

welcome to Club Oakden Rise

Your exclusive Residents' Club at Oakden Rise

In developments all around Australia, Villawood's Residents' Clubs really do put the life in lifestyle. They are places to relax and socialise, to play and exercise, to meet neighbours, build lasting friendships and connect communities.

Designed by award-winning architects, this multi-million-dollar facility will offer a resort-style lifestyle for Oakden Rise residents. The Club will quickly become the hub of the Oakden Rise community, with its recreation facilities, meeting areas and cafe.

And it really is all yours because Club Oakden Rise is Villawood's lasting contribution to the community of Oakden Rise.

Ideally located in the heart of Oakden Rise, the Club boasts the following facilities:

Indoor

- Neighbourhood café – meet with neighbours, family and friends.
- Welcoming lobby/ lounge area.
- State of the art, fully equipped gym.
- Parents lounge with toddler play area.
- Multipurpose Room that can be hired for private events (birthday parties etc).

Outdoor

- Pool.
- Outdoor play equipment.
- BBQ facilities.
- Multi-purpose sports court.





Club Armstrong Gymanisum, Mt Dundeed, VIC



Club Oakden Rise, artist impression



Club Delaray Parents Lounge, Clyde North, VIC

Club Oakden Rise details and FAQ

What is the purpose of the club?

- Provide amenity and services that are typically not provided in a council owned reserve. Such as, pool, courts, meeting rooms etc.
- The club will be the primary piece of community infrastructure designed to foster stronger communities.
- The club shall run events and community development programs tailored to the individual needs of the new community.

What we have seen in other developments that have a Villawood Club?

- The club creates an engaged and active new community.
- The club results in protection of your asset and adds to the value of your home.
- Clubs are financially viable and sustainable.
- Clubs are ultimately managed by the community.
- Communities are healthy, happy and engaged.

Who sets the pricing?

- Initial annual costs are established to provide the services and facilities outlined.
- The first year pricing will be no more than \$1,100 per home.
- Each year the annual general meeting of the committee will establish pricing for the following year.
- Pricing will be voted on by each member of the club.

Who owns the club?

- The club is owned by “Club Oakden Rise Incorporated”.
- Club Oakden Rise Incorporated is a not for profit entity run for the purposes of owning and running the club and for the overall benefit of all residents who live in the development.
- Club Oakden Rise Incorporated will ensure that the whole development is managed with it’s remit including community events, top up landscaping and general community support.
- Club Oakden Rise Incorporated does not have any shareholders, however does have members and is bound by a constitution.
- The management of the incorporation is through a board/committee and formal positions required under law.

Do Residents Have a say in how the club is run?

- Yes, Club Oakden Rise incorporated is a body, with every resident as a member.
- As a member of the club, all residents will have the ability to vote at the annual AGM on matters such as services, pricing and management.

Will Villawood be involved in the club?

- Yes, Villawood will hold a developer membership providing specific voting rights and responsibilities as the developer of the project.
- The Villawood membership will be maintained until the last allotment is sold to ensure the services and vision of the club is established and maintained.

Can anyone become a member?

- At Oakden Rise, only residents inside the development can become members.
- Some services, such as meeting rooms or other elements may be used by the broader public subject to approval of the committee and in alignment with the management rules, and for a fee.

Exclusively yours.

When you move to Oakden Rise, you don’t just become a member of a growing community, but The Club too. A single annual fee per household enables your whole household to use the club’s facilities. Here are just a few ways you’ll be able to use the beautiful new Residents’ Club right on your doorstep.

Ways to play at Club Oakden Rise

- Work out in the gym or attend a fitness class.
- Take part in a social sporting competition.
- Relax in the Parents’ Lounge.
- Swim with the kids.
- Do a few laps before or after work.
- Host a party in the Multipurpose Room.
- Get to know your new neighbours over a coffee.
- Join an activities group, like a dance class or yoga for seniors.

How is a club membership linked to my property?

- Sale Contract – Contractual requirement to enter an encumbrance and become a member of the club.
- Membership and License Agreement – Provided at the time of sale including the rights and obligations of the member. To be signed prior to settlement.
- Encumbrance – The development encumbrance will require that each owner/resident becomes a member of the club and that each subsequent owner also becomes a member. Upon sale of the allotment the previous owner ceases to be a member of the club. The encumbrance will require a “lift and replace” obligation ensuring that all future owners acknowledge the obligations of the encumbrance and sign a management agreement prior to their settlement.

What are membership fees used for?

- Membership fees grant access for members to use the club in accordance with the club rules.
- Membership fees pay for staffing management, events and community maintenance as per the annual budget approved by the incorporation.

What if a resident does not become a member or does not pay?

- The encumbrance places an obligation on the owner. Under the encumbrance, the club entity can act under the encumbrance and ultimately result in either the property being sold to pay for outstanding debts or at the time of sale to another owner, the club recovering outstanding debts.
- There is also a contractual requirement that the owner is bound by and therefore the club can claim for damages under the contract.

Who manages the club day to day?

Club Oakden Rise Incorporated will engage a club manager to manage the day to day operations of the club. The club manager will be paid for it's services.

Services include:

- Statutory management of the incorporated body including account keeping, minutes and governance.
- Staffing of the club building.
- Managing bookings and day to day needs of the club.
- Engaging contractors such as cleaners, maintenance and other providers to ensure the club is maintained.
- Run community events through the approved club budget.
- Manage the overall community in terms of presentation, encumbrance management and landscaping.
- Collect and hold membership fees.
- Manage the ongoing membership, encumbrance and lift and replace requirements on subsequent sales.
- Provide strategic advice to the management committee/board of the club on sinking fund and ongoing asset development.

What happens after the development is finished?

- The incorporated body will be operated in accordance with the constitution and purpose of the entity.
- The members (residents of Oakden Rise) will have the ability to operate the club and facilities in a manner and for fees as they consider fit under the constitution of the incorporation.