



Sanctuary Cove Resident's
Information Guide



Emergency Contacts





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Welcome to Sanctuary Cove

Sanctuary Cove has been the flagship for integrated residential living throughout Australia since 1988 and continues to flourish as one of the best lifestyle communities in the country.

Your community is situated on approximately 474 hectares of land with a private country club (The Country Club), a recreation club (The Rec Club) and two championship golf courses. The Marine Village has specialty stores, restaurants and business services overlooking a tranquil marina and the Hyatt Regency Sanctuary Cove provides accommodation and convention facilities for visitors and holiday makers.

The 'Resident's Information Guide' has been produced by the Sanctuary Cove Principal Body Corporate. It contains vital information to assist you to achieve the most out of your Sanctuary Cove lifestyle.

Everything you need to know about living at Sanctuary Cove is detailed in relevant sections throughout the guide.

We trust you enjoy living at Sanctuary Cove and hope that you find this guide helpful.

Every effort has been made to ensure that the information contained in the resident's guide is accurate and up to date at the time of printing. To check for the most current information, please refer to the Principal Body Corporate website at www.scove.com.au. Updates will be published from time to time.



Introduction





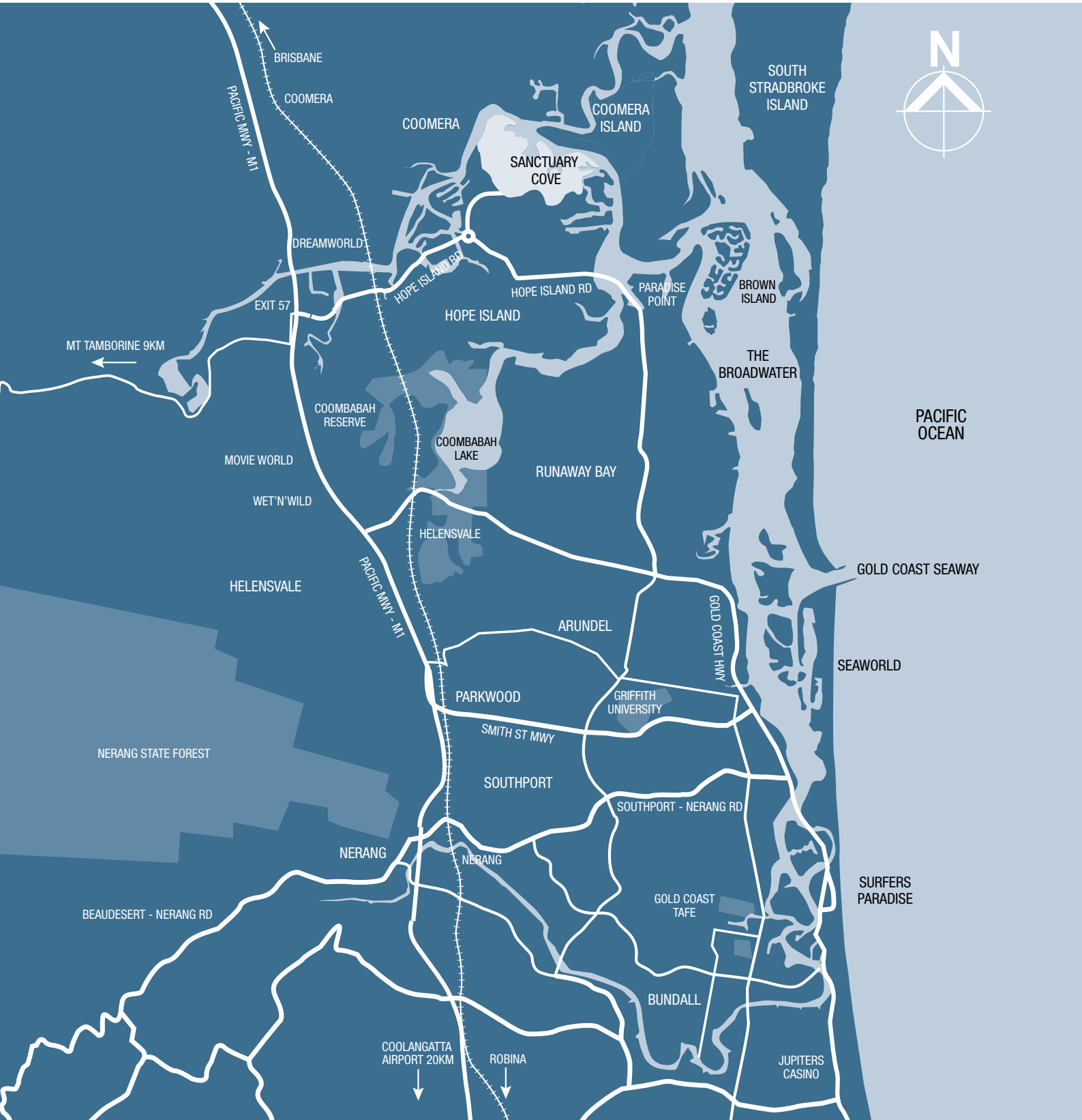
Site Map





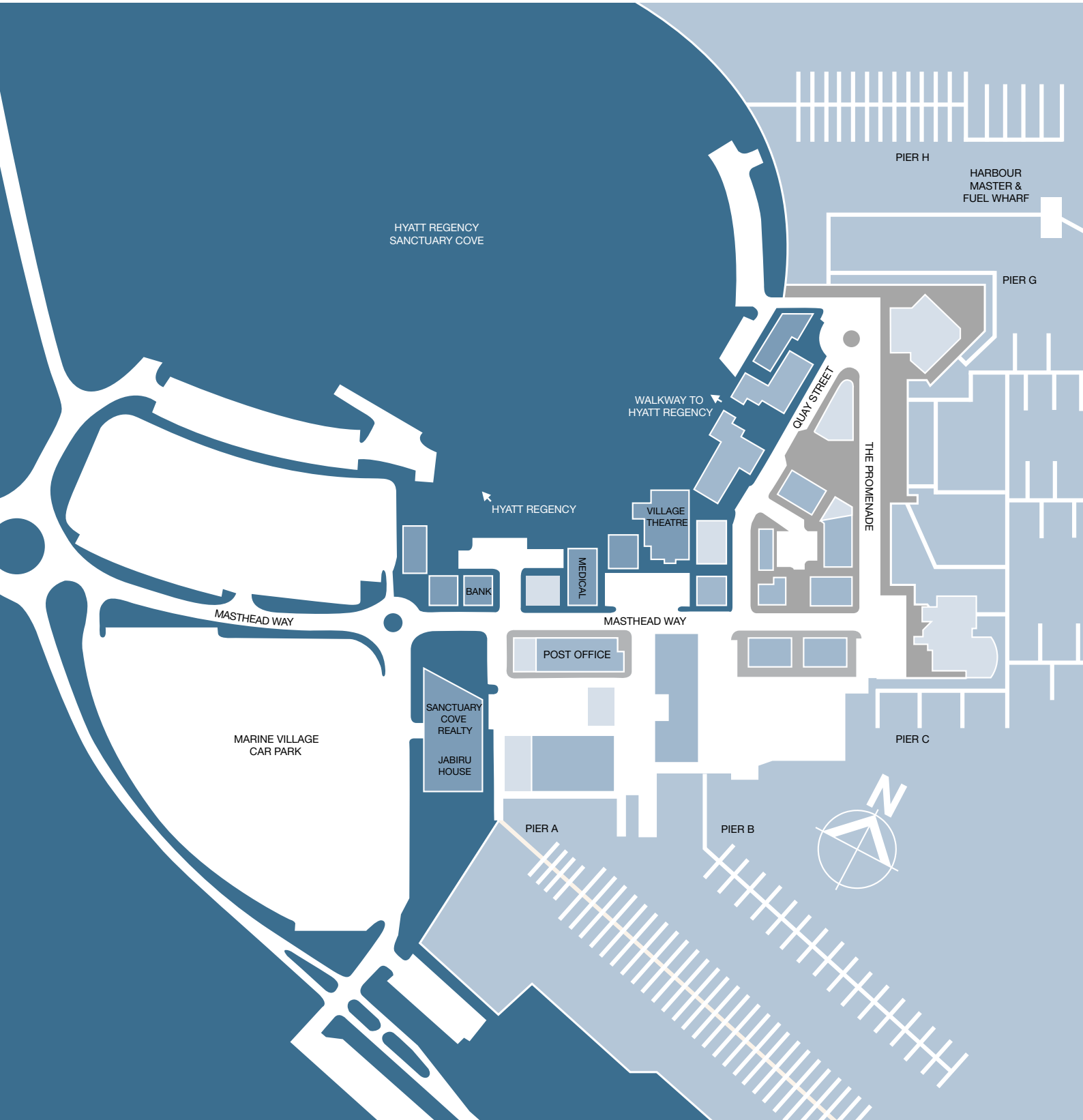


Locality Guide





The Marine Village





History of Sanctuary Cove

Sanctuary Cove has come of age, celebrating its 21st birthday in 2009. It was the first development of its kind in Australia. In 1987, at The Ultimate Event, legendary international performers Frank Sinatra and Whitney Huston, showcased the resort to the world for the first time.

The resort, on Queensland's magnificent Gold Coast, began as one man's dream (founder Mike Gore) to create a prestigious residential community set among native Australian flora and fauna that was contemporary, secure and master-planned.

