

# Welcome to Oasis Villas



## Your guide to Oasis community living.

Things you need to know, answers to FAQs, and who to talk to if you need to know more.

# Welcome to Oasis Villas

Hello!

A huge welcome to the Oasis Villas Complex.

Through this document and the copy of the By-Laws included in this email (also available from the [Oasis-News](https://www.oasis-news.com) website <https://www.oasis-news.com>), we hope to ensure that you have all the information you need to enjoy life and living in our Oasis!

If you need to know more than what is contained in this booklet or have any questions, then our Oasis Body Corporate Committee (OBCC) are here to help. The OBCC is made up of a group of owners who have volunteered to work on behalf of our Oasis community. Members are elected by other owners to represent everyone who owns a property in the complex. The OBCC are in charge of administrative and day to day running of the body corporate, we make decisions on behalf of the complex owners and put lawful decisions of the body corporate into place.

The OBCC is elected annually – generally in February. Our 2022 - 2023 OBCC members are Chair: Sandi Anderson, Secretary: Richard Wittmack, Treasurer: Mihai Daian and ordinary members: Lyn Watson, Ian Bailey, Joe Daidone and Richard Drew. More about the OBCC is provided toward the end of this document. We can be contacted through the OBCC email address: [body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com)

Our Resident Caretakers, Graham and Sarah are also here to help and answer questions. You will see them both working around the complex and they will be happy to assist in any way they can or direct you to one of the OBCC members if they cannot.

To ensure ours is a harmonious community, we ask you to ensure you abide by our Oasis By-Laws – and if in doubt, ask the question – we are always happy to assist.

Your OBCC

## Oasis – Facilities

A map of Oasis Villas with a legend to all the facilities is available at the end of this document or available for download from the [Oasis-News](#) website in the Contact section.

### Swimming Pool – Open 7.30am to 10pm

Our swimming pool, though not heated, is really lovely and warm and is generally comfortable enough to swim in from October to April.

A selection of sunbeds, tables and chairs surround the pool for your enjoyment.

Glass containers, food and dogs are not allowed in the pool area. Please show respect for your fellow Oasis residents and take your rubbish with you when you leave.

Obviously, the safety of our children and grandchildren in the complex is paramount. Children, 12 years and under, whether they are in the pool or not, are not permitted to be inside the swimming pool enclosure unless they are accompanied at all times by an adult.

If there is an issue with the pool or items within the pool enclosure, please report it to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### Gym – Open 7am to 10pm

The Gym is located next to the swimming pool.

Bring your own towel and when you have finished using a machine wipe down the equipment's surfaces using the paper towel and sanitiser provided and dispose of this thoughtfully – it is only a few steps to the closest bin – and leave the Gym ready for the next user. In a COVID-19 world this is critically important.

Please make sure that you lock the door when you leave to ensure that the security of this community asset is maintained.

If there is an issue with the gym equipment, please report it to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### Sauna – Open 7.30am to 10pm

Opposite the Gym is the Sauna. Children are not allowed to use the Sauna unless they are accompanied at all times by an adult.

If there is an issue with the Sauna, please report it to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### Community Room

Above the Gym and Sauna is the Community Room. Residents can book this room for their personal use for large gatherings. In the past it has been used for weddings, birthdays, salsa dancing lessons and other community interest groups. Children are not allowed to be in the Community Room unless they are accompanied at all times by an adult.

Please place booking by scanning the QR code on the notice board next to the Sauna. While there are no restrictions on hours of use for this Community Room, it has several Villas close by and it is expected that if the room is in use prior to 7.30am or after 10pm noise will be limited.

If there is an issue with the Community Room, please report it to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### BBQ area

Adjacent to the pool is a communal BBQ area. If you would like to book area please scan the QR code on the notice board next to the Sauna. As there are several Villas close by and it is expected that if the BBQ area will like the pool, be limited to use between 7.30am and 10pm.

## Oasis – Facilities

### Tennis Courts – Open 7.30am to 10pm

Grab your rackets, a jug of Pimms and get ready for the Australian Open!

Located at the main entrance to the complex is the tennis court. The tennis court is open for the use of all residents, but like the swimming pool, children under the age of twelve are not permitted in the tennis court precinct unless they are accompanied at all times by an adult. Please note that skateboards, bikes, scooters or roller skates cannot be used in the tennis court enclosure as they could easily damage the surface.

