WELCOME TO RIDGES LIVING
Welcome to Ridges Pereygin Springs!!

This handbook is designed to assist new and existing residents of Ridges Pereygin Springs become familiar with their community and the services available.

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IMPORTANT CONTACTS

Below is a list of handy numbers for residents of Ridges Peregian Springs:

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<th>Contact Information</th>
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<td><strong>EMERGENCY SERVICES</strong></td>
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<td>Police, Ambulance &amp; Fire services</td>
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<td><strong>RIDGES SECURITY</strong></td>
<td>0413 105 102</td>
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<td><strong>STATE EMERGENCY SERVICES (SES)</strong></td>
<td>132 500</td>
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<td>severe storms or flooding</td>
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<tr>
<td><strong>LOCAL COOLUM POLICE STATION</strong></td>
<td>07 5440 2777</td>
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<tr>
<td><strong>SUNSHINE COAST REGIONAL COUNCIL</strong></td>
<td>07 5475 7272</td>
</tr>
<tr>
<td>Main switchboard or visit</td>
<td><a href="http://www.sunshinecoast.qld.gov.au">www.sunshinecoast.qld.gov.au</a></td>
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<tr>
<td><strong>TELSTRA VELOCITY</strong></td>
<td>1800 008 994</td>
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<td><a href="http://www.smartcommunity.com.au">www.smartcommunity.com.au</a></td>
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<td><strong>ENERGEX</strong></td>
<td>Loss of supply</td>
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<td><strong>BODY CORPORATE MANAGERS</strong></td>
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<td>SSKB</td>
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<td>visit <a href="http://www.sskb.com.au">www.sskb.com.au</a> or email <a href="mailto:sskb@sskb.com.au">sskb@sskb.com.au</a></td>
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<tr>
<td><strong>RIDGES PEREGIAN SPRINGS RECREATION CLUB</strong></td>
<td>07 5471 2800</td>
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<tr>
<td><a href="http://www.ridgescommunity.com.au">www.ridgescommunity.com.au</a></td>
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<tr>
<td><strong>COMMUNITY LIAISON OFFICER</strong></td>
<td>0420 490 177</td>
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<tr>
<td>Community contact, activities, management, etc.</td>
<td></td>
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<tr>
<td>email <a href="mailto:clo@ridgesliving.com.au">clo@ridgesliving.com.au</a></td>
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<tr>
<td><strong>FKP</strong></td>
<td>07 3223 3888</td>
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<tr>
<td>Visit <a href="http://www.fkp.com.au">www.fkp.com.au</a> or email <a href="mailto:fkpenquiries@fkp.com.au">fkpenquiries@fkp.com.au</a></td>
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<td><strong>PEREGIAN SPRINGS SALES OFFICE</strong></td>
<td>1800 753 799 or 07 5448 2690</td>
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<td>Visit <a href="http://www.peregiansprings.com.au">www.peregiansprings.com.au</a></td>
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<tr>
<td>or email <a href="mailto:info@peregiansprings.com.au">info@peregiansprings.com.au</a></td>
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<td><strong>PEREGIAN SPRINGS GOLF CLUB</strong></td>
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<td>Visit <a href="http://www.peregianspringsgolfclub.com.au">www.peregianspringsgolfclub.com.au</a></td>
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<td>or email <a href="mailto:info@peregianspringsgolfclub.com.au">info@peregianspringsgolfclub.com.au</a></td>
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<tr>
<td>Clubhouse</td>
<td>(07) 5471 5471</td>
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<td>Pro Shop</td>
<td>(07) 5471 5400</td>
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<tr>
<td>Restaurant</td>
<td>(07) 5471 5474</td>
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<tr>
<td><strong>AVEO PEREGIAN SPRINGS COUNTRY CLUB</strong></td>
<td>13 28 26 or 07 5448 3742</td>
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<tr>
<td><a href="mailto:peregianmanager@aveo.com">peregianmanager@aveo.com</a></td>
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<td><strong>TAXI SERVICES</strong></td>
<td>13 10 08</td>
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<tr>
<td><strong>SUNBUS</strong></td>
<td>(07) 5450 7888</td>
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<tr>
<td>visit <a href="http://www.sunbus.com.au">www.sunbus.com.au</a></td>
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GENERAL INFORMATION

