



# Residents Clubhouse

**ARBOUR**  
MARGARET RIVER



# Welcome to The Club



*Residents Clubhouse 25m-heated pool. Artist's impression.*

## Project Partners



Masterplanned community & development



Over 55's lifestyle community & Clubhouse management



Architecture & placemaking

ASPECT Studios

Landscape & urban design



Legal



Maintenance/ Repairs Scheduling



# Year-round holiday fun

Welcome to the heart of Arbour Margaret River — your Residents Clubhouse. Start mornings with a swim in the 25-meter heated pool, fill afternoons with new parent group friends at the cafe and childcare, and spend evenings under the stars at an outdoor movie night. Here, neighbours become friends and moments become memories. This is your million-dollar backyard, ready for you to relax or stay active in style.



“Living in a community with a clubhouse has been amazing for our family. It’s the perfect spot to meet neighbours and forge new friendships. Our kids have really thrived.”

*Grant, Armstrong Creek, Mt Duneed (Vic)*



*Residents Clubhouse landscaped gardens. Artist's impression.*



# A destination for community

Designed by architects ClarkeHopkinsClarke, the clubhouse harmoniously blends modern comforts with a profound connection to the natural environment. Sustainable design, native landscaping, and use of earthy, rural materials create spaces that are luxurious yet inviting. From hosting birthdays and milestone events to yoga and karate sessions, it's all available here in this versatile venue.



“From our experience delivering Clubhouses on the east coast, we’ve seen how essential these spaces are for building a sense of community.”

*Ngaio Chalmers, Lead Architect, ClarkeHopkinsClarke (CHC)*

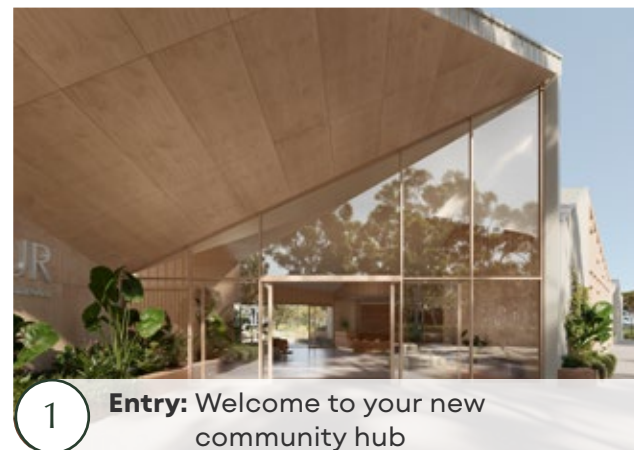


*Residents Clubhouse community hall. Artist's impression.*

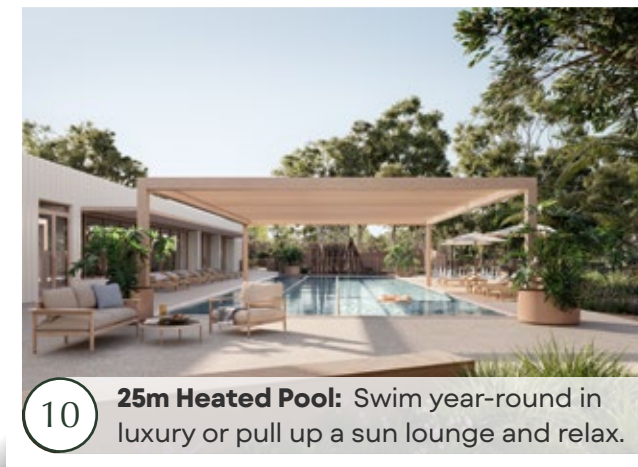


# Take a closer look

Resort-like features include a 25-metre heated pool, outdoor sundecks, landscaped gardens, barbecue facilities, tennis courts/ multi-courts, fully equipped state-of-the-art gym, mothers' room, and a function room with kitchenette for parties and events, plus co-working spaces, a childcare, café, and so much more. Ready to explore?