When using the tennis court please ensure you wear appropriate footwear (no heels or black soled shoes that will mark the surface) use the correct tennis equipment, and leave the court as you found it.

You will need to book to guarantee your time on the court. You can make a booking by scanning the QR code on the notice board next to the Sauna.

### Community Toilets and Showers

Toilets are conveniently located near the pool, in the alcove between the sauna and the gym.

These facilities are cleaned daily for the comfort of our community members. Please leave these areas clean and tidy when you are finished.

# Oasis – General Information

## Gate operation

The gates are opened by a four digit code, unique to each villa in the complex. To open the gates, you key in # your four numbers and then # again. If you have recently arrived, you will need to fill out and submit a New Owner Tennant Registration form (available for download from the [Oasis-News](#) website in the Contact Section). The form requests you to nominate your own four-digit code – the only limitation is that it must start with 1.

Your visitors (including trades people) should dial your Villa number from the gate – this will dial through to your nominated phone number and by dialling #11 on your phone you can provide access to the complex.

Emergency services (Fire, Police, Ambulance) also have a gate code to ensure that in the event of an emergency they have unhindered access to the complex.

## Community alerts

Power outages, suspension of water, telecoms issues etc are advised to the community through an SMS. Please make sure that the OBCC has a record of the mobile numbers you would like alerted in the event of issues within the complex.

## Kids in the complex

We love our kids and grandkids – but we need to make sure that they are safe. We have a few rules to ensure that we can achieve that:

- 1 The riding of skateboards, and scooters is not permitted in the complex
- 2 If kids are riding their bikes in the complex, they need to wear helmets – please ensure that they are aware that vehicles will be moving within the complex and make sure they are alert to this.
- 3 Children, 12 years and under, are not permitted to be inside the swimming pool enclosure, sauna, gym, community room, tennis court precinct or Marina area unless they are accompanied by an adult at all times.

## Pets

### Dogs rule

We love our puppies – but we need to make sure that they are kept safe and well while they live here. Barking is a natural doggy response, but please control your dog's barking where possible so as not to annoy your neighbours. Dogs must be registered with the Body Corporate Committee upon arrival to Oasis. A Pet Application Form is available for download from the [Oasis-News](#) website in the Contact Section. This is a pet friendly complex, but to ensure that our pets remain friendly, it is particularly important that dogs always remain on a lead and under control when within the complex.

Dog poo is your responsibility. As a responsible pet owner and considerate resident, it is expected that you will pick up and dispose of your dog's poop. Please pop your poop in the general waste disposal bins – not the green bins – council does not consider it to be recyclable!

### Perfect cats

Your kitty cats must be registered with the Body Corporate Committee upon arrival to Oasis. A Pet Application Form is available for download from the [Oasis-News](#) website in the Contact Section. This is a pet friendly complex, but to ensure that our pets remain friendly, and that our local wildlife is protected, it is particularly important that your cat is confined to your property and is not allowed to roam the complex.

## Oasis – General Information

### The local wildlife

Oasis is a true Oasis for local wildlife – very common sights around our grounds are ibis and water dragons.

The White Ibis you see around Oasis are native Australian birds that are protected under State Wildlife Legislation (Nature Conservation Act 1992). It is a serious offence to harm an ibis.

This native bird plays an important role in pest management by preying upon small insects and grubs – you will often see them on the lawns around the complex. Unfortunately, they have developed a reliance on artificial food sources that has not only substantially affected the health of the birds but has had an adverse effect on the community at large – not just in Oasis, but across the larger Gold Coast Community.

Gold Coast City Council is a member of the Ibis Management Coordination Group. The group aims to restrict the source of artificial food supplies to the ibis, ultimately reducing numbers in urban areas to an environmentally sustainable level where birds and humans can peacefully co-exist. Oasis asks that our community play their part in this by not feeding these birds, making sure food scraps/pet food is not left out in the open where the birds can access it, and ensuring bin lids are kept closed, thereby decreasing the attractiveness of Oasis as a foraging ground.

The Water Dragons commonly seen in the grounds of Oasis are protected in Queensland. When juveniles they will mainly eat insects, but as they get older, they will also eat vegetation – there is plenty of food naturally available to them in Oasis. The males are larger than females and are often territorial, particularly when confronted by other males.

The adult Water Dragons will appear confident and friendly however they also have very sharp claws and though they may be more likely to deliver a nip to startle and warn you if you get too close, they can also deliver a serious bite. Do not feed the Water Dragons as they are likely to become aggressive when looking for food.

