



**SANDHURST  
CLUB**

# GOLF MEMBERSHIP INFORMATION

JULY 1 2011 – FEBRUARY 28 2012



# SANDHURST CLUB GOLF MEMBERSHIP INFORMATION



Dear Fellow Golfer,

Thank you for your enquiry regarding Sandhurst Club.

Sandhurst Club is a modern venue with state-of-the-art facilities and a championship golf setup throughout. Located just over 30 minutes drive from the Melbourne CBD and is less than 5 minutes from East Link.

Golf Members have the right to use the first class facilities that Sandhurst Club has to offer, including:

- The North Course, designed by 5 times British Open Champion Peter Thomson
- The Champion's Course, featuring a contrasting 'sandbelt' style of course to the more open North Course
- Modern practice facilities, including a 270 metre driving range, practice greens and practice bunkers
- The stunning Clubhouse, which includes a Members' Bar, Hillview Restaurant, Wintergarden casual dining and Stones function room, providing sweeping views across the North Course and Dandenong Ranges.

In addition **all golf members** and any guests they care to sign in (for a small casual use fee) have access to the \$4million Health Club. The facilities include a gymnasium, swimming pool (25 metre-4 lane indoor), two tennis courts and steam room.

Membership costs at present are as follows:

## Option 1

- **Mid Week Membership. This new membership category, with no joining fee is a non ownership option that allows play from Monday to Friday, and costs just \$4.33 a day including Clubhouse Levy!**
- Health Club access is based on Monday to Friday use, whilst Clubhouse and driving range access is 7 days a week
- This membership is effectively only for golf playing rights, and is not transferable, and no change of player can occur under it
- An application form for Mid Week 5 day membership is enclosed with information pack. To apply simply complete and mail to Membership Services Department, Sandhurst Club, 75 Sandhurst Blvd Sandhurst Vic 3977.

## Option 2

- **Lifetime Membership. This non ownership option is similar to a traditional club 'joining fee' style of membership, and costs just \$8.67 a day**
- At present **no joining fee** applies, but fees may be charged in the future
- This membership is not transferable, and no change of player can occur under it
- An application form for Lifetime 7 day membership is enclosed with information pack. To apply simply complete and mail to Membership Services Department, Sandhurst Club, 75 Sandhurst Blvd Sandhurst Vic 3977.

## Option 3

- Lease of an Individual Share is by way of payment of another Member's Annual Subscription. The 2011/2012 yearly fee figure is \$3165 (which covers all Annual Subscriptions, Clubhouse Levy, Health Club access and competition fees – in other words there is no more to pay!)
- This lease is for a minimum of 12 months and the \$3165 must be paid up front in a single lump sum (some potential for a discount on this figure is possible as are payment options – owner of share discretion applies)
- This is effectively the same as a no joining fee membership, and Sandhurst currently has 50 of these available
- An application form for this 7 day lease membership (Membership Nomination Lease Form) is enclosed with information pack. To apply simply complete the nominee applicant details and mail to Membership Services Department, Sandhurst Club, 75 Sandhurst Blvd Sandhurst Vic 3977.

## GOLF MEMBERSHIP INFORMATION CONTINUED



### Option 4

If you would prefer the security of owning your own membership, rather than leasing one, then your choices are as follows:

- Individual Share – one person playing right - outright purchase from \$19,500 (single payment) or \$21,000 (over 3 payments of \$7,000).
- Family Share – two players of playing rights - outright purchase from \$32,000.
- Corporate Share – between 2 and 4 players worth of playing rights – outright purchase from \$39,000.
- **A limited number of transferable shares are available at discounted prices, through the secondary market (at present we have one Individual Share available for \$7,000 and one Family Share for \$12,000). Please call 03 8320 5392 to find out more.**
- These share memberships at Sandhurst Club are fully transferable (ie can be sold in the future), can be leased out and can be bequeathed.
- If you purchase this type of membership then the Annual Fees can be paid at just over \$8.67 per day inclusive of all charges and taxes.
- To apply please call Wayne Sutherland on 03 8320 5392.

A variety of lifestyle options abound at Sandhurst, for those who seek to live in an exclusive Club. As a new residential community, located just 40 minutes from the CBD and minutes from the bay, Sandhurst Club features a suburb range of home lots and land packages with choices of golf, park or water frontage. With prices starting from just over \$250,000, Sandhurst Club represents a quality project that is not found anywhere else in metropolitan Melbourne. Architectural codes, 24 hour monitored security and a sweeping range of environmentally sustainable initiatives also contribute to the protection of the biggest asset you will ever own – your home.

Sandhurst Club is proud to be the home of the PGA of Australia, a prestigious honour in the Club's short history. Furthermore, with 36 championship golf holes, tennis courts, 4 lane indoor swimming pool and health club, club membership in this modern new age golf club is a popular choice amongst discerning golfers from a wide variety of backgrounds. With 7 day memberships and equal rights for men and women, Sandhurst Club has stamped its credentials as a forward thinking club of the 21<sup>st</sup> century across the Melbourne golfing landscape.