1 **Entry:** Welcome to your new community hub



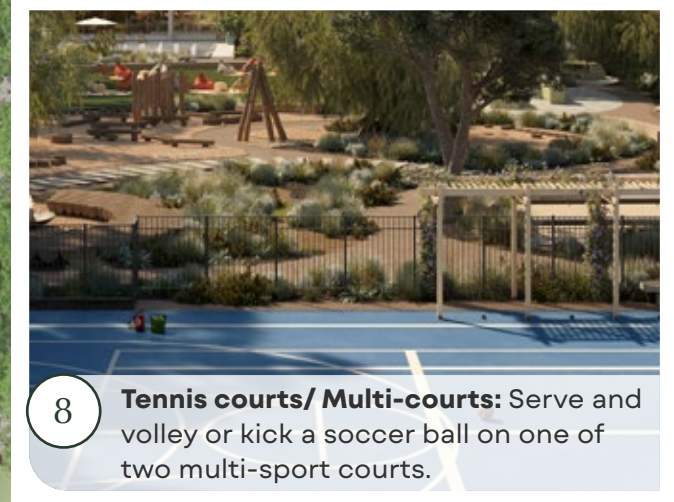
10 **25m Heated Pool:** Swim year-round in luxury or pull up a sun lounge and relax.



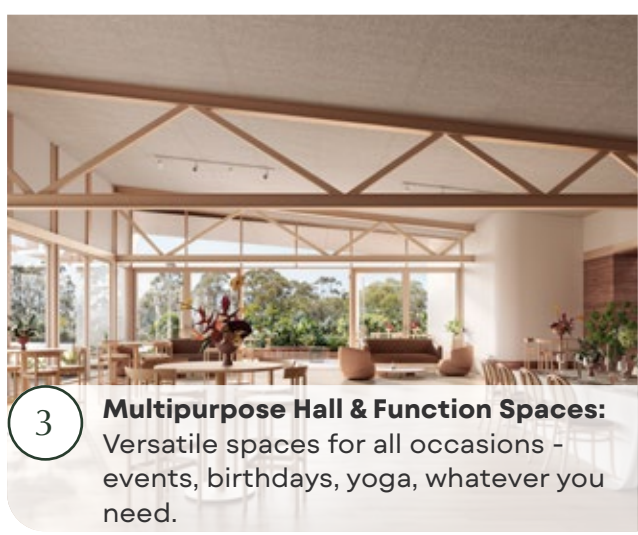
9 **Adventure Playground:** Fun and excitement to keep the kids off screens and out in nature.



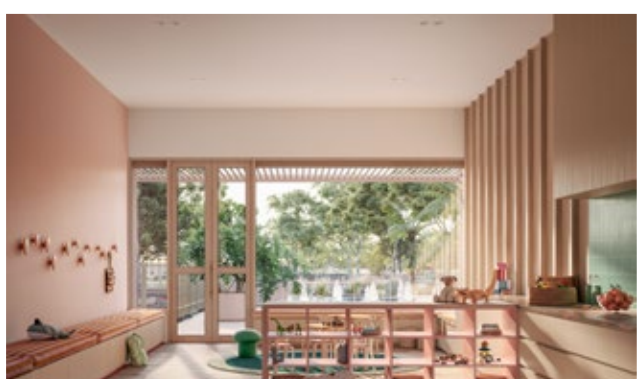
2 **Lobby:** Stylish, welcoming space to connect and relax.



8 **Tennis courts/ Multi-courts:** Serve and volley or kick a soccer ball on one of two multi-sport courts.



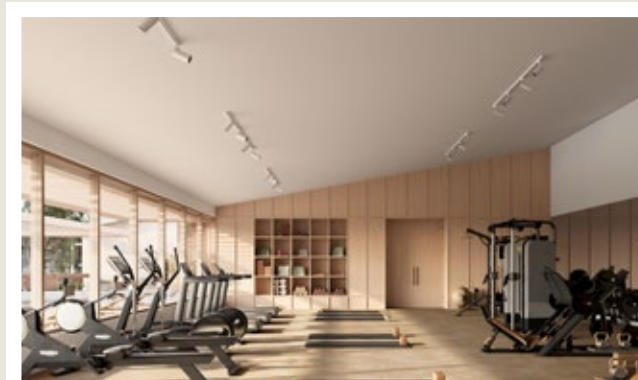
3 **Multipurpose Hall & Function Spaces:** Versatile spaces for all occasions - events, birthdays, yoga, whatever you need.