Remember – these are our local wildlife, and we must co-exist with them – enjoy them from a distance.

### Rubbish collection

There are four rotundas spaced throughout the complex. One at the northern end, one in the middle, one at the southern end and one by the southern entry gate. These house the general rubbish bins and the recycling bins. (refer the Oasis Map for locations).

Please make every effort to recycle in the complex, and respect the general bins are for general waste only. Large items such as, televisions, items of furniture large cardboard boxes, must be disposed of by you at council waste sites – not in the general rubbish bins.

There is a free council site (Helensvale Waste and Recycling Centre) at 70 Helensvale Road, Helensvale. Opening hours 7am to 4:50pm.

When placing items in the recycling bins, please break down cardboard boxes so as to leave as much room as possible for other residents.

General waste bins are emptied three times a week – Monday, Wednesday and Saturday, the recycling bin and the green waste bin are emptied on a Wednesday.

Keep this in mind when disposing of your rubbish – if the bin you want to use is full, please do not overfill it – overfilling it not only encourages vermin (particularly true of the general waste bins) but the contractor may refuse to empty it. Rather than overfill a bin please either use another of the bins in the complex or wait a day until the bin has been emptied and then dispose of your rubbish.

Please do not leave rubbish on the floor in the bin rooms, it must be placed in a bin.

## Oasis – General Information

### Green bin

A bin for green waste is currently located opposite Unit 17.

If you do work in your garden area that creates waste, or fronds from palms in your ground drop, it is your responsibility to put your green waste in this bin.

The bin is emptied weekly on a Wednesday.

### Pontoons / Marina Berths

The pontoons along the canal fronting the Oasis Villas are privately owned by Oasis owners and are for the exclusive use of those owners. If you would like to rent or buy a pontoon, please feel free to post a request on the notice board in the alcove between the gym and sauna, and also let the Body Corporate know – we can include your request in the Oasis Newsletter.

Children should not be on the pontoons unless they are accompanied by an adult at all times.

The Body Corporate has its own Marina Berth available for visitors for a 24-hour period.

To access the berth, please e-mail a request to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### Levy payments

Levies for our owners are paid quarterly in advance. They are due for payment on 1 December, 1 March, 1 June and 1 September. Contribution Notices will be sent out by the Strata Manager approximately two weeks in advance of the due date. A discount is available for owners whose payments are received on or before the due date.

Please advise the Strata Manager or the OBCC if you have not received your Contribution Notice at least a week before the due dates noted above.

### Insurance

A component of the Oasis levies covers insurance for common property, and this includes building insurance. This insurance does not remove the responsibility of owners to maintain their properties, and it also does not cover additions made to properties, for example shade sails and solar panels. Owners should make their own enquiries to ensure that they have appropriate cover.

For more information, please send a request to the Oasis Body Corporate e-mail ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))

### Lot improvements

If you want to make an improvement to external areas of your Villa (e.g., add shade sails or solar panels), you will need to seek approval from the OBCC. Lot Improvement Application Form is available for download from the [Oasis-News](#) website in the Contact Section.

### Parking

Parking in Oasis is regulated through our by-laws which are included in this email and reproduced in Figure 1 below.

Figure 1. Oasis by-law 11 Parking

#### **11 Parking**

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11.1 An Owner or Occupier must not, without the written approval of the Body Corporate:

- (a) park a Vehicle or allow a Vehicle to stand, on any part of the Common Property (other than in an exclusive use area); or
- (b) permit a Visitor to park a Vehicle or allow a Vehicle to stand, on the Common Property (other than a designated visitor car parking bay).

# Oasis – General Information

## Resident Parking

Residents must park their cars in their allocated vehicle garaging space. Each Villa has two of these spaces.

## Parking in front of Villa garages

1. Only eight Villas within the complex (Villas 25, 32, 65, 66, 71, 72, 73, and 74) have a lot title boundary that provides space for them to park in front of their garage.
2. For ALL 68 other Villas the lot boundary does not extend far enough from the garage to permit a standard size vehicle to park.
3. The area in front of these 68 Villas is Body Corporate Common Property, and parking on Common Property is not permitted under by-law 11 (see Figure 1 previously)
4. If an owner would like to see where the title boundary for their property extends to they can send a request to the OBCC e-mail account ([body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com))
5. A concession has been made to allow parking in the driveway in front of a Villa's garage for short durations of up to 2 hours in any 24-hour period – no parking is permitted in driveways on an overnight basis. If parking in front of your garage, please ensure that you vehicle is not blocking your neighbours' access or causing a safety issue.

