



Newport

RETIREMENT LIVING



Stockland



Retire by the sea

Is a sea change the order of the day?
Look no further than
Newport Retirement Living.

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Nestled amidst the stunning surrounds of the Moreton Region on the Redcliffe Peninsula, the Newport community welcomes those pining for that enviably chic and luxe coastal lifestyle.

With resort-style amenities and convenient offerings only steps from your front door, Newport Retirement Living is an Eden for those looking to embark on their newest adventure.

Step into that ‘next phase of life’ knowing you’ll never want for comfort, security and style; here, at Newport.



Welcome to Newport

I know moving into an over 55s community is a personal and incredibly important choice, so we hope the practical and useful information found in this brochure will help to guide you through this decision.

Stockland has been creating communities for residents at every stage of life for over 65 years, with retirement living being a vital part of that.

This year we've welcomed a number of residents to Newport and provide communities for more than 12,000 retirees across Australia.

There are many elements which make living at Newport Retirement Living special. Community is extremely important to us and we want to help you to lead the type of retirement lifestyle you've always imagined.

Living at Newport means you have more time to share and expand your interests and skills in a community of like-minded people.

Another thing the residents love is our Benefits+ program, which offers discounts on shopping and travel as well as assistance with health and care programs.

Your financial peace of mind is important to us, so we'll work with you to keep the financial side of things easy to understand and offer you a choice of contract options for added peace of mind.

Ultimately we want you to feel right at home.

So, if you change your mind about your move within six months of moving in, we'll refund all the payments you've made to Stockland for your home (see page 18 for more details).

We believe that all this makes the move to retirement living an easy and enjoyable one.

There are many things to be considered when you start your search and we are here to help. We encourage you to come and visit, and invite you to bring your family with you.

Let myself or the team show you around, and chat to the experts – the residents who already call Newport home.

**Darren Boyan, Village Manager
Newport Retirement Living**

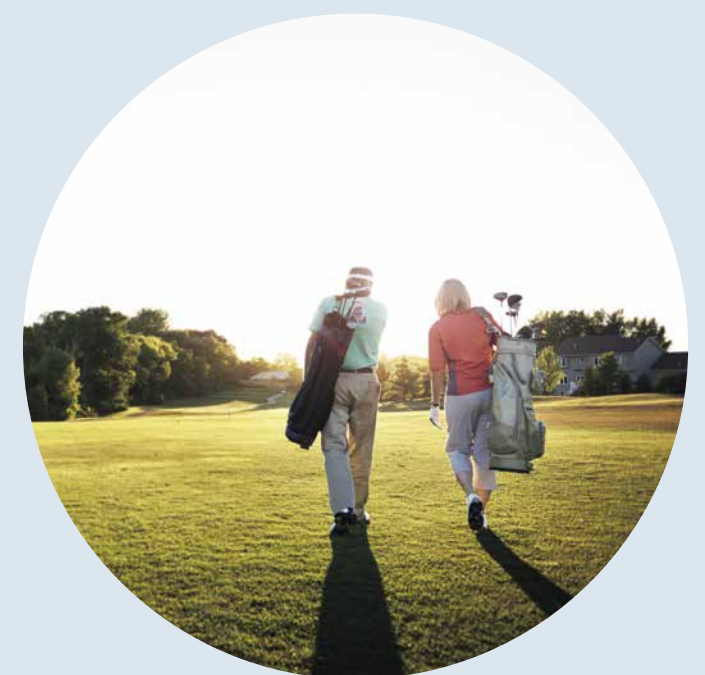




Everyday is a holiday at Newport

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Golfing, kayaking, swimming, coffee with friends, BBQs with family – all this and more can be yours on the Redcliffe Peninsula. Located in the heart of the dynamic Newport community, Newport Retirement Living offers the chance to explore and enjoy without limits. Canals, one huge non-tidal lake, a proposed Town Centre and close proximity to the Peninsula's beaches, golf club, restaurants and retail offerings result in an endless supply of things to do. Walk mere metres to Newport's biggest park to experience some authentic playtime with the grandkids or walk your pet.