Sandhurst Club enjoys a variety of reciprocal club arrangements throughout Victoria, as well as interstate and overseas.

These include:

|                   |  |
|-------------------|--|
| <b>Interstate</b> | Hope Island, Peregian Springs and Robina Woods in Queensland, Twin Creeks in Sydney  |
| <b>Victorian</b>  | Cranbourne, Long Island, Rosebud Country Club, Keysborough, Flinders, Patterson River, The Sands Torquay and Sanctuary Lakes |
| <b>Overseas</b>   | Tianjin Yangliuqing Golf Club  |

Please note that new members are inducted on a monthly basis (normally the 3<sup>rd</sup> Saturday of the month between 9.30am – 11am). Most applications are required to be submitted by the end of the first week of the month for processing.

If you have any questions in the interim please feel free to contact me directly by calling the undersigned on 03 8320 5392, or mobile 0411 026 033.

Kind regards

Wayne Sutherland  
General Manager – Golf Operations  
PGA LINKS Management

# GOLF FEES



## EFFECTIVE 1 July 2011

All prices quoted include GST.

**Secondary Market Shares are also available, prices forwarded on Application**

## GOLF SUBSCRIPTION FEES

Payable by all categories of membership  
(pro rated for July 1 2011- Feb 29 2012)

**7 Day playing rights per person (player) \$1950**  
(All share members, share nominees and Lifetime Members)

**5 Day playing rights per person (player) \$975** (Mid Week Members)

## Clubhouse Levy

A Clubhouse Levy is due and payable with Golf Membership Annual Subscriptions and can be redeemed on purchases in all areas under control of the Club, including Golf Operations (e.g. in the Golf Shop, lessons), Health Club, Bar and Dining. This amount is to be expended within the 12 month period of the financial or membership year (unused monies will be forfeited at end of membership year).

The Clubhouse Levy is **\$20 per month for 7 day players**

The Clubhouse Levy is **\$10 per month for 5 day players**

**The two fees when combined are therefore equivalent to \$3,165 per person (7 day) and \$1,582.50 per person (5 day), an amount which is pro rated throughout the financial year (if the approval date is after July 1).**

Please note Annual Subscription Fees can be paid on a monthly direct debit basis at no additional cost.



**SANDHURST CLUB CLUBHOUSE**



**MEMBERS BAR**

# BENEFITS SUMMARY



## Sandhurst Club – Golf Membership Summary

This unique structure is the first of its kind to offer both Lifetime Memberships (similar to a 'joining fee' at other golf courses) as well as the flexibility available with the share memberships.

The North Course opening date was June 4, 2004, the Champions Course officially opened on November 24, 2008.

All Corporate, Family, Individual Shares, Lifetime Memberships and Mid Week Memberships must be obtained by persons of at least 18 years of age.

A combined total of no more than 1900 memberships or shares will ever be issued, resulting in a playing capacity of approx. 950 golfers per course as a maximum.

Rebates on annual fees may also apply to those who are Resident Members (land owners) and Golf Share/Members (only applies to 7 day golf players, Mid Week category not applicable). Conditions apply.

Members become Shareholders in Sandhurst Holdings (Australia) Limited, the company that owns the title to the golf course land and Club Precinct facilities. This means that the course will be owned by the members, not the developers, and as a result is not a sellable asset for the developers. This offers major protection for the members that other so called 'Shares' do not offer. This is due to the shares being issued via a Prospectus, which also guarantees prices are set for certain periods and ensures nobody gets in any cheaper than anyone else, whether they be looking for a staff price, mates' rates, bulk deals or contra accounts. These would be illegal under ASIC rules and would prevent Sandhurst Club from issuing future shares. Therefore the due diligence and scrutiny we go through to release memberships is the same as the process Telstra went through to Issue T3 shares for example.



HOLE 11 PAR 3 'NORMAN VON NIDA' CHAMPIONS COURSE

## BENEFITS SUMMARY CONTINUED



| Features   | Individual Membership                         | Family Membership                              | Corporate Membership            | Club Lifetime Membership | Mid Week Membership |
|--|---|--|---------------------------------|--------------------------|---------------------|
| 10% discount on selected purchases   | √   | √  | √                               | √                        | √                   |
| Weekend access Golf Course and Health Club   | √   | √  | √                               | √                        | X                   |
| Change of Nominee Once Per Year  | √   | √  | √                               | X                        | X                   |
| Ability to change from full 7 day to 5 day fees  | X   | √  | √                               | X                        | X                   |
| Unaccompanied Guest Privileges   | X   | X  | √                               | X                        | X                   |
| Number of players permitted under membership   | 1   | 2  | 3                               | 1                        | 1                   |
| Monthly billing of Annual Fees available   | √   | √  | √                               | √                        | √                   |
| Entrance Fee   | Secondary market only available, from \$7,000 | Secondary market only available, from \$12,000 | Secondary market only available | Nil                      | Nil                 |
| Annual Fee (include competition fees, Personal Insurance, Golf Australia Registration Fee) | \$2925  | \$5850   | \$8775                          | \$2925                   | \$1462.50           |
| Clubhouse Levy   | \$240   | \$480  | \$720                           | \$240                    | \$120               |
| Golf Carts at 50% discount midweek   | √   | √  | √                               | X                        | X                   |
| Golf Carts at 25% discount weekends  | √   | √  | √                               | X                        | X                   |
| 40 complimentary range balls per day   | √   | √  | √                               | X                        | X                   |

NB additional shareholder and lease benefits being introduced progressively since September 2010.