4 **Family Room:** Perfect for family gatherings and play.



5 **Cafe:** Boutique spot for coffee and conversation.



6 **Fully Equipped Gym:** Get active and stay fit with premium equipment.



7 **Landscaped Gardens & Outdoor Cinema:** Enjoy nature, barbecue facilities and movies outdoors.



# Active Community Lifestyle

Say goodbye to gym fees and drives for a quick Pilates class, Arbour Residents Clubhouse brings everything you need right to your doorstep. Dive into swimming lessons, enjoy family time, or unwind with an outdoor movie in the landscaped gardens. With a state-of-the-art gym, animal farm and orchard, and creative spaces, this is where an active lifestyle and lasting friendships thrive.







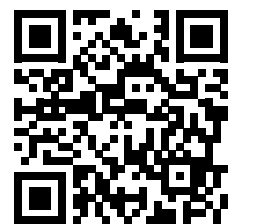
*Residents Clubhouse entrance. Artist's impression.*

## How it works

**Think of it like a golf club, there are rules and fees to keep it running smoothly while you get full access to luxury, well-maintained facilities.**

- The Residents Clubhouse is managed and maintained by Everland Communities, ensuring a seamless experience for all residents.
- Full household access is provided to all clubhouse facilities, with secure entry via a fob gate.
- An annual fee of \$1,200 per lot applies, covering 400 residential lots and 250 Over 55's lifestyle community homes. This fee ensures the upkeep and smooth running of the clubhouse.
- Residents can invite up to 6 guests to use most facilities, with larger bookings available for special events like children's birthday parties.
- Fees begin only when Phase 1 of the clubhouse is accessible. Fees commence upon settlement, ensuring you only pay when you can fully enjoy the clubhouse facilities.
- No strata or committee meetings—just unlimited access to resort facilities for the entire family and guests.

**Download the full list of FAQs, scan here.**





# Project Partners

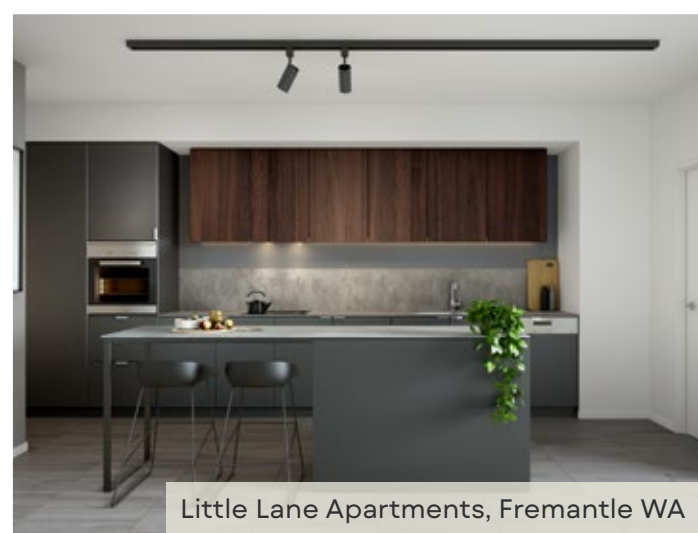
While the residents Clubhouse concept is new to WA, the east coast has had Clubhouses with thriving communities enjoying the resort lifestyle for over 20 years. How do we know? Our team has been involved in setting them up.