## Visitor Parking

Visitors are permitted to use the visitor carparks on an infrequent basis for a day. Overnight parking is not permitted without prior arrangements. Visitors who may be staying for a longer duration will require a permit to be issued by the OBCC. Unless otherwise requested and approved, these will be limited to a period of 14 days. See Parking Approvals below.

If circumstances arise that require a resident to park in a visitor space, this is permitted on irregular occasions and is limited to two hours.

## Caravans/Mobile Homes

Owners may be permitted to use a carpark for a period up to 7 days to allow their caravan/mobile home to be prepared for a trip and upon return a further 7 days to allow vehicle to be unpacked. Caravan/mobile homes should fit within the designated carpark, without overhanging grassed areas, or protruding into the roadway. Please make sure you caravan/mobile home will fit before moving it into the designated carpark. See Parking Approvals below.

## Moving In and Out

The OBCC appreciate that residents moving into or out of the complex might need to use garage space for packing materials, furniture, or boxes. Residents moving into or out of the complex may request a parking permit to use a Body Corporate carpark for a period up to 30 days. These OBCC car parks are identified by signage and are located opposite units 20 to 23 and Villa 29. See Parking Approvals below.

## Trades People

Trades people carrying out work for a period of a day or less do not require OBCC approval. As they are regarded as visitors to the complex, they may use a visitor carpark. Where an owner is having major works carried out over a long period a permit will be required to be issued by the OBCC. This must include the trade person's name and vehicle registration number. See Parking Approvals below.

## Parking Approvals

Requests for parking approval/permits, as required for the events outlined above, should be submitted in advance to the OBCC by email to [body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com).



## Oasis – General Information

The Car Park Application Form is available for download from the [Oasis-News](#) website in the Contact Section

Parking permits can only be approved by the OBCC.

Once approved, a parking permit will be provided – this permit is to be displayed on the dashboard (or similar) of the vehicle, so that it is visible at all times the vehicle is parked in the complex.

### Things you Need to do

#### Complete a new Owner/Resident form

On taking up residence in the complex you will need to complete a New Owner Tenant Registration form (available for download from the [Oasis-News](#) website in the Contact Section).

Please complete the form to register your vehicles, vessels and pets as applicable and also advise us of mobile numbers that we can message in the event of an emergency, or notices such as water or electricity outages due to upcoming scheduled works. Please return the completed form to the Body Corporate mail box. This form is also used to confirm your gate code for access to the complex.

#### Familiarise yourself with the by laws

The by-laws were created to support the comfortable living of everyone in the complex. The by-laws should have been provided to you by your Solicitor or Real Estate Agent, if you do not have a copy, they are available for download from the [Oasis-News](#) website in the Contact Section.

## Oasis – Body Corporate Committee – who we are and what we do

Hello, and a huge welcome from your friendly Body Corp Committee.

This year the committee is made up of:

### **Chairperson: Sandi Anderson**

Sandi chairs all general and committee meetings. The Chairperson rules motions, declares results of votes, confirms ballot papers and declares the results of election for a committee position. Richard, Secretary, acts for Sandi in her absence.

### **Secretary: Richard Wittmack**

Richard takes care of daily applications and correspondence for the complex. He works closely with the Body Corporate Manager, who sends out notices for meetings, collects nominations and votes in elections. If you make an application for changes to your property, register a pet or boat, then the application will go through Richard.

### **Treasurer: Mihai Daian**

Mihai keeps an eye on the day-to-day spending of the complex. He checks invoices and other documents for payments into and out of our accounts.