# BENEFITS SUMMARY CONTINUED



| Type                             | Initial Cost  | Description & Benefits   |
|----------------------------------|---|--|
| <b>Individual Share</b>          | Available on secondary market only, please call for current pricing               | Transferable Full membership benefits for nominee.<br>Single vote.<br>Can lease membership to a third party approved by the Board.<br>Accompanied and unlimited guest introductions at any time, unless otherwise instructed by the Manager, with maximum 3 guests on any one occasion and 6 visits per annum for any one particular guest.  |
| <b>Family Share</b>              | Available on secondary market only, please call for current pricing               | Transferable Full membership benefits for nominee and spouse/ child.<br>Except where spouse elects to play midweek only or not at all, then reduced fees apply.<br>Can nominate membership playing rights to a third party approved by the Board.<br>Accompanied and unlimited guest introductions at any time, unless otherwise instructed by the Manager, with maximum 3 guests on any one occasion and 6 visits per annum for any one particular guest. |
| <b>Corporate Share</b>           | Available on secondary market only, please call for current pricing               | Transferable Full membership benefits for three nominees.<br>Right to hold one corporate day per annum on weekdays at discount rates (minimum 10% off normal corporate day rates).<br>First options on sponsoring any tournaments at the course up to 40 unaccompanied guests per annum on weekdays with a maximum of 6 visits by any one particular guest.<br>Can nominate membership to a third party approved by the Board.                             |
| <b>Lifetime Membership</b>       | Currently available, but wait lists have existed in the past and are likely again | Non-Transferable Full membership benefits for member.<br>Accompanied and unlimited guest introductions at any time, unless otherwise instructed by the Manager, with a maximum 4 visits per annum for any one particular guest.<br>Similar to a traditional joining fee at most clubs, this membership will represent approx. one quarter of playing rights at Sandhurst Club; the overwhelming majority will be for the Shares as listed above.           |
| <b>5 Day Mid Week Membership</b> | 200 available, no entry fee   | Non-Transferable 5 day playing rights (Monday to Friday only) membership benefits for member.<br>Accompanied and unlimited guest introductions at any time, unless otherwise instructed by the Manager, with a maximum 4 visits per annum for any one particular guest.<br>Similar to a traditional 5 day midweek playing rights, whereas at most clubs a joining fee applies.   |

# PREVIOUS PROSPECTUS ISSUE PRICES



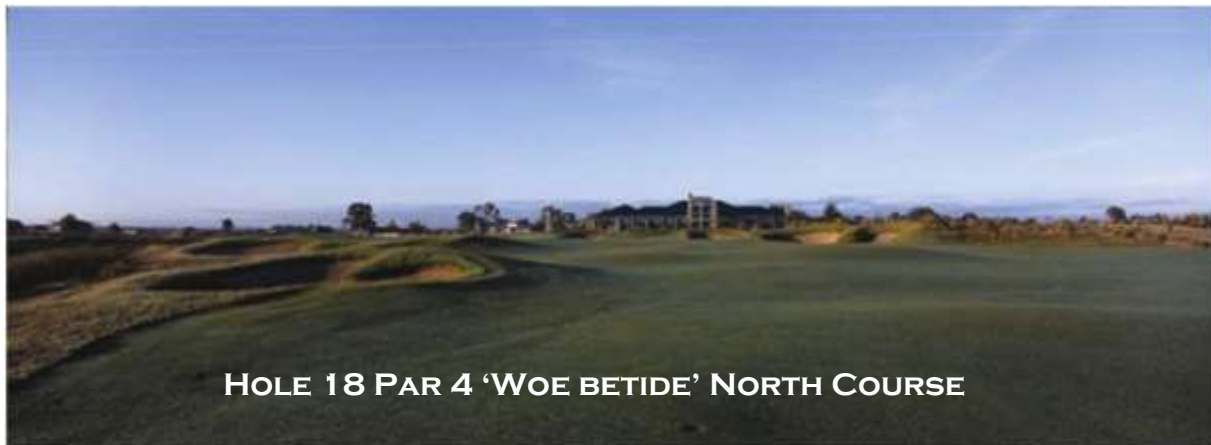
## GOLF SHARE AND MEMBERSHIP PRICING HISTORY (Previous Prospectuses Issued)