Garbage collection day: Monday
Council Mobile Library: Thursdays, 1-2pm; Peregian Springs Shopping Centre
Council Library: 6 Park Street, Coolum Beach
Australia Post posting box: Ridgeview Drive opposite the Peregian Springs Shopping Centre
Australia Post Office: Heron Street, Peregian Beach or Birtwill Street, Coolum Beach
Coolum Police Station: Williams Street, Coolum Beach

OUT & ABOUT IN RIDGES PEREGIAN SPRINGS

Ridges Peregian Springs has walking and cycling track interwoven throughout the whole estate. A pedestrian overpass is also provided at the end of Havana Road West which provides handy access across the Sunshine Coast Motorway to Peregian & Coolum Beaches.

Sun Bus provided bus services throughout Peregian Springs. Phone (07) 5450 7888, email sunshinecoast@tagroup.net.au or visit www.sunbus.com.au for more information.

Taxi services are available through Black & White Taxi’s. Phone 13 10 08

SOCIAL CLUBS & ACTIVITIES

There are a number of clubs and activities in Peregian Springs for residents to enjoy. Please see our community website for further information.

- Peregian Springs Golf Club
- Peregian Springs Lions Club
- The Dance Centre - including Pilates, Yoga & Zumba classes

LOCAL BUSINESSES

Businesses currently operating in Peregian Springs include:

- Peregian Springs Land Sales Office
- Aveo Retirement Villages
- Peregian Springs Golf Club
- The Grasstree restaurant
- Benchmark Restaurant/Café
- The Dance Centre
- Coles Supermarket
- Peregian Springs Doctors
- Amcal Chemist
- Peregian Springs Sports injury & Physiotherapy
- Dental Centre Peregian springs
- Peregian Springs Veterinary Surgery
- BWS
- Jets Gym
- Ray White Property Shoppe
- TTK Property Styling
- Pizza Capers
- Essential Grain Bakery & Café
- Peregian Fish & Chips
- Peregian Springs Meats
- Commonwealth Bank
- Hot head of Peregian Hair Dresser
- Thai-ism

Please see our community directory on community portal for contact details.
SCHOOLS AND CHILD CARE

There are 2 schools and 3 child care centres in the estate, as well as excellent schools adjoining the estate. You can choose from public and private schools offering a diverse range of facilities and solid educational philosophies.

Peregian Springs State Primary School
Peregian Springs State School is the newest school on the Sunshine Coast, Queensland. The school is the beginning of a whole new chapter of exciting and inspirational education for the Sunshine Coast. The catchment area stretches east to Peregian Beach and north to Lake Weyba. It has been built to a Four Star Green Star rating recognising the school’s commitment to reducing its ecological footprint through sustainable management practices and through the curriculum.

Phone 07 5351 2222 or visit www.peregianspringss.eq.edu.au

C&K Peregian Springs Community Kindergarten
Opening in 2012, our philosophy, where children come first, emphasises the fact that for C&K the interests of children are paramount. Any profits generated from our services are returned to benefit children and the community.

We are committed to providing quality education and care for your child’s pre-schooling years (from birth to school age) in an environment – both inside and outside – that enables children to explore, satisfy their natural inquisitiveness and grow as individuals. Independent research indicates that children who have enjoyed a C&K early learning experience are the most successful in their first years of schooling.

Phone 1800 177 092 or visit www.peregiansprings.candk.asn.au

St. Andrew’s Anglican College
St Andrew’s Anglican College is situated right at the front of the Peregian Springs estate. It is a dynamic and vibrant school and one that is developing a reputation for commitment to the educational needs of each and every child.

With current enrolment to just over 1,000 students, the College caters for Prep to Year 12.

Phone 07 5471 5555 or visit www.saac.qld.edu.au

Little Saints Early Learning Centre
Little Saints is a ‘long day care centre’ that provides care and quality programmes, including Kindergarten and Preschool for up to 75 children between the ages of 6 weeks and 5 years on both full time and part time basis.

Phone 07 5471 5555 or visit www.saac.qld.edu.au
SCHOOLS AND CHILD CARE CONTINUED

Bambini’s Early Learning Centre
Bambini’s Early Learning Centres are proudly a family owned and operated child care business. Their mission is to provide a service where children are nurtured in a safe and supportive environment which ignites their learning and development and where staff and families feel valued.

