

## Frequently Asked Questions – Fairview Country Club

### **Q. What is Fairview Country Club?**

A. Fairview Country Club Incorporated (“the Society”) is an incorporated society that has been established for the purpose of operating a Country Club at Fairview Estate. Members of the Country Club have a right to use the Country Club facilities in accordance with the Rules of the Country Club and otherwise as set out in the Agreement for Use of Facilities with the Owner.

### **Q. What facilities are there at Fairview Country Club?**

A. There are both exclusive and non-exclusive facilities at Fairview Country Club.

The exclusive facilities, which can only be used by Fairview Country Club members, are:

- (a) Tennis Courts – two astro-turf courts located in close proximity to clubhouse;
- (b) Health Studio – fully equipped gym (with cardio, weight machines and free weights) located in the clubhouse;
- (c) Barbecue Area – located close to the clubhouse this area has two gas burning barbecues with seating areas to relax with friends and family;
- (d) Petanque Area – full length petanque court located next to the barbecue area; and
- (e) Pool House – this is located next to the barbecue and petanque area and includes a 20 metre lap pool, spa pool, kitchenette and bathroom/changing facilities. Being indoor it is able to be used year round.

Petanque boules and tennis balls are available from the Golf Shop.

The non-exclusive facilities are:

- (a) Café/Restaurant – Café Nineteen serves up freshly made food and beverages each day;
- (b) Member’s Bar & Lounge – added on as an extension to the clubhouse this area is for members and their guests to enjoy and includes comfortable lounge furniture, indoor and outdoor seating, a fully stocked bar, pool table, fireplace, projector screen, sound system and two 50” televisions;
- (c) Golf Shop – standalone shop located off the main carpark with an excellent selection of the latest and top branded golf equipment and accessories;
- (d) Changing Rooms – spacious male and female changing facilities with toilets and showers;
- (e) Outdoor Fireplace – located next to the barbecue area this is a cozy place where you can relax on the outdoor lounge furniture next to the roaring fire with a drink;
- (f) Children’s Playground Area – also located next to the barbecue area, with a swing, a slide and other equipment, this is the perfect area to keep children and grandchildren entertained while keeping a watchful eye over them; and
- (g) All accessways and other parts of the building in which the Country Club facilities are housed but excluding the kitchen and service areas and the clubroom/manager’s office.

### **Q. What other privileges are there at Fairview Country Club?**

A. In addition to use of the facilities members enjoy other privileges such as a 10% discount on food and drink, annual golf membership fees and in store golf merchandise purchases at the golf shop. Members are permitted, with approval of the Country Club and Owner, to bring guests into or use the café/restaurant, member’s bar, tennis courts, barbecue and petanque area and indoor pool and spa complex provided they are with and responsible for them.

**Q. How much is it to join?**

A. There is a joining fee (currently \$12,700.53) payable to the Country Club but this is included with each purchase of either a Fairview Homes or The Drive property. Each time the property is subsequently sold, transferred or assigned there is a transfer fee (currently \$12,700.53) payable by the purchaser to the Country Club. These fees are reviewable every 3 years to CPI + 2% (with the next review being 1 April 2021).

**Q. Are there any other costs?**

A. There is an annual administrative charge, to cover the Society's administration costs, which is currently set at \$50.

**Q. Who maintains the facilities?**

A. The ongoing maintenance and improvement of facilities are done by the Owner under the terms of the Agreement for Use of Facilities.

**Q. How many people can be nominated as authorised persons?**

A. As a member you have the right nominate up to five persons (being two adults and up to three children) including yourself as authorised persons to use the Country Club Facilities.

**Q. Do I have to be a member of the Country Club?**

A. Yes, all Fairview Park and Fairview Homes properties have (or will have) an encumbrance on the titles which requires purchasers (and subsequent purchasers) to be members of the Country Club for the term of the Country Club which is 50 years from 1 October 2011. Residents who are not members of the Country Club are not permitted to use the facilities including the golf course. The Owner has also registered an encumbrance on its title in favour of the Country Club to bind themselves to provide and maintain the facilities.

**Q. Are there non-residential memberships available?**

A. Yes, in addition to residential memberships which are only available to owners of property in Fairview Homes and Fairview Park, there are non-residential memberships that are on an annual basis. These are limited to 25% of resident memberships to ensure residents make up the majority of members.

**Q. Is there a committee and are there meetings for the Society?**

A. Yes, there is a committee made up of two members and two representatives of the Owner. There is an Annual General Meeting each year along with any other meetings that may be called from time to time. As a member you are entitled to attend and vote at meetings of the Society, provided that where there is more than one registered proprietor those registered proprietors shall together have and exercise one vote jointly. All members (whether incorporation members, residential members or non-residential members) have an equal vote and there is no voting by classes of members. Votes may be exercised by a member personally, or through that member's proxy or representative, in the manner set out in the Rules.

**Q. What happens if the Society is wound up?**

A. If the Society is ever wound up, the net assets of the Society, after payment of all costs, debts and liabilities, shall be distributed equally among the then current members.

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