| Prospectus 1<br>Released 2001                            | Prospectus 2<br>Released April 2002            | Prospectus 3<br>Released January 2003        | Prospectus 4<br>Released February<br>2004           | Prospectus 5<br>Released July 2005   |
|--|--|--|---|--|
| Individual Shares 110<br>@ \$16,000                      | First 100 @ \$17,000,<br>Second 100 @ \$18,000 | First 75 @ \$18,500,<br>Second 75 @ \$19,000 | Either \$19,500 (upfront)<br>or \$21,000 over terms | Either \$19,500 (upfront) or<br>\$21,000 over terms                        |
| Family Shares 40<br>@ \$28,000                           | First 15 @ \$29,000,<br>Second 15 @ \$30,000*  | First 10 @ \$30,000<br>Second 10 @ \$31,000  | Either \$32,000 (upfront)<br>or \$34,500 over terms | Either \$32,000 (upfront) or<br>\$34,500 over terms                        |
| Corporate Shares 10<br>@ \$50,000                        | 10 @ \$52,000                                  | 10 @ \$52,500                                | 10 @ \$55,000                                       | 2 person 10 @ \$34,500<br>3 person 10 @ \$55,500<br>4 person 10 @ \$70,000 |
| Lifetime memberships<br>150 @ \$8,800<br>(includes GST)* | 50 @ \$8,800 (includes<br>GST)                 | 50 @ \$8,800 (includes<br>GST)               | 50 @ \$8,800 (includes<br>GST)                      | 50 @ \$8,800 (includes GST)  |

\* Indicates when respective Prospectus closed that none of this category had been sold. Please note that 5 day memberships were not made available **until** December 2008

For more information please contact: Wayne Sutherland  
General Manager – Golf Operations – PGA LINKS Management  
Ph 03 8320 5392 Mobile 0411 026 033

Prospective members wishing to purchase shares or memberships in Sandhurst Holdings (Australia) Limited (SHAL) should not rely upon the information in this sheet, but make their investment decision based on the Prospectuses previously issued by SHAL and lodged with the Australian Securities and Investments Commission. Shares will only be issued on receipt of an application form attached to a Prospectus.



**HOLE 18 PAR 4 'Woe BETIDE' NORTH COURSE**

# FREQUENTLY ASKED QUESTIONS



## **Question: What does a purchase of a membership involve?**

Sandhurst Club sells two types of memberships, transferable Shares and non-Transferable 'Lifetime' and 'Mid Week' memberships – see separate cover for prices. Transferable just means that the shares can be sold later, whereas 'Lifetime' and 'Mid Week' Memberships, similar to a traditional golf club membership, expires once a person ceases to be a member, e.g. resigns prior to 30 June each year.

## **Question: What does a member get with the golf membership?**

Shareholder Nominees and Lifetime Members - 7 days a week access to the two Championship golf courses, Clubhouse and Health Club facilities. Mid Week Members - 5 day mid week only access to the two Championship golf courses and Health Club, use of the Club House and Driving Range is permitted 7 days a week.

## **Question: What are the options for paying for a membership?**

Shares are only available on the secondary market, so buyer terms apply (normally single lump sum). Lifetime and Mid Week memberships do not have any entry fees at present.

Please note that annual subscriptions can be paid via direct debit on a monthly basis for all categories of membership.

## **Question: What are the shares – what does it actually mean if I buy one?**

Sandhurst Holdings (Australia) Limited is the vehicle for share and membership sales, and the issue of a Prospectus is governed by the Australian Securities and Investments Commission (ASIC). This is the same as the offer at some other golf clubs, like the National, but it is not the same as the offer for memberships at The Heritage, or Sanctuary Lakes for example.

The difference is that Sandhurst is an equity based (asset) membership, whereby members become part owners in effect of the facility (such as the Golf Courses, Clubhouse, Health Club etc) as opposed to a non equity transferable 'playing right', like Heritage, where the developer still owns all the assets.

## **Question: How are the prices for membership set?**

Prices for shares and memberships are based upon several factors. Previous prices, general economic and market conditions, the number of shares being released, sales histories and forecasts and competitor products are all taken into account.

Please note that owners of shares set their own prices for the secondary market based on the Trade Practices Act of 1974, so they are subject to normal market fluctuations. ***Please note that the shares are never, ever promoted as a financial investment. The choice of Sandhurst Holdings (Australia) Limited shares is promoted as a lifestyle investment, not financial.***

Annual Subscription Fees are set in consultation between the Sandhurst Club Board and the Golf Advisory Committee.

## FREQUENTLY ASKED QUESTIONS CONTINUED



### **Question: Can members bring guests to play golf with them?**

Yes, all members are entitled to invite guests to play with them. Subject to other considerations, such as the level of bookings and competitions, a Golf Member can bring 3 guests mid week. Guests on weekends are per the direction of the Golf Services Department. The category of membership will determine how many times the same guest can be invited to the Club. Shareholders and lease/nominee members can bring the same guest 6 times, whilst Lifetime and Mid Week Members can bring the same guest 4 times.

### **Question: What is the guest fee and the cost of hiring a cart?**

Guest fees are \$44 per person mid week, \$60 on weekends and \$30 per cart per day, but shareholder category members get discounts of 50% week days and 25% weekends from these prices.

### **Question: Can residents play the golf course without being a member?**

Residents can apply to play on the course a maximum of 6 times per year, \$60 per person per game, mid week only (weekends not permitted) subject to availability. If a Resident Member wishes to play more often than the 6 times a year maximum, they should consider purchasing a membership.

