



THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.



# More than 48 years of crafting **luxury** resort lifestyles

Palm Lake Resort Hervey Bay is the culmination of more than 48 years of Palm Lake Group expertise and first-hand knowledge in crafting designer resort-style living for savvy over-50s. Proudly Australian family-owned, we create communities that are friendly, exciting, inspirational and aspirational.

Palm Lake Resort Hervey Bay reaches a new pinnacle of over-50s resort style living where no detail has been overlooked. Taking the time to understand how people want to live today has resulted in innovative and revolutionary resorts for a vibrant generation of over-50s who refuse to settle for outdated retirement lifestyles. Our portfolio of communities across Australia has been highly regarded - including winning multiple Master Builders Association awards.



# Paradise is found

Hervey Bay offers a coveted coastal lifestyle. Known for its calm beaches, stunning ocean views and year-round mild climate, the area is a haven for over-50s seeking to stay active and connected. Importantly, all the essentials are close at hand. The city has excellent health services, a plethora of shops and cafes, as well as plenty of clubs and activities tailored to mature lifestyles.

At Palm Lake Resort Hervey Bay, homeowners take advantage of the area's incredible physical attributes while also enjoying the immense benefits of our community lifestyle resort. Here you'll find a warm, welcoming and secure neighbourhood of likeminded friends, a Weekly Activities list that offers an array of social, sporting and wellness options, as well as low-maintenance designer homes that will impress.

With the added joy of being situated in the whale-watching capital of Australia, Palm Lake Resort Hervey Bay makes every day feel like a relaxing and rewarding coastal holiday.



# The Location

Palm Lake Resort Hervey Bay is set on 30 acres of tropical landscaped beauty, with curved streetscapes offering a variety of homesite sizes. An internal lake offers tranquil water views for the majority of homes, while most homes along our boundary benefit from relaxing vistas over the adjacent Condor Waterway which itself is teeming with birdlife, fish and turtles.

Our boutique community of 209 homes allows neighbours to easily get to know one another and become firm friends. Gated and fully fenced resort grounds offer that all-important sense of security while onsite Caretakers help make the living feel easy here. And did we mention that ours is a pet-friendly resort? We fully embrace your four-legged family members as well!

## FEATURES

- Eli Waters Shopping Centre – 1km
- Hervey Bay Golf Club & restaurant – 2km
- Hervey Bay Hospital – 3km
- St Stephen's Hospital – 3km
- Stockland Shopping Centre – 3km
- Golf Driving Range – 3km
- Hervey Bay R.S.L – 4km
- Famous Hervey Bay Esplanade – 5km
- Torquay Beach – 7km
- Hervey Bay Boat Club – 10km
- Hervey Bay Airport – 12km
- Marina & whale watching – 16km

## LOCATIONS

- Lady Elliott Island – 80km
- Bundaberg City Centre – 114km
- Rainbow Beach – 124km
- Lady Musgrove Island – 130km
- Seventeen Seventy – 237km
- Gladstone – 285km
- Brisbane CBD – 288km
- Rockhampton – 386km





# Unique boutique lifestyle community

Living at Palm Lake Resort Hervey Bay offers residents features that complement their investment and lifestyle.