Prime position

Located on the Redcliffe Peninsula, Newport is a place where the city meets the sea in an ideal fusion of worlds – close enough to see Brisbane’s twinkling skyline at night, but far enough away to escape the hustle and bustle. With sweeping bay views, creative spaces for playing and bike trails for exploring, this is the waterside lifestyle you have dreamed of.

Everything you need is close to home. From pristine beaches and golf courses, to an abundance of dining and entertainment options, retail destinations, schools, childcare, hospitals and efficient public transport, it’s all here.

It’s easy to lean into the relaxed coastal lifestyle and spend your energy doing the things you truly love. Because the apartments are designed for ease of living, you’ll have more time to enjoy life in your home and get out and enjoy nature and the thriving community around you. No more

worrying about lawns or acreage to maintain, you can focus on spending time with your family in your waterside community.
Plus, you can lock up and leave at any point – whether it’s to pop out to the beach or to jet off on a holiday.



*Map supplied for the purpose of providing an impression of Stockland Newport and the approximate location of existing and proposed third party infrastructure, facilities, amenities, services and destinations, and is not intended to be used for any other purpose. Indications of location, distance or size are approximate and for indicative purposes only. Subject to change. Not to scale.

Life at Newport



Breathe in the fresh air and take a morning walk around the lake



Grab a freshly ground coffee from the clubhouse lounge



Take up a fitness class offered at the modern onsite gym

Enjoy a craft class with friendly neighbours at The Clubhouse



Stretch your limbs and take an afternoon walk to the café



Soak up some sun rays at The Clubhouse outdoor pool



Head to The Clubhouse and meet up with like-minded people over a game of billiards



Relax and take time with friends while enjoying happy hour at The Clubhouse



Enjoy entertaining friends in your brand new home



Living in a retirement village, as part of a community of like-minded people, means you have more time to share and expand your interests. The clubhouse and village facilities will become an extension of your living area for you, your family and friends to enjoy every day.

The village social calendar is designed to help you stay fit, healthy and active. You can participate socially as much or as little as you like, learning new skills and enjoying a lifestyle centred on holistic wellbeing.

‘Community’ is a pivotal feature of the Newport Retirement Living philosophy. That’s why you’ll find The Clubhouse – a place of congregation – armed with a well-appointed resident kitchen, coffee lounge and billiards room, as well as plenty of comfy seats to just kick back and relax.

When you need some ‘me time’, an innovative library design means books are cohesively ‘floating’ throughout the buildings. Locate a bookshelf or nook and you are sure to find something unapologetically ‘unputdownable’. At other times, when mingling is the flavour of the day (or night!), head upstairs to the bar and alfresco deck, where you may enjoy a cooling breeze and expansive lake view.

In The Clubhouse you’ll find:

- Resident and guest reception
- Well-appointed resident kitchen and coffee lounge
- Billiards room
- Meeting room
- Function room for activities and events
- Library
- Bar and alfresco deck



High design

Are you in the market for premium quality? A property of the highest standard? A space wherein expert craftsmanship and thoughtful design come together in total and complete harmony? If so, Newport Retirement Living is the community for you.

Everything has been conceived of with the hope of making life easier for our residents. Extra-wide parking bays and a storage cage are allotted to each apartment. A door connecting the garage to the hallway opens automatically (in case your hands are otherwise engaged – hello, grocery bags!); corridor lights switch on when you enter; and a rack at your front door lets you pop your belongings down before fumbling for keys. All sounding like the beginnings of a successful day!

While wandering the buildings, make sure to feast your eyes on the stunning aesthetic display; a nautical/coastal theme is present in the lovely artworks adorning the walls. Colours and textures are clean and fresh, and attention to detail is as apparent as the individual pot-plant holder installed at each doorway!

The heart of the home

Immediately, upon entering a Newport Retirement Living apartment, you are greeted by a gloriously open-plan layout. The generous kitchen and living areas flow out to a spacious balcony.