### **Question: Can membership be passed on or bequeathed to children?**

Yes, the 'share' membership at Sandhurst Club can be listed as an asset for the purposes of transfer to a family member under circumstances such as a member passing away. Lifetime and Mid Week Memberships cannot be transferred (i.e. sale, lease, nominee change).

### **Question: Does purchasing land at Sandhurst Club automatically give the buyer golf course membership?**

No, the golf course is a golf members' facility. As with most golf clubs, Management may offer a Manager introduced player access to the course. This possible access is subject to availability, at a time, condition and price and at the full discretion of the Manager. Access to the golf course is primarily, and for all intents and purposes, for golf members only. Therefore land purchasers wishing to play on the golf course with full playing rights are required to purchase a Share, Lifetime Membership or Mid Week Membership, otherwise they are only entitled to a maximum of 6 games per year, weekdays only, subject to availability, per the above.

### **Question: Who runs the facility and golf club?**

Sandhurst Club is operated by PGA Links Management, an experienced residential community and golf course operations company. This company is a joint venture between the Professional Golfers Association of Australia and the Brayshaw family.

### **Question: How does someone apply for golf club membership at Sandhurst Club.**

Simply fill in the application form that is included in the membership package and mail the form to Membership Services Department, Sandhurst Club, 75 Sandhurst Blvd, Sandhurst Vic 3977.

## FREQUENTLY ASKED QUESTIONS CONTINUED



### **Question: Can prospective members have a tour of the facility and course?**

Yes, simply by contacting the General Manager – Golf Operations, Wayne Sutherland on 03 8320 5392 (direct), or emailing [wsutherland@pgalinks.com.au](mailto:wsutherland@pgalinks.com.au). Please note it is expected that prior to a game of golf the potential member is fully aware of all costs and membership obligations, so that the offer of a game of golf on the course should be seen as the final stage of the sales process, and not the beginning.

Furthermore, at the end of the game, it is expected that a prospective member is ready to either hand over a completed application form or ask to be removed from our mailing list.

### **Question: Can people purchase a membership and choose not to play or pay annual subscription?**

No, all members are required to pay their yearly subscriptions. Sandhurst Club does not offer non playing, absentee or interstate / overseas memberships. However, as mentioned previously, Individual, Family and Corporate memberships can be leased.

### **Question: Will family members be able to use the facilities?**

Limited access to the golf course is offered for family members of a golf member. Access and use is governed by our guest policy, outlined separately.

### **Question: Can children become members as well?**

A junior golf program is available for children of members of the Club (both golf and land members), which is based upon the ages from 12-23. The costs are:

- 12 – 14 years of age - 10% of full annual subscription (\$292.50 inclusive of GST)
- 15 – 17 years of age - 20% of full annual subscription (\$585 inclusive of GST)
- 18 – 20 years of age - 30% of full annual subscription (\$877.50 inclusive of GST)
- 21 – 23 years of age - 50% of full annual subscription (\$1462.50 inclusive of GST)

Playing rights for junior golfers are limited to Monday – Friday and specific times on a Saturday and Sunday. Health Club access is also available for juniors over the age of 16 years at an additional cost of \$630.00 per annum.

# FREQUENTLY ASKED QUESTIONS CONTINUED



## **Question: What are the types of grasses used on the golf course?**

Thomson Perrett Golf Course Architects, when developing the golf course, recommended the application of Legend Couch for the fairways, G2 Creeping Bent grass for the greens and a mixture of fescues and native grasses for the rough.

All of these recommendations have subsequently proven to be great choices for the long term conditioning and maintenance of the courses allowing great conditioning 12 months a year.

## **Question: Can people join if they have not been a golf club member before?**

Yes, Sandhurst Club is very welcoming to new golf members. As a modern, new age club, prospective golf members from a wide range of backgrounds are encouraged to join.

## **Question: Do potential members need to know a current member to apply for membership?**

No, if someone knows a current member they could indicate this on the application form but not knowing a current member will not prejudice anyone's right to apply for club membership.

## **Question: Do people need a golf handicap to become a member?**

No, all golf members are given handicaps once they become members. Sandhurst Club is open to all golfing skill levels, and is particularly accommodating to those new to the game and who require some confidence building.

## **Question: What happens once an application is submitted, i.e. post membership approval?**

A series of member induction events await applicants, where they will be made to feel most welcome on their entry to club membership. The normal time for membership inductions is the third Saturday of every month, and applications must be received 14 days prior to this date to enable full membership processing. At these once a month membership intakes, comprehensive information packs about membership will be distributed, enabling new members to understand the full range of available benefits.

## **Question: How long does membership approval take?**

The membership approval process normally takes between 2-3 weeks from application being received to final approval, however as stated above this is determined by the application date with respect to the once a month (3<sup>rd</sup> Saturday of the month) induction. This involves the application being placed on the members' notice board for a two week period as well as all new members approved for golf access being required to attend an induction held once a month.

