



Hope Island Resort Development Standards

The design objective of Hope Island Resort (HIR) is to develop and maintain an atmosphere of style and elegance, where meandering waterways, golf courses and parklands interconnect the community and maximise view opportunities for Occupiers.

Residential developments within HIR must meet minimum design criteria as intended for the precinct, which is in keeping with the Development Control By-laws (DCBLs) or the By-laws of the applicable Residential Body Corporate (RBC). Once a development is established and subsequently occupied, the Owner and/or Occupant is legally bound to adhere to the DCBLs and RBC By-laws, including the design philosophy and maintenance requirements within the boundary of a Lot.

www.hir.com.au provides invaluable advice to current and future Residents of the Resort. Navigate to the 'Living Here' page for further information.

Landscaping Standards

Lawns

- Lawns are to be kept to 25-35mm however the height of the cut depends on climatic conditions. To produce a finer textured turf, the height of the cut may be reduced to 20mm during summer. It is recommended that mowing be conducted on a weekly basis during summer and fortnightly during cooler months.
- Muddy wheel marks from mowers must be removed from driveways or roadways upon completion. All loose grass clippings that are blown onto roads and pathways must be removed immediately upon completion from driveways, roadways and any nearby pathways.
- Lawns are to be edged with a suitable lawn edger. The use of herbicides to maintain edging is not sufficient.
- The only acceptable turf for front yards is Wintergreen. The use of A Grade Wintergreen and Palmetto is recommended.

Weeds

- Control and removal of weeds must be maintained on a weekly basis. Treatments must include physical removal and application of appropriate chemicals. It is favourable that environmentally friendly products be used. Spraying of weeds with motorised equipment must be carried out by a licensed operator.

Pruning, grooming and detailing

- Shrubs, ground cover, hedges and vines require a high level of maintenance to ensure appealing presentation. Pruning is to be conducted to ensure the plant is strong and healthy at all times, which (in certain species) can promote prolific flowering. Dead and diseased foliage (including palm fronds) must be removed when identified and on a regular basis. Shrubbery and ground cover is to be kept neat and below fence lines. All clippings and prunings must be removed upon completion.

Mulch

- Mulch levels are recommended to be maintained at a depth of 75mm. The only approved mulch within HIR is:
 - Hoop Pine fines or 1" Hoop Pine

Please note that red mulch or similar is not permitted.

- Prior to mulching an area, all weed growth, litter or debris must be removed from the garden bed.
- Mulching is recommended to be replaced on an annual basis, unless overly affected by weather or construction activities.

Overhanging Trees

- If a tree on your property is affecting one of your neighbours, you should:
 - cut and remove any branches overhanging your neighbour's land; and
 - ensure that in the next 12 months your tree does not, or is not likely to:
 - seriously injure anyone on your neighbour's land
 - seriously damage your neighbour's land or any of their property
 - unreasonably get in the way of your neighbour's use and enjoyment of their land
- Your tree may be classed as unreasonably interfering with your neighbour's use and enjoyment of their land if it:
 - interferes with television or satellite reception;
 - interferes with the proper functioning of solar panelling;
 - shades sunlight from the windows or roof of their property if the tree branches are more than 2.5 metres above the ground;
 - obstructs a view that existed before the neighbour took possession of the land if the tree branches are more than 2.5 metres above the ground; or
 - creates a substantial and ongoing accumulation of tree litter in their yard.

Your neighbour has the legal right to remove part of an overhanging tree on their property.

General Maintenance

Painting

- It is recommended that houses be painted in accordance with the recommendations of your builder or your paint product. The harsh Queensland sun can prematurely age paint. A colour board and application must be submitted to the ARA prior to repainting works.

Cleaning

- The exterior of the dwelling, including without limitation all fences, walls, windows, gates, sidewalks, walkways and driveways must be kept in a clean condition at all times. Reasonable steps must also be taken to prevent the attraction of vermin or insects.

Condition of the Property

- All irrigation, drainage facilities, spas, fountains, private moorings and other surrounds must be in good working order at all times.

Dividing Fences

- If a fence is built on the common boundary line between two properties, then the fence is owned equally by the adjoining neighbours. Neighbours usually must contribute evenly to the cost of building and maintaining a dividing fence.
- If an Owner or someone they have allowed on their property has damaged a dividing fence, they must restore the dividing fence to a reasonable standard, taking into consideration the state of the fence before it was damaged.

- If you wish to replace a dividing fence, you must provide reasonable notice to your neighbour, seeking their contribution and input on the type of fence, which must be within the parameters of the Development Control By-laws.
- Dividing Fence disputes are considered Neighbourhood Disputes and are generally not managed by the Body Corporate. For further information, please refer to the Queensland Department of Justice or the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011.

Hope Island Resort Architectural Review Authority

Any landscape alterations (including removal of plants and installation of new species or significant landscaping changes), property redevelopments (including fence replacement, external alterations, structural changes and repainting) and new developments require prior approval from the Architectural Review Authority.

Redevelopment and Development Application forms and information are available on request from Cambridge Management Services.