Phone 07 5471 2091

Coolum State High School
Coolum State High School is a school that is the first choice of secondary education for families in the Coolum community. The strength and growth of Coolum High can be attributed to three special groups of people. The first are our students. We are proud of the achievements of the fine young men and women who graduate from this school. They are ably supported by family and friends who value the inclusive practices that public education nurtures. Our professional teachers and staff are committed to bringing the very best out of every individual, your sons and daughters, our students.

Phone 07 5471 5333 or visit www.coolumshs.eq.edu.au

Peregian Beach College
Peregian Beach College are an independent, non-denominational co-educational College catering for Pre-Prep (3.5 years) to Year 12. Peregian Beach College provides a high quality and enriched curriculum offering with a strong emphasis on the Arts and ICT. Community building is seen as a value in itself as well as a critical foundation for a happy and successful education for its students. The students learn progressively to assume responsibility for their own learning. They also learn how best to be contributors in their personal lives and in a world where the need for compassion and social and cultural understanding are increasingly important.

Phone 07 5448 1722 or visit www.pbc.qld.edu.au
PEREGIAN SPRINGS GOLF CLUB

Your Ridges Peregian Springs address affords you an opportunity to access the superbly appointed Peregian Springs Golf Club. It is the perfect venue to enjoy a regular round of golf, entertain friends or clients and forge new friendships.

With every opportunity to improve your game, our private members club has been designed with members in mind and offers a challenging par 72, 18 hole Championship golf course, practice facilities and a facility filled with impressive features including bars, dining areas, a gymnasium and a fully stocked Pro-shop.

Golf Membership of a private golf club definitely has its rewards. Unlike many other courses, access to Peregian Springs Golf Club provides priority access to Members and their guests. As a Golf Member you have priority access to tee times, competitions, social events and one of the best restaurants in the region. Golf Membership is available to Ridges Peregian Springs residents from just over $6.00* per day. *Based on the 2011/12 Annual Membership Fee equivalent of $2,250

After your round you can relax in the Grasstree Restaurant or Champions Bar and enjoy a cold beer or glass of champagne and the spectacular views from the terrace overlooking the golf course.

Social Membership of the Peregian Springs Golf Club is also available to Ridges Residents from $25 per person per annum (excludes golf & gymnasium privileges).

Peregian Springs Golf Club: Play = Dine = Relax = Enjoy

Phone 07 5471 5471 or visit www.peregianspringsgolfclub.com.au

TELSRA VELOCITY ®

Ridges Peregian Springs is a Telstra Velocity® Estate. Velocity is state of the art telecommunications solutions with access to cutting edge fibre optic technology. You can have access to Telstra products and services that includes:

- Ultra-fast broadband ready for anyone in the house to use
- Multiple fixed line services
- Digital free to air TV services, without the need for an antenna

A Telstra Velocity® estate can deliver state of the art telecommunications solutions to your new home. By working with your builder, Telstra can enable your new home to have the communication and entertainment facilities to suit you, now and into the future.

You won’t need any antennas as all your telecommunications and entertainment will be delivered to your home via a single optical fibre instead of the traditional copper cable.

It is thus vital to ensure you discuss your home wiring needs with your builder before building your home.

Getting connected is easy and designed to save you time. Velocity has a dedicated 1800 number to service all of your enquiries, accounts or problems.

Telstra Smart Community hotline: 1800 008 994

* Registered trade mark of Telstra Corporation Limited ABN 33 051 775 556
RIDGES COMMUNITY TITLES SCHEME

Living made easier!
More time for you to enjoy your coastal lifestyle.

The Ridges Peregian Springs Community Titles Scheme provides on-site management for residents including the maintenance of common facilities or even the organisation of community events.

BODY CORPORATE MANAGERS – Stewart Silver King & Burns

Silver Stewart King & Burns (SSKB) is a specialist body corporate and community management company who assist in ensuring that the body corporate runs smoothly and efficiently. This is done through attending and facilitating committee and general meetings and financial management.