Sanctuary Cove was carved out of land on the banks of the Coomera River to create for its residents, four harbours, two championship golf courses, a marine village with restaurants and cafés, fashion boutiques and specialty shops, superior health and fitness facilities, an exclusive Country Club and five-star Hyatt Regency Sanctuary Cove.

Under the guidance of its owners, the 474-hectare residential enclave has arguably developed into Australia's leading lifestyle community. Sanctuary Cove is now home to growing numbers of young families, professional couples and the young heart. They all come for the same reasons – the stunning environment, wide range of facilities, luxurious living options and 24 hour active land and water security.

For two decades now, the resort has played host to the Sanctuary Cove International Boat Show. Recognised as Asia Pacific's largest on-water boat show, it is staged in The Marine Village, each May.



Guide to Acronyms and Initials

ARC	Architectural Review Committee
BAN	Building Approval Number
BUP	Building Units Plan
DCBL	Development Control By-laws
GTP	Group Titles Plan
MSCD	Mulpha Sanctuary Cove (Developments) Pty Limited
PBC	Principal Body Corporate
PTBC	Primary Thoroughfare Body Corporate
RBC	Residential Body Corporate
RZABL	Residential Zone Activities By-laws
SCCSL	Sanctuary Cove Community Services Limited
SCRA	Sanctuary Cove Resort Act
STBL	Secondary Thoroughfare By-laws



Structure and Stakeholders

Sanctuary Cove is governed by an Act of Parliament, the Sanctuary Cove Resort Act 1985. There are three main stakeholders in Sanctuary Cove –

- 1. Sanctuary Cove Community Services Limited provides administration and management services to three levels of Bodies Corporate:** www.scove.com.au
 - Primary Thoroughfare Body Corporate (PTBC)
 - Principal Body Corporate (PBC); and
 - Residential Bodies Corporate (RBC) – currently comprise 15 RBCs
- 2. Mulpha Sanctuary Cove (Developments) Pty Limited** www.sanctuarycove.com
- 3. Sanctuary Cove Golf and Country Club Pty Limited** www.sanctuarycove.com

As a property owner, you are represented on all levels of the Bodies Corporate by your local RBC, which consists of property owners or their nominees, elected at a general meeting.

PRIMARY THOROUGHFARE BODY CORPORATE (PTBC)

The PTBC is responsible for the management, administration and maintenance of the roadway and infrastructure from the resort entrance to the Hyatt Regency Sanctuary Cove, The Marine Village and entrances to the residential areas.

PRINCIPAL BODY CORPORATE (PBC)

The PBC is the umbrella organisation that represents the RBCs. It controls, manages, administers, maintains and repairs roads, gates, parks and gardens in the residential areas. It also has responsibility for water, waste collection and security.

RESIDENTIAL BODIES CORPORATE (RBC)

The RBC is responsible for the control, maintenance, management and administration of the common property (other than the main roadway into the resort and the residential roads and parks) within its local Body Corporate area, for the benefit of property owners.

SANCTUARY COVE COMMUNITY SERVICES LIMITED (SCCSL)

The PTBC and the PBC jointly own SCCSL. SCCSL and its subsidiary companies provide body corporate management, security services and manage special projects like the communications upgrade, water management plan and harbour dredging. SCCSL recovers its costs only. It does not make a profit.

MULPHA SANCTUARY COVE (DEVELOPMENTS) PTY LIMITED (MSCD)

MSCD owns and manages the Administration and Commercial Zones comprising the hotel, marine village and marina. It also owns the majority of the undeveloped land in the residential zone.

SANCTUARY COVE GOLF AND COUNTRY CLUB PTY LIMITED

The Sanctuary Cove Golf and Country Club Pty Limited owns and manages the Country Club, The Rec Club, Pines Golf Course and Palms Golf Course.



As you settle in to your new lifestyle, the following four issues should be at the top of your checklist:

- 1 Register your arrival with Security (**P 5577 6115**) and Body Corporate Services (**P 5500 3333**). Security must test and commission your home security system.
- 2 Register yourself, your car and golf buggy with Queensland Transport (**P 13 23 80**; www.transport.qld.gov.au) and Security (**P 5577 6115**). See Section 2: Road Usage & Parking.
- 3 Register your boat and details of your pets with Security (**P 5577 6115**).
- 4 Contact Body Corporate Services (**P 5500 3333**) BEFORE starting any building, renovating, painting, landscaping or work to build a boat mooring. See Section 6: Body Corporate Matters.

When complete, Sanctuary Cove will be home to almost 2,000 residences – all enjoying the secure and privileged environment of one of the world's best lifestyle communities. The guidelines in this manual and the ongoing work to complete the vision for Sanctuary Cove will ensure that it remains a unique and gilt-edged investment in the future.