## Masterplanned community & development



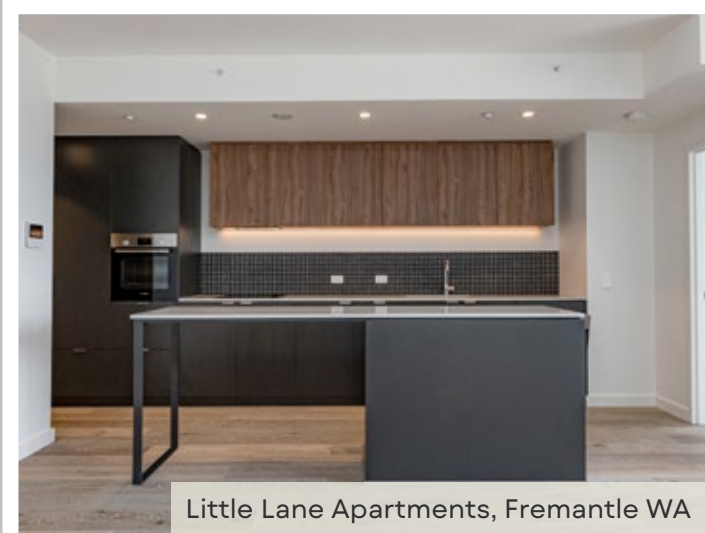
Yolk Property Group boasts industry awards and global recognition for delivering innovative and sustainable projects. To date, the Group has successfully delivered major apartment developments, masterplanned communities, and commercial facilities throughout WA and VIC. Our executive team has been instrumental in the planning and delivery of Club Armstrong in Victoria and the Magnolia & Michelia Club at Harrington Grove in NSW.

### Promised 3D Computer Render



Little Lane Apartments, Fremantle WA

### Delivered Photo of Completed Project



Little Lane Apartments, Fremantle WA



Pavilion Apartments, Claremont WA



Pavilion Apartments, Claremont WA

### Promised 3D Computer Render



Pavilion Apartments, Claremont WA

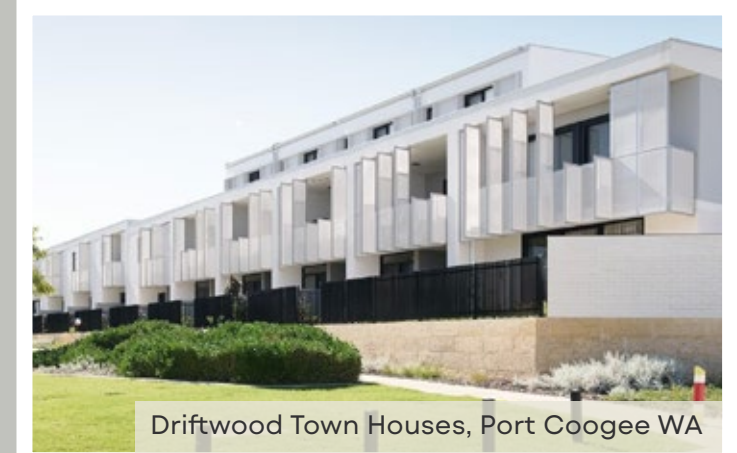
### Delivered Photo of Completed Project