All units have been designed to provide residents with acoustic comfort by reducing noise and echo to internal space while minimising noise transfer between units.

We design and build a home that can adapt to your changing needs. Building to Livable Housing Australia's principles means your home has wider corridors and doorways.

All kitchen exhausts discharge externally to improve air quality in kitchen.



Furniture and accessories are not included.

Homes have been designed to reduce outside noise pollution, improve air quality through thoughtful selection of paints and joinery with low VOCs (Volatile Organic Compounds).

In the kitchen you will notice the wall oven is installed at the perfect height to pivot from oven to bench-top with ease.

Little touches of luxury

The apartments at Newport Retirement Living have been designed to Silver 'Livable Housing Australia' standard, to ensure a quality, user-friendly design and incorporation of sustainability elements.

The domestic hot water service is powered by a centralised natural gas hot water system, which has a smaller carbon emission footprint compared to an electric storage system.

Reinforced bathroom walls are installed in LHA bathroom or ensuite to allow for future grab rail installation.

Large sensibly located light switches and power points are installed throughout the apartment.



Furniture and accessories are not included.

Stepless shower screens are installed in all ensuites in line with LHA Silver Rating certification. This helps create a safer entry/exit from the shower.

Storage is king and this generous bathroom has ample storage utilising shaving cabinets and under sink storage.



Feel good inside

From the moment you move in, you'll know you've made the right decision. An apartment at Newport Retirement Living opens the door to a new and exciting way of living. An open-plan kitchen and spacious living area flow onto your balcony, meaning more room for entertaining, while modern, quality features means less maintenance and more you time. Choose from 2 or 3 bedroom homes, with the option to use them as visiting rooms for kids, study room or a place to pursue your hobbies.

Each apartment is beautifully appointed and thoughtfully planned, with ample space to accommodate any lifestyle.

The apartments at Newport Retirement Living have been designed to Silver 'Livable Housing Australia' standard. This ensures a high standard user-friendly design and important sustainability elements.



Discover the Newport difference

Your safety and security

Homes within one of our villages have been especially designed for easy retirement living and all have a 24/7 emergency alert system installed, for added peace of mind.

Your future care needs

We have dedicated in-home care and support partners that will guide you through the process of assessing any needs you might have now, or may want to consider in the future.

Through the assessment process, our partners can determine your eligibility for government assistance, and help you find the right support for living independently for longer.

Your financial peace of mind

We'll work with you to help keep the financial side of things easy to understand, and give you options when you need them most. One of the many benefits of retirement village living is that the financial transaction could free up your equity to fund the retirement lifestyle you've always imagined.

No stamp duty

Excluding freehold contracts, there are no stamp duty costs when you buy into a retirement village.

Making a reservation is easy

In order to help make your move to a village, you can reserve your new home for a period of three months, during which time you can look to secure a buyer for your existing home.

We will also work with your real estate agent in relation to the timing of the sale of your existing home to assist in making your move to the village as smooth as possible.

Free trial stays

We offer a free trial stay at most of our villages, so you can experience retirement village living for yourself. It's a great way to get to know your village community before deciding to reserve your new home.

Money when you need it most

If you need to move into aged care, Stockland will pay your entitlement early, giving you access to the care you need when you need it most.

Your Benefits+

Residents can access a range of products and services through trusted partners to suit their lifestyle needs, now and into the future. Locally, we've partnered with local Newport service providers including; physiotherapy, visiting doctor, mobile hairdresser, massage therapist and more! Your Village Manager can also provide you with National Storage offers and marina berthing options at Scarborough Marina. Upon move-in to your new home, you'll receive a special introductory pack to access offers at the local Redcliffe Dolphins Leagues Club and Health Club.

Check out the dedicated Benefits+ website, stocklandbenefits.plus, to find out more!





Six-month Money Back Guarantee

We know making the move into a retirement village is an important decision, so we would like to offer you extra reassurance with our Change of Mind Money Back Guarantee.

