



# Frequently asked questions

**Q. What is WhiteSands?**

A. WhiteSands Resort, Vanuatu is a master planned golf course and resort community comprising in excess of 300 individual Lots, under a Strata Titles scheme. Stage 1 Lots range in size from 4,000m<sup>2</sup> to 13,647m<sup>2</sup> and spread throughout a PGA rated Robert Trent Jones II designed Golf Course. WS is currently selling Stage 1 (95 Lots) of which more than 50% have sold.

**Q. Where is WhiteSands?**

A. Whitesands is located on over 340 hectares of land that includes 1km of beautiful white sand beach frontage on the south/eastern shores of Efate Island, being the main island of Vanuatu, where Port Vila is the capital.

**Q. How do you get to WhiteSands?**

A. Vanuatu is easily accessed by the International Airlines such as Air Vanuatu (code share with Qantas), Pacific Blue, Air Caledonia, Air Pacific, Air New Zealand, Solomon Airlines, which all land at Bauerfield International Airport in Port Vila. From there, purchasers will be transferred by private vehicle to the WhiteSands Estate, which is 25 minutes away.

**Q. When is WhiteSands expected to start?**

A. Construction of the Golf Course has commenced and will be completed by December 2009, other than the growing in of the grass, along with roads and services for each Lot of Stage 1. Construction of the Golf Clubhouse Facility is expected to commence early 2010.

**Q. When can I play Golf?**

A. The golf course is anticipated to be fully "sewn in" by May 2010 with an official "Laying Stone" ceremony targeted for Oct/Nov 2010. You will be kept up to date by WS Newsletters by the marketing team.

**Q. Can I build what I want on my Lot?**

A. All property within Whitesands Resort is subject to a "Restrictive Agreement" which is enclosed in the Sales & Purchase Agreement. The Restrictive Agreement includes Building Design Guidelines and in addition there are Strata Scheme By Laws that apply to all residential Lots within the development.

Lot owners have a 3-year period from when the settlement of the land occurs, during which if construction of a house commences, Whitesands Resort Limited will supply the Wastewater Unit free of charge. All building plans are required to be approved by Whitesands Resort Limited to ensure they comply with the Restrictive Agreement and Building Design Guidelines governing the Estate. This is intended to protect the values of all properties.

**Q. Is there electricity, water & telephone available on each site?**

A. All Lots will have water, electricity and telephone infrastructure in place along with access roads to each individual Lot. Independent managers, controlled by the Estates Body Corporate, will manage these services.

**Q. Is there mobile phone & Internet coverage at WhiteSands?**

A. Mobile phone coverage is readily available on the Estate & throughout the whole of the Efate Island through the 2 main carriers of the country, Vanuatu Telecom Limited and Digicel Limited. You can also use your own GSM phone at WhiteSands. The same providers currently provide Internet with either a dial up or ADSL connection, which generally connects between 512k. Wireless broadband will also be available once construction of the permanent Club House is finalised.

**Q. How will the WhiteSands Estate be managed?**

A. The Body Corporate Managers are responsible for the overall management of the Strata Scheme. PKF Body Corporate Services have been appointed as the Body Corporate Managers. Whitesands Resort Limited has undertaken to carry out the duties of the Caretakers Agreement for 2009 and 2010, at no cost to the Body Corporate or Purchasers. The services provided include weekly refuse collection, maintenance of all Common Areas & Sporting Facilities on the Estate, public reserves & road verges.

**Q. How much are the Body Corporate fees?**

A. Body Corporate levies for 2009 and 2010 have been set at zero, and Whitesands Resort Limited will meet all associated costs.

**Q. Can I get permanent Residency in Vanuatu?**

A. Foreign Investment is encouraged in Vanuatu and as a property owner; you are automatically entitled to apply for permanent residency status. The application for this status can only be obtained & completed once you have evidence of "proof of purchase of land" and title in hand. There is no need to apply for permanent residency Status unless you intend to reside permanently in Vanuatu. A standard tourist Visa is automatically obtained upon your arrival at the airport in Vanuatu, which will grant you a stay of 3 months at a time. *Permanent Residency Status does not entitle the holder to work in the country.*

**Q. How much does it cost to build?**

A. Building cost will vary on design & materials used but start at approx. VT 127,000 m2 (\$1300 AUD). There are contractors readily available on the island. WSRL has association with several building company's that they would

recommend as these companies have already been involved with residential construction projects on the Estate and are capable of quality work. *WSRL does however encourage all owners to make use of whichever building contractor they prefer provided the standard of construction meets the building covenant requirements.*

**Q. Does WhiteSands have Architects & House Designs?**

A. Lot owners are free to appoint any Architect of their choosing; provided all designs comply with building covenants & design guidelines currently in place. WSRL has already commissioned 5 designs from Bruce Henderson Architects & Eaton Homes Limited, which are already pre-approved by the governing design board and are available for your choice (<http://aquafruit.com.au/staging/whitesands/luxury-living/eaton-homes-house-designs/>).

**Q. What religion is predominant in Vanuatu?**

A. Virtually all-Christian denomination is represented in Vanuatu. The majority of the population are Roman Catholic.

**Q. What climate does Vanuatu have?**

A. Vanuatu has a tropical climate with the dry season being between May – November.

Average Temp during Summer - 24°-32°C

Average Temp during Winter - 20°-28°C

Up to date information can be found at the Vanuatu Bureau of Meteorology (<http://www.meteo.gov.vu/VanuatuClimate/AboutVanuatuClimateCenter/tabid/199/Default.aspx>).

**Q. Is Vanuatu safe and welcoming to Visitors?**

A. Vanuatu is an exotic group of 83 Islands. It is fast becoming the “Safe” hub of the South Pacific. Formerly a British & French Colony, Vanuatu gained independence in 1980 and has since grown into a multi-racial population of around 250,000. The Island country has been blessed with a warm tropical climate without the extremes. It has some of the world’s most beautiful beaches, breathtaking coral reefs and war relics which make for some of the best diving spots as well as a blend of relaxed mixed cultures being the reason Vanuatu was recently named as having “The Happiest People in the World”.

**Q. Do they speak English in Vanuatu?**

A. Vanuatu officially has 3 languages; English, French and Bislama (Pidgin English). English is widely spoken throughout most of Vanuatu’s Island states.

**Q. Where is Vanuatu?**

A. The Republic of Vanuatu is an Island Nation located in the South Pacific Ocean. Situated 1750 klms from the East Coast of Australia, 500 klms North-East of New Caledonia & West of Fiji. It was originally known as “New Hebrides”.



## **DISCLAIMER**

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