For further information on SSKB or the Ridges Peregian Springs Community Titles Scheme, please contact SSKB on 07 5453 9550 or www.sskb.com.au.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

The ARC is a consulting body of the Body Corporate for the review and approval of building applications and landscape designs for Ridges Peregian Springs against the Ridges Design Guidelines - Architectural and Landscape Code. The ARC along with the design guidelines help maintain and uphold the quality and aesthetics of Ridges Peregian Springs for the benefit of all residents and investors. A copy of the Ridges Design Guidelines may be obtained through the Peregian Springs website or Ridges Community Portal.

All buildings, extensions or additions including the installation of pools, pergolas, sheds, etc are required to be approved by the ARC. Please submit these plans to the Ridges ARC, c/- FKP, 95 Peregian Springs Drive, Peregian Springs Qld 4573 or ridgesarc@fkp.com.au.

A pre-start and final inspection of all new building/homes is compulsory.

Please email or call 07 5448 2690 to arrange.

SECURITY

Through the Ridges Peregian Springs Community Titles Scheme, we are pleased to provide security services throughout the estate to help protect homeowners and their property.

Please contact A & V Security for more information on anvsecurity@dodo.com.au
Patrol: 0400 196 695

RIDGES PEREGIAN SPRINGS COMMUNITY WEBSITE

www.ridgescommunity.com.au

Please check the Ridges Peregian Springs Community website regularly for updated information on activities, events, news, by-laws and community forums.
RIDGES PEREGIAN SPRINGS RECREATION CLUB

Located centrally in Ridges, the Rec Club is available to all residents of Ridges Peregian Springs and their guests via a swipe card system.

The following information is a brief summary of the facilities available along with the general rules and procedures which apply to the residents.

Facilities provided at the Rec Club include:

- 25m heated pool with dedicated lap lanes
- Heated children’s play pool
- 2 x Tennis Courts with lights
- Gymnasium & stretch studio
- BBQ area
- Café Sublime
- Community room
- Free wi-fi
- Change rooms and toilets

Opening times

Hours of operation at the Rec Club are restricted to the following:

- Gymnasium – 6am to 10pm
- Swimming Pool – 6am to 8pm
- Tennis Courts – 8am to 10pm

Age Restrictions

Age restrictions have been put into place to ensure the safety of all patrons.

- Pool areas – 13 years and over unless accompanied by an adult.
- Gymnasium – 16 years and over.
- Tennis Courts – 13 years and over unless accompanied by an adult.

Booking the Rec Club

Please note that the Rec Club cannot be booked exclusively for your event. Other residents still need to have access to the Rec Club and facilities.

As the Rec Club is for everyone to share, we encourage you to register your event with the Community Liaison Officer. This will allow residents to check if any other events are planned for the same time and help minimise the frustrations of too many people in the same area and time.

The tennis courts will need to be booked with the form provided at the Rec Club or contact the Community Liaison Officer for more information.

Phone 5471 2800, 0420 490 177 or clo@ridgesperegiansprings.com.au
RIDGES PEREGIAN SPRINGS RECREATION CLUB CONTINUED

Rules and Procedures
Please note the Rec Club rules are also on signage through the site.

A brief summary of the rules are listed below:
• Recreational facilities are for the owners or occupiers of Ridges Peregian Springs estate and their guests only.
• Residents using the Rec Club facilities should ensure they leave the area clean and tidy.
• Each resident must use the facilities for no other purpose than for what it was designed.
• Guests must be accompanied by an adult owner or occupier at all times.
• Children below the age of 13 are not permitted without an adult exercising effective control over them at all times.
• No person under the age of 16 is permitted in the gymnasium at any time.
• No glass or ceramic containers or receptacles of any type are to be taken into the pool, gymnasium or tennis court areas.
• No alcohol, smoking or banned substance is permitted in the Rec Club area.
• Residents and their guests must exercise caution at all times and shall not run, use offensive language or act in any manner that is likely to interfere with the enjoyment of the facilities by other people.
• Users of the Rec Club must obey lawful and reasonable instructions given to them by the Body Corporate, the caretaker and/or security personnel.
• Other than assistance dogs, no animals are permitted in the Rec Club without the permission of the Body Corporate.