If within six months of moving into your home at a Stockland retirement village[†] you change your mind and notify Stockland that you want to move out, Stockland will refund all payments you have made to Stockland for your home. You will be responsible for the costs payable for your home to third parties (if applicable), such as stamp duty, removalist fees, solicitor fees and utilities like electricity and gas*.

We are so sure you will appreciate the quality, value and lifestyle benefits of our retirement villages that we are offering this very special opportunity across our 65 Stockland Retirement Living communities Australia wide.

For more information speak to your Stockland Sales Professional.

[†]Guarantee is not available at Aspire communities.

*Stockland will refund all amounts you have paid to Stockland for your home (and if applicable the purchase price paid to the previous owner for a strata title purchase) if you notify Stockland that you want to move out of the village within 6 months of moving in. Offer excludes any amounts payable to third parties for upfront costs (e.g. removalist fees and stamp duty) or ongoing costs (e.g. strata levies and utilities) in relation to your home. Offer is subject to terms and conditions to be included as part of the applicable residence contract. For more information speak to a Stockland Sales Professional.



Maximising the budget

Downsizing is doubly beneficial, for both the lower-maintenance element, as well as the monetary savings. Stockland offers a choice of two contracts to assist with managing your budget. Our experienced Sales Professionals will guide you through the process and are on hand to help.

Choose from two contract options

When you purchase at Newport Retirement Living, you can select from the two available contract options. The first provides a fixed arrangement with certainty on what will be returned to you when you leave the community. The second option includes flexibility, where capital gain or capital loss is shared when you choose to leave the community.

Capital Share Contract[^]

The Capital Share Contract entitles the resident to a share of the capital gain achieved from the sale of the home.

The resident will:

- Pay an exit fee calculated on the ingoing amount paid at a rate of 5% per annum over 7 years. Maximum payment is 35% of the ingoing amount paid.
- Pay the cost to reinstate the home to prepare it for sale and pay 50% of the cost of any renovation works carried out (Stockland will contribute the other 50%), if applicable.^{^^}
- Receive plus (or minus) 50% share of any capital gain (or loss), from the sale of the home.

Peace of Mind Contract[^]

The Peace of Mind Contract is designed to give residents a clear picture of their expenses when selling the home.

The resident will:

- Pay an exit fee calculated on the ingoing amount paid at a rate of 5% per annum over 5 years. Maximum payment is 25% of the ingoing amount paid.
- Not pay the cost to reinstate and/or renovate the home and pay for make good only.
- Not receive a share of any capital gain (or loss) from the sale of the home.
- Receive their entitled refund within 6 months, regardless of whether their home has sold or not.

[^]Different exit fees are applicable to serviced apartments.



Why Stockland?

Our name may sound familiar

Newport Retirement Living is a development of Stockland, Australia's largest diversified real estate company. We've been forging communities for more than 65 years. Newport Retirement Living is built to the highest standards, thereby ensuring your lifestyle investment is well-protected and maintained.

Over 12,000 Australians have chosen to retire in a Stockland retirement community. We hope you will too.

Retire your way

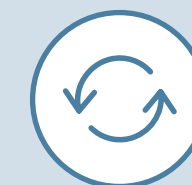
You should enjoy your retirement the way you choose to, and feel secure in your future. That's why, at Stockland, we enable you to 'Retire Your Way'.

Across our 62 villages nationally, we offer our residents the exclusive Benefits+ program, consistently good quality villas and apartments, access to additional care when it's needed, and clarity on financial costs. All in a connected and active community of like-minded people.



Your Benefits+

As a resident of a Stockland Retirement Village you'll have access to a range of benefits that will make life easier and save you money.



Your future

When your needs change, we're here to make that transition as smooth and as easy as possible.



Your home

We create homes that are good quality, low maintenance, and suited to your lifestyle, both now and in the future.



Your financial peace of mind

We'll work with you to keep the financial side of things easy to understand and give you options when you need it most.



retirenewport.com.au

Next steps

1. Come and visit

2. Find the home that suits you

3. Reserve your home

4. Make your move

Come and say hello



Stockland