## **Question: Can members use the driving range and practice facilities?**

Yes, all members are encouraged to use the range and take the opportunity to get a lesson from our teaching professionals. The range balls can be accessed by paying for a token in the golf shop.

## FREQUENTLY ASKED QUESTIONS CONTINUED

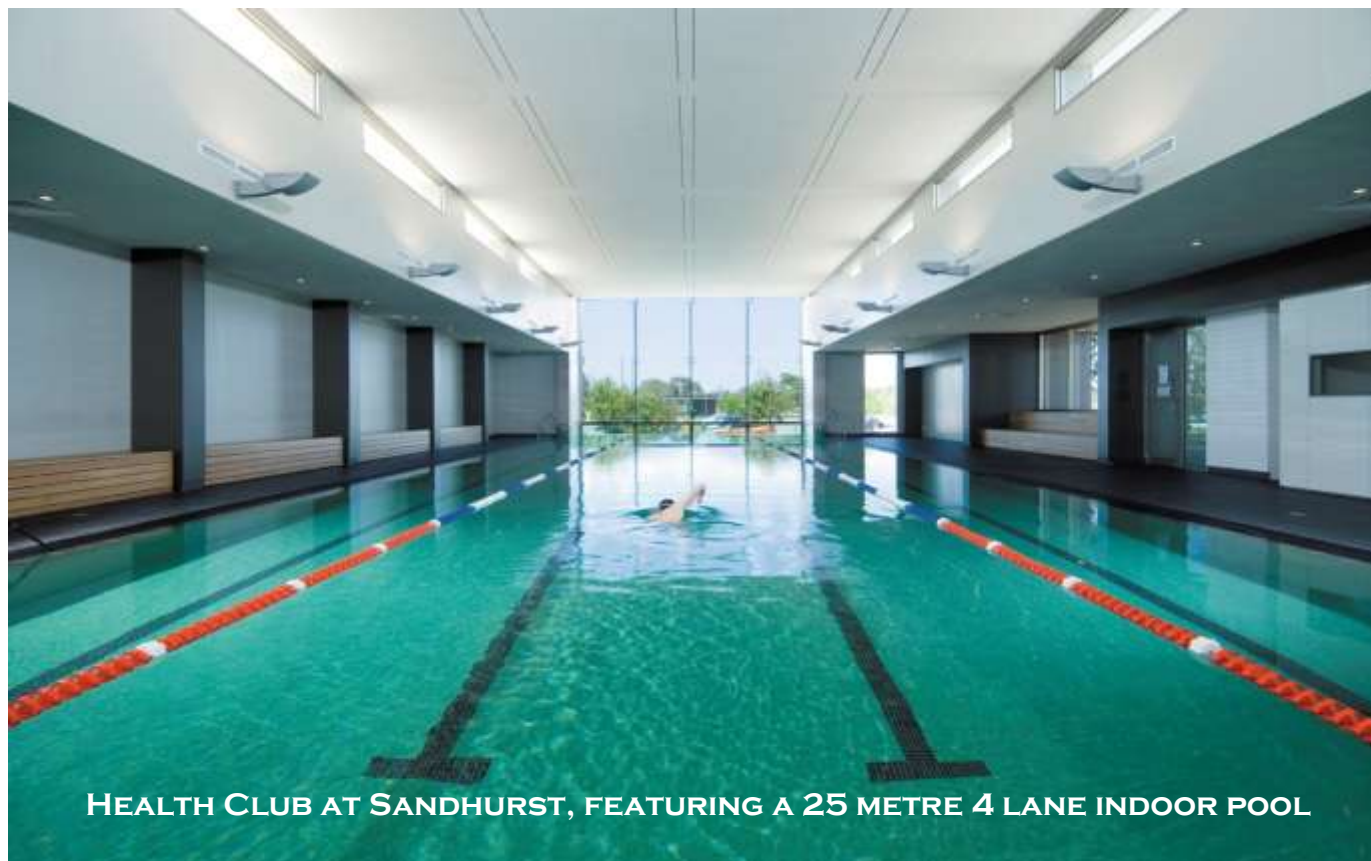


### **Question: Can Mid Week Members use the Club's facilities other than mid week?**

Yes, all Mid Week Members are encouraged to use the golf driving range and practice facilities, as well as the Clubhouse, 7 days a week. Golf course and Health Club access is however restricted to mid week (Monday to Friday) only. Mid week members are allowed to play on those public holidays that fall mid week.

### **Question: Do land owners at Sandhurst get any golf membership discounts?**

Yes, all 7 day members who own their own playing rights (share holders or lifetime category, not leased members) may be entitled to a residential subscription rebate offered by the Club if they also own residential lots at Sandhurst Club. Mid Week Members are not entitled to the rebate. Remember you must own your own playing rights and own your own land for the full subscription year before the discount is applicable.