Rule Violations & Damage
• Where the Body Corporate or FKP suffers damage as a result of an owner/occupier or their guest, the Body Corporate is entitled to re-charge that Lot owner for all costs incurred. If a tenant occupies the Lot, the Lot owner is responsible and will be charged for the damage caused.
• The Body Corporate, security or caretaker may view violations of the Rules for use of Recreational Areas by owners and/occupiers including children and guests as sufficiently serious to warrant a denial of access to the Rec Club for up to 90 days or permanently for guests.

Rec Club Liability Disclaimer
FKP Limited ABN 28 010 729 950 and the Body Corporate exclude, to the extent permitted by law, any liability whatsoever for any damage, loss, injury or death on these premises or in any way connected with the Ridges Rec Club from any cause including as a result of negligence.

Rules for Using the Gymnasium Equipment
1. ALWAYS USE GYMNASIUM EQUIPMENT WITH CAUTION.
2. The gymnasium facilities are only available to Ridges residents (body corporate members) and guests of residents.
3. All guests are required to wear suitable attire, closed shoes and use a towel. This is a health issue and guests not properly attired will be asked to leave the premises.
4. The gymnasium facilities are restricted to people 16 years and over. NO CHILDREN ARE ALLOWED IN THE GYM AREA AT ANY TIME.
5. Wet clothing is not permitted in the gymnasium.
6. For hygiene reasons please use a towel at all times and wipe down the equipment when you are finished.

7. Please refer to manuals for instructions on how to use the equipment. If you are unsure please contact reception.

8. Stop exercising immediately if you are unwell, tired or dizzy or experience chest pains and seek appropriate medical assistance.

9. Guests must remove all sand from their body before entering gymnasium.

10. Guests must conduct themselves in a manner which will not cause harm or discomfort to themselves and other guests.

11. No food or alcohol is to be consumed in the gymnasium.

12. Guests are to report any faults, breakages or damage to equipment immediately to reception.

13. Bags are not permitted on the gymnasium floor for safety reasons.

14. Please consult your doctor before using the equipment. You must not use the facilities while suffering from any illness where there is any risk to other users.

15. Please note that you will be liable for any damage to equipment caused by your or your guests’ misuse or neglect.

16. The use of the facility and equipment is at your own risk.

17. FKP Ltd and its subsidiaries, the Body Corporate for Ridges Pergeian Springs CTS39713, its subsidiaries and related bodies corporate (Ridges Rec Club) accept no responsibility for:
   • any loss, damage or theft of property brought into the facilities by residents of their guests. Any found items will be kept for four weeks and then donated to charity; and
   • any death, personal injury or illness occurring in the facility or from using the facilities or equipment.

18. These rules may be amended at any time.

Term of Use of Rec Club

Membership of the Rec Club is available to an owner or occupier of a lot in Ridges Pergeian Springs, while the Member remains an owner or occupier. Membership cannot be assigned or transferred.

Membership entitles a member to use the Rec Club equipment and facilities as often as a member chooses (subject to availability) and to participate in fitness classes (subject to availability and payment of the fitness class fee).

Members must:
   • comply with the displayed Rec Club rules, as amended from time to time;
   • assess their own ability to use the Rec Club equipment, facilities and participate in fitness classes; and
   • notify the Rec Club in writing if the member believes there is a risk to the member’s health by utilising the Rec Club equipment, facilities or participating in a group fitness class held at the Rec Club.

In accordance with the Fair Trading (Code of Practice – Fitness Industry) Regulation 2003 (Qld) membership of the Rec Club is subject to a 48 hour cooling off period, which commences on the date the member signs this form and ends 48 hours after this date, unless terminated earlier by the member. During the cooling off period the member may terminate its membership by notice in writing to FKP.

Membership fees are paid by owners through their body corporate contributions. Members may also be charged for the cost of replacement access swipe cards, costs for any damage caused to the Rec Club by the member or its guests and/or fees for attendance at fitness classes.
FKP may terminate this agreement immediately upon giving the member written notice if the member fails to comply with the Rec Club Rules, as a result of a complaint by either another Rec Club member or an employee or contractor of the Rec Club or the member ceases being an owner or occupier of a lot in Ridges Peregian Springs. The member may terminate their membership immediately upon written notice to FKP for any reason, including permanent or temporary sickness or physical incapacity. Termination of membership will not entitle a member to a discount on body corporate contributions.