### **Ordinary Members: Lyn Watson, Ian Bailey, Joe Daidone & Richard Drew**

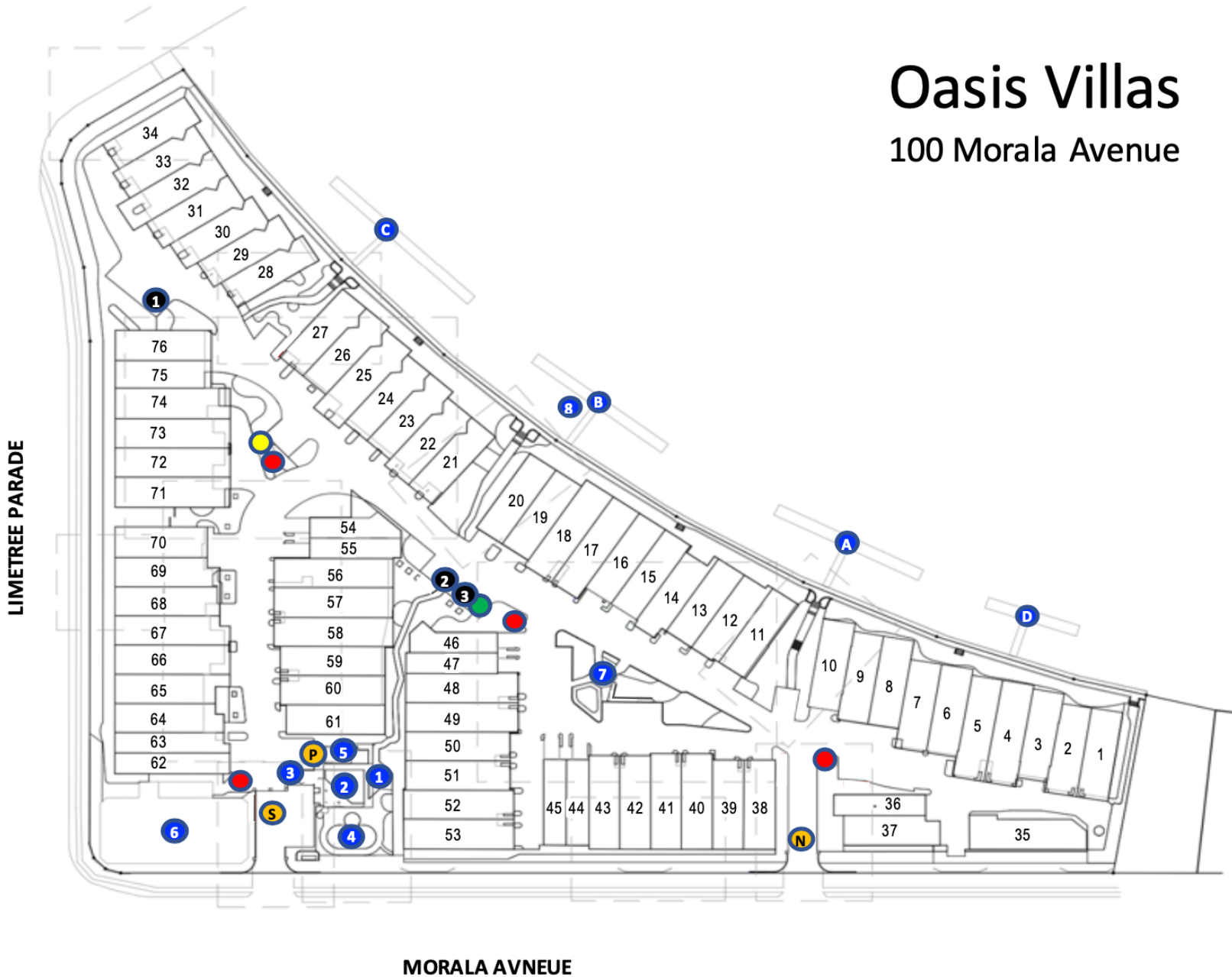
Far from ordinary – these four are involved in all decisions that are made by the OBCC, and from time to time, take on special projects.

The seven of us are an elected group of owners who represent everyone who owns a property in the complex. We are in charge of administrative and day to day running of the body corporate, we make decisions on behalf of the complex owners and put lawful decisions of the body corporate into place.

Please feel welcome to attend meetings and have your say or talk to anyone of us if you have any ideas, issues or solutions to something you see or hear around the place. We are also available by email on [body.corp.oasis@gmail.com](mailto:body.corp.oasis@gmail.com)

# Oasis Villas – A Guide to Oasis Map

## Oasis Villas 100 Morala Avenue



### Legend

- 1** BBQ
- 2** Community Room
- 3** Mail Boxes
- 4** Pool
- 5** Sauna & Toilets
- 6** Tennis Court
- 7** Rotunda
  
- 1** Body Corporate
- 2** Carparks 1, 2 & 3
- 3**
  
- P** Pedestrian Entry
- N** Northern Entry
- S** Southern Entry
  
- Waste Stations
- Recycle Station
- Green Waste
  
- A** Marina A
- B** Marina B
- C** Marina C
- D** Marina D
- B** Body Corp Berth