ARA Committee meeting.



PBC/PTBC WEBSITE

Regular updates will be provided on the new website at www.hirnews.com

PBC news



Newsletter of the Hope Island Principal Body Corporate | May 2009 Vol.2

Welcome to the latest edition of the PBC News

NEW AGREEMENTS

All lot owners should have now received the documents regarding a new set of Agreements for the Management and Administration functions relating to the Body Corporate structure within our Resort.

The new terms and conditions and fees have been negotiated following numerous requests from lot owners and Residential Bodies Corporate for the PBC to negotiate fairer terms on their behalf.

The documents give lot owners details concerning the implications of adopting the new agreements as well as the alternative approach available, including legal advice from Stubbs Barbeler, who have had wide experience with Body Corporate matters. The PBC sought to provide as much information as possible to residents so they could consider the proposal for new agreements and fees and cast their opinions in an informed way.

"New terms, conditions and fees have been negotiated..."

Before casting your vote please consider the following:

- For the first time in over 15 years we will have a finite term in our agreements and they will not be perpetual; the term is for an initial 5 years and a conditional option for a further 5 years;
- Our fees will be reduced;
- All lot owners will make equal contribution to the fees for managing the PBC infrastructure and assets (secondary thoroughfare); the fees vary now and some lot owners (existing and of future development lots) do not pay anything at present and are being subsidised by the rest;
- Indexation of our fees will be limited to CPI and will not have an extra 2% added;
- All agreements will have common commencement and anniversary dates which strengthens our bargaining position in the future;

- For the first time, all expenditure relating to the management of the PBC secondary thoroughfare will be brought to account in the PBC budget instead of spread through all Body Corporate budgets;
- The Residential Bodies Corporate will have increased independence in managing the affairs of their neighbourhoods;
- If we wait for the new Government legislation it will not help us if it is not made retrospective and/or the grandfather rights of the current agreements are protected.

These negotiations have been underway for over 12 months and provide considerable benefits to all residents now. Waiting may lose the current window of opportunity to make changes.

You are encouraged to lodge your vote directly by completing the voting form and forwarding it to the Secretary of your Body Corporate, or attend the meetings and vote personally.

HIR SECURITY

“The Security team recently took delivery of two (2) Defibrillators”

The two Defibrillators are located in the Security patrol vehicles at all times for early response.

If you require any of the emergency services (Police, Fire, Ambulance) we advise you to dial ‘000’ and then press the emergency button in your house.

The Security team will attend your home and also escort emergency services through the gates to where the incident is/has occurred. While the Security team is not a team of medical professionals all members of the team hold a current Senior

First Aid Certificate and have recently completed a refresher course in CPR which includes the use of a Defibrillator.

NEW SECURITY MONITORING SYSTEM

“The new camera system which was purchased by the PBC for HIR Security has proven to be an extremely valuable tool”

The new system together with the installation of a number of additional cameras, has greatly improved the efficiency of the

current staff and coverage of the Resort. On two separate occasions within the last couple of months the DVTEL system has alerted Security staff to persons committing offences. Footage of the offences taking place has been used to help Police identify the offenders.

NEW VEHICLES

“The Security Service has taken delivery of 3 new vehicles”, to ensure a continuing reliable service. The PBC has a policy in place to changeover the vehicles at a certain level of kms to ensure the maximum trade-in value is achieved. Quotes for replacement are sought from several suppliers.

Improved Access To Retail Centres

Sanctuary Cove

After protracted discussions with Gold Coast City Council (GCCC), and subject to their final agreement, arrangements will be made to connect a buggy path from Hope Island Resort to the Sanctuary Cove buggy path which will link our two residential and commercial precincts.

The PTBC is funding the connection from Bi-Lo to the road crossing point in Santa Barbara Road and have advised that it should be completed within the next two months, pending final agreement with the Council regarding certain conditions.

Hope Island Central

It is anticipated that the final agreement between the developer of Hope Island Central and the PBC to install a buggy path connection to the shopping and restaurant precinct will be finalised and construction completed within the next 3 months. The PBC is providing a contribution of under \$50,000 from the total cost of approximately \$160,000.

The PTBC has offered to assist with the funding of upgrading the fencing for residents along the perimeter of HIR to improve the security of their properties. There will also be a security camera installed as part of the security gate system at the entrance to/from HIR.

WATER CHARGES



Council reverses their decision to charge commercial water rates to HIR residents along Springfield Drive

Following persistent representations by CMS on behalf of the PBC, GCCC has agreed to change their policy of charging residents along Springfield Drive in HIR at commercial rates for water and will charge residential rates on the same basis as all other HIR residents. Negotiations were also successful in securing a rebate from GCCC for commercial charges applied between April to October 2008.

Refunds by way of credits to the accounts of residents in The Links, Ellensbrook, 7th Fairway and Azzura Green Bodies Corporate, will be made shortly.

LANDSCAPING

The Landscaping Sub-Committee (LSC) has been liaising with the Landscaping contractor to address the shortfalls in the presentation of our Resort. Issues covered have been; frequency of lawn mowing; weeding; hedging and general clean up after work is undertaken.

Following these discussions some improvement has been noticeable but the recent inclement weather has interfered with the program.

The LSC has also reviewed all areas and made recommendations for

improvements, some of which have been implemented already, whilst others are scheduled to be presented as part of the budget process for 2009/10 and included for review and approval at the PBC and PTBC Annual General Meetings.

FINANCE & CONTRACTS

The Finance Sub-Committee is about to commence a review of the preliminary draft Budgets for the PBC and PTBC for 2009/10.

Following this review the draft Budgets will be presented to the PBC and PTBC Executive Committees for further consideration before presentation to the PBC and PTBC Committees for approval.

This Sub-Committee will be reviewing all other agreements and contracts currently in place over the next 12 months to ensure the most cost efficient and effective specifications and fees are operating in the best interest for residents.