Pavilion Apartments, Claremont WA



Driftwood Town Houses, Port Coogee WA



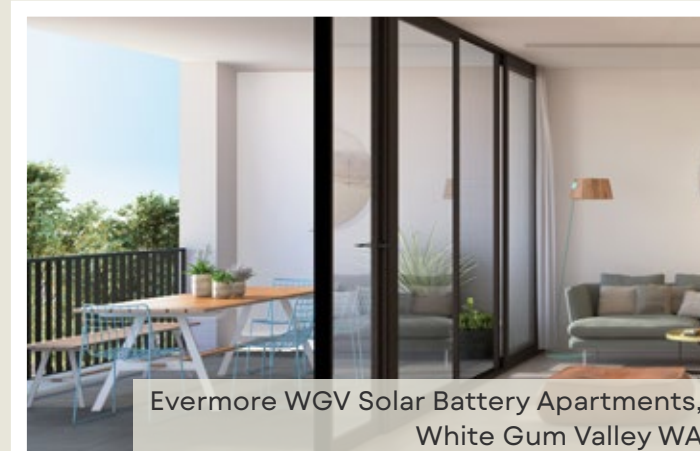
Driftwood Town Houses, Port Coogee WA



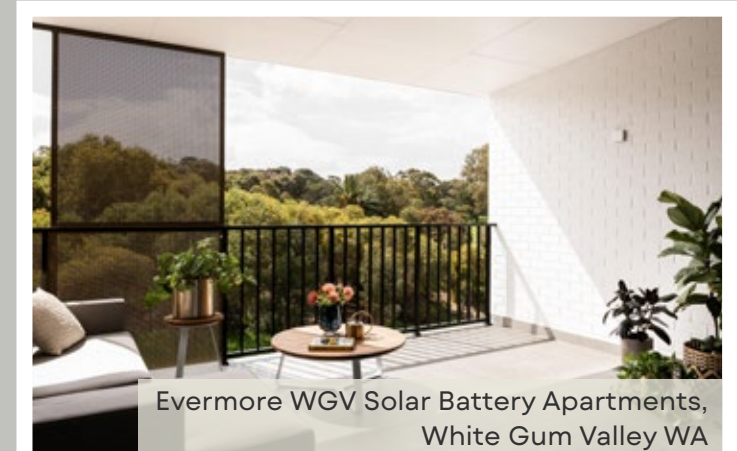
The Amble Land Estate, Girrawheen WA



The Amble Land Estate, Girrawheen WA



Evermore WGV Solar Battery Apartments, White Gum Valley WA



Evermore WGV Solar Battery Apartments, White Gum Valley WA



# Project Partners continued

## Over 55's lifestyle community & Clubhouse management



Everland builds vibrant, innovative communities for Australia's over-55s. The team is focused on creating quality homes with a resort lifestyle in an active and welcoming community. They have decades of experience in land lease, retirement and the aged care sector. Everland will help deliver, manage and maintain the lifestyle and clubhouse facilities. With new communities launching in Busselton, Cowaramup and Margaret River, Everland will be the largest Over 55's Community operator in the South West.

## Architecture & placemaking



An award-winning architecture practice, ClarkeHopkinsClarke (CHC) is at the forefront of Australian placemaking and has delivered residential and land lease clubhouses throughout Victoria including Club Rathdowne.



Club Rathdowne, Victoria

## Landscape & urban design

### ASPECT Studios

ASPECT Studios is an international design practice with a team of landscape architects, urban designers, architects, wayfinding specialists, strategists, and graphic designers known for delivering and curating significant projects across the globe. Locally, the studio has delivered Murdoch University's New Academic Building, Kalgoorlie's new City Centre, and iconic Margaret River Wineries.



Murdoch University, WA

## Legal



Lavan Legal is a leading independent Western Australian law firm. Their legal expertise help to ensure the Residents Clubhouse agreement, caveats, and regulations are clear and thoughtfully created for long-term community success.

## Maintenance/ Repairs



Established in 1984, Solutions in Engineering is a national leader in building maintenance and compliance. As experts in developing long-term maintenance and sinking fund schedules, they ensure buildings are well-maintained and financially prepared for future repairs. With nearly 30 years of experience servicing over 160,000 buildings, their team provides detailed reports and training to help clients navigate complex strata regulations.



# Bringing the Residents Clubhouse to your life

Residential Clubhouse facilities will be built in stages giving new members access to resort-like amenities as early as possible. Phase 1 includes a 25-metre heated pool, tennis courts/ multi-courts, a state-of-the-art gym, a mothers' room, and a small function room. Construction will begin after the 200th residential lot is settled.

Phase 2 will see the construction of all the remaining features commencing when the final residential stage civil works are underway. Phase 2 is estimated to begin four years after Phase 1.



*Residents Clubhouse gym. Artist's impression.*





*Residents Clubhouse entrance. Artist's impression.*

## Realtime Realty

SALES AGENT  
Katherine & Ryan Severn  
0438 904 494

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# ARBOUR

MARGARET RIVER

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