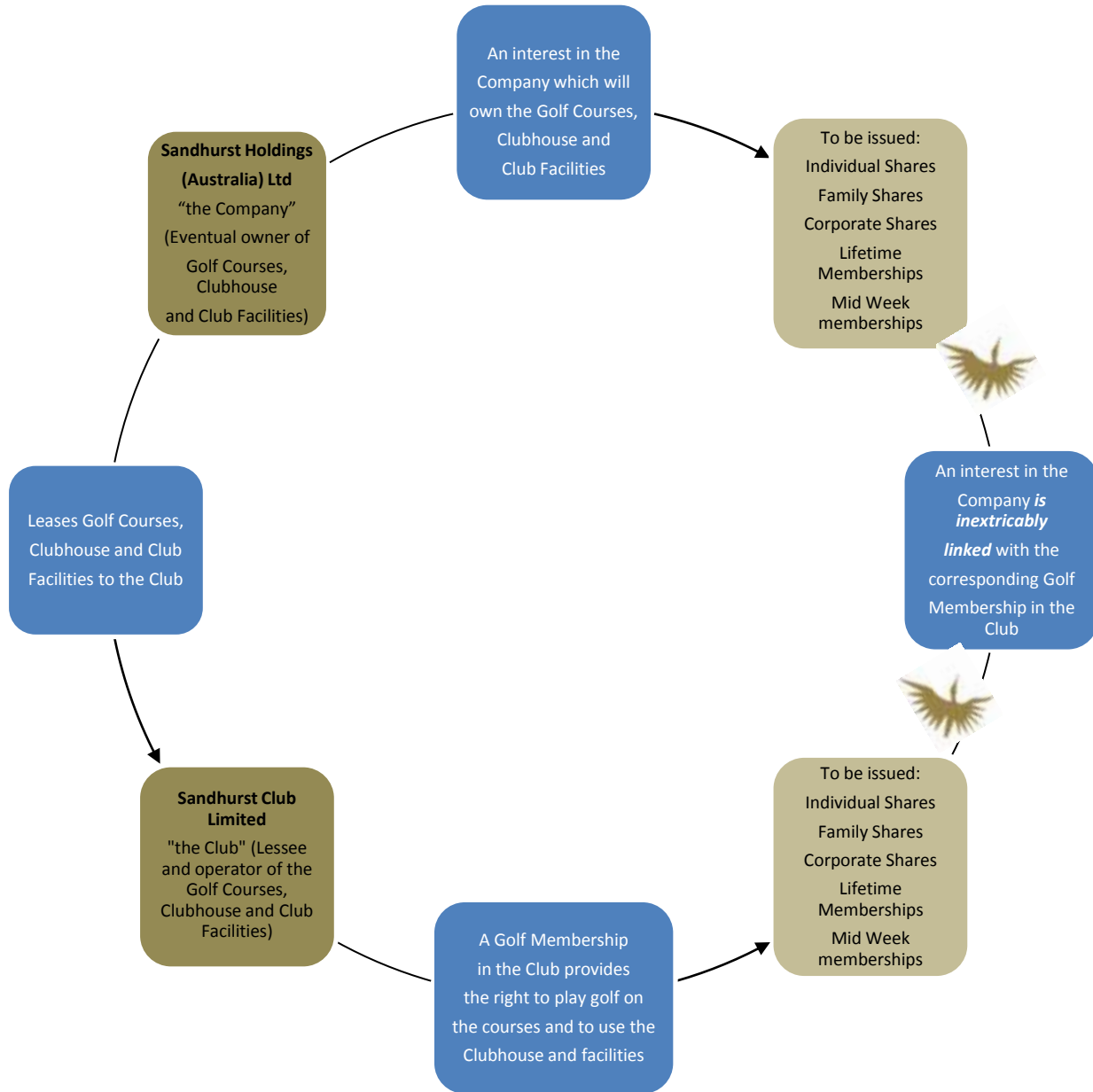


**HEALTH CLUB AT SANDHURST, FEATURING A 25 METRE 4 LANE INDOOR POOL**

# FREQUENTLY ASKED QUESTIONS CONTINUED



## SHAREHOLDERS AND LIFETIME MEMBERS RELATIONSHIP WITH THE COMPANY AND THE CLUB



The Golf Courses, Clubhouse and Club facilities will be managed and operated by PGA Links for and behalf of the Club, pursuant to a Management Agreement entered into between PGA Links and the Club.

Under the above Management Agreement, PGA Links will be responsible for the day to day management of the Golf Courses, Clubhouse and the Club facilities.

# FREQUENTLY ASKED QUESTIONS

## GOLF MEMBERSHIP LEASING



### **Question: What does a prospective member get with the golf membership lease?**

Full access to the two golf courses 7 days a week as well as use of the Clubhouse, Health Club and tennis courts. Play in all competitions (except Foundation Member events) is permitted.

### **Question: What is the difference between a Lease Membership and the Lifetime Membership?**

Playing rights and yearly annual cost wise there is no difference. However leasing members have greater guest rights than Lifetime Members, and normally a lessee pays the shareholder directly. Furthermore lease members by virtue of leasing a share category of membership are entitled to the benefits of this category, such as complimentary range balls, improved booking privileges and reduced golf cart fees.

### **Question: What does a lease membership actually mean?**

Leasing is like renting a house, you would be able to borrow someone else's membership for a period of up to six (6) years, minimum of 12 months. This lease runs for a period of 12 months from the date of commencement of the lease, for example a lease application confirmed on August 15<sup>th</sup> 2011 will run until August 14<sup>th</sup> 2012, and assuming no change occurs the lease continues on for the full 6 year period (although payment between owner and the person leasing the membership should be expected in most cases to be annually).

You would also be able to play golf and be placed on the waiting list for more lifetime memberships as they become available. You are merely paying the annual fee, so it incurs no extra cost by leasing compared to a Club Lifetime Membership.

### **Question: What happens if an owner wants their membership back after 12 months (which is the minimum lease term)?**

Sandhurst Club would simply line up another member for you to lease from. At any one time the Sandhurst Club generally has over 50 leases available. As mentioned previously if you wish to change categories to a Lifetime Membership at the end of your lease you are welcome to apply if memberships are available.

### **Question: Can leasing members bring guests to play golf with them?**

Yes, all members are entitled to invite guests to play with them. Subject to other considerations, such as the level of bookings and competitions, a Golf Member can bring 3 guests midweek. At this stage we offer very limited tee spots for guests on weekends, with Saturday (all day) being compulsory competition and Sunday mornings reserved for competition play, therefore Sunday afternoon tee times (based on a two tee start from 11.30am) are the best opportunity for 'social' play.

### **Question: What if I do not want to lease a membership as described above?**

You have several choices if you do not wish to lease a membership. Firstly you could apply for a Club Lifetime Membership. Secondly you could consider the purchase of a Share in SHAL, of which we have approx 750 available. Finally you could also start playing golf at Sandhurst Club by way of the Mid Week Membership and work towards a 7 day playing right under a Lifetime Membership should you choose that at a later stage.

## FREQUENTLY ASKED QUESTIONS CONTINUED



### **Question: What does a Lease Cost?**

In the 2011/2012 Financial Year a lease membership will cost the same as all other memberships, being \$3165. This must be paid by lessees in one lump payment to Sandhurst Club Ltd by way of cheque, made payable to Sandhurst Club Limited. If you do not have access to cheques then you can pay, in person, by cash or credit card, at the Sandhurst Clubhouse, Monday to Friday 9am-5pm only.

### **Question: What is the guest fee and the cost of hiring a cart?**

Guest fees are \$44 per person mid week, \$60 on weekends and \$40 per cart per day, remembering that lease members get the shareholder benefits of discounts of 50% week days and 25% weekends from these prices.

### **Question: Who runs the facility and golf club?**

Sandhurst Club is operated by PGA Links Management, an experienced residential community and golf course operations company. This company is a joint venture between the Professional Golfers Association of Australia and the Brayshaw family.

### **Question: Will family members be able to use the facilities?**

Limited access to the golf course is offered for family members of a golf club member. Access and use is governed by our guest policy, available from our website.

### **Question: Can children become members as well?**

A junior golf program is available for children of members of the Club (both golf and land members). Please contact Golf Services on 03 8320 5392 to find out more details. Please note that if a child is unlikely to play golf very often (and therefore not fully benefit from the junior golf program) then the normal guest conditions would be most appropriate.

### **Question: Can people join if they have not been a golf club member before?**

Yes, Sandhurst Club is very welcoming to new golf members. As a modern, new age club, prospective golf members from a wide range of backgrounds are encouraged to join. You may be asked by our golf committee to play a game to ascertain your skill levels and suitability to particular golf tutoring which is available.

### **Question: Do people need a golf handicap to become a member?**

No, all golf members are given handicaps once they become members. Sandhurst Club is open to all golfing skill levels, and is particularly accommodating to those new to the game and require some confidence building.

## FREQUENTLY ASKED QUESTIONS CONTINUED



### **Question: How long does membership approval take?**

Membership applications are processed strictly in order of initial receipt. A priority order has therefore been established. Please note however, that the membership approval process normally takes between 2-3 weeks from the application being received to final approval. Applicants must also attend a compulsory induction meeting, held by the Club every third Saturday of the month at 9.30am, before playing rights can commence. New members will be notified of this event by invitation.

### **Question: Can lease members use the driving range and practice facilities?**

Yes, all members are encouraged to use the range and take the opportunity to book a lesson with our teaching professionals. The range balls can be accessed by paying for a token in the Golf Shop.

### **Question: Where can I find a single document that explains what I need to know about membership?**

Most information that is of benefit to golf members is located in the members' syllabus, which you will receive when you become a member.

### **Question: How else can I find out what is going on within the Club?**

Within the Clubhouse itself Member Notice Boards are located in the locker rooms and near the Golf Shop. Further information can be found in the members' section of our website. Simply go to <http://www.sandhurst.com/members.asp>, and look in Golf at Sandhurst. Sandhurst Club is very much an email based golf club, so please expect lots of correspondence to come to you once you are a member via the email and internet.



*The information contained in this document is subject to change.*



**SANDHURST  
CLUB**



**9<sup>TH</sup> HOLE PAR 4 'CRAIG PARRY' CHAMPIONS COURSE**

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**VIEW FROM 18<sup>TH</sup> TEE NORTH COURSE**