### FINANCIAL

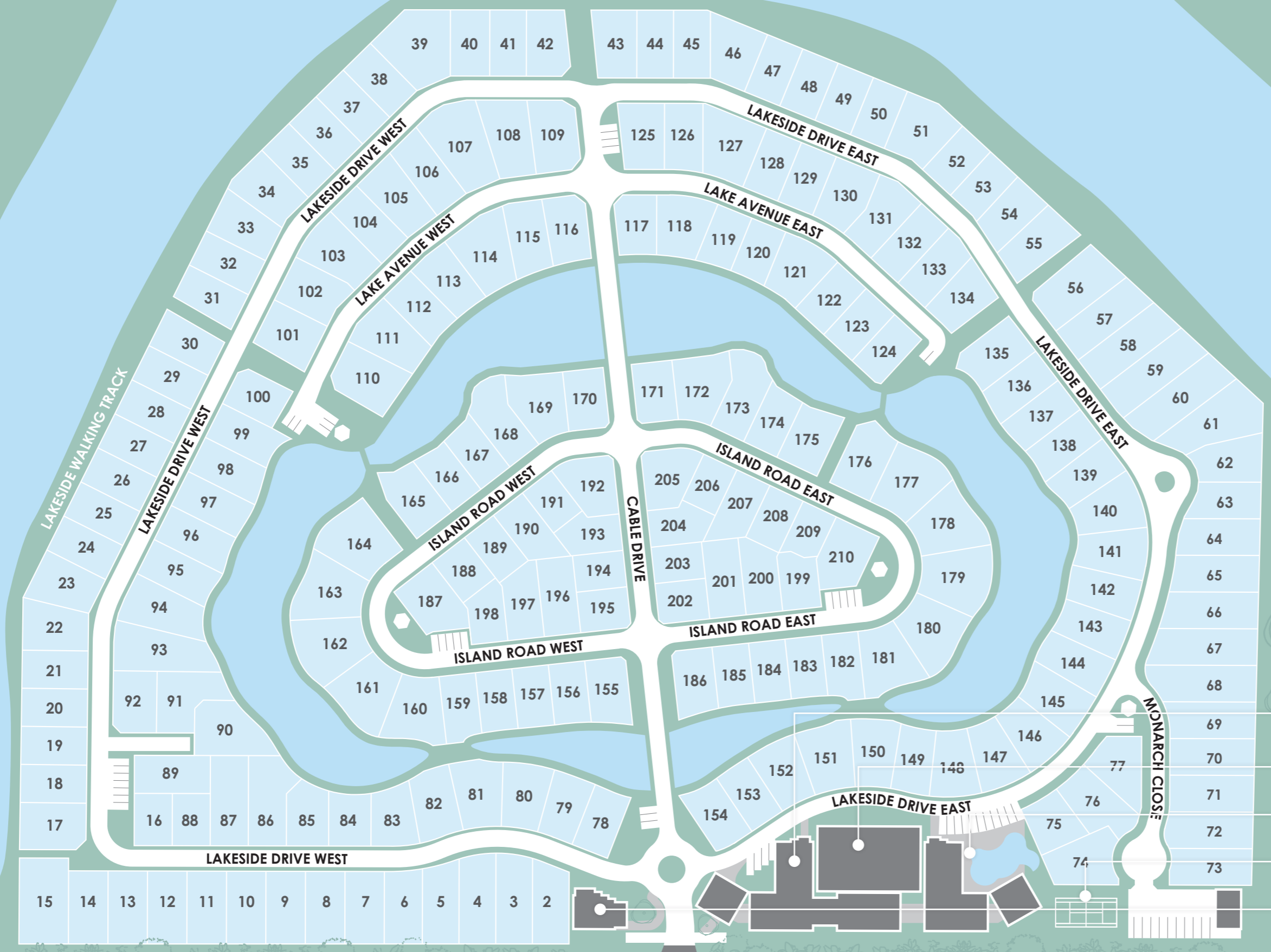
- Exit fee free
- Stamp duty free
- Owner-occupied living
- Retain your capital gain
- Council rates free

### LIFESTYLE

- Independent living
- Secure lock-and-leave lifestyle
- On-site management
- Complimentary activities
- Limited on-site caravan RV and boat storage

### FACILITIES

- Country Club
- Under bowling green
- Tennis precinct
- Outdoor swimming pool
- Indoor swimming pool and spa
- Community gardens
- BBQ areas



# Masterplan

Oceans Country Club

Bowling Green

Indoor & Outdoor Swimming Pool

Tennis Precinct

Sales Information Centre

Resort Entry

PIALBA BURRUM HEADS ROAD



# Oceans Country Club

Oceans Country Club is undoubtedly the beating heart of Palm Lake Resort Hervey Bay. It's a place to meet your neighbours and friends. A place to challenge your sporting skill. A place to connect with likeminded neighbours over shared creative passion. A place to enjoy larger-scale social events and, equally, a place to relax quietly with a book or a cuppa.

With a Weekly Activities list that offers a variety of well-organised diary opportunities that capitalise on this community facility, all Palm Lake Resort Hervey Bay homeowners treat Oceans Country Club as a valuable extension of their own homes. For example, our homeowners enjoy gathering here for tai chi, yoga practise, aqua aerobics, gym sessions, craft group, art class, line dancing, mah-jong, card games, bingo, music rehearsals and loads more.

As part of the Oceans Country Club precinct, homeowners also enjoy a floodlit all-weather undercover lawn bowls green, indoor and outdoor resort-style pools, a tennis court, workshop and barbecue areas. All you need for a rewarding over-50s lifestyle is right here, on the doorstep of your Palm Lake Resort home.



# Five-star features, all day, every day

When you purchase a Palm Lake Resort Hervey Bay home, you aren't just getting a roof over your head. The world-class facilities and lifestyle available to you here are second to none. Fill your diary with everything, or simply sit back, relax and do nothing. It's totally your choice.

- Undercover bowling green
- Tropical swimming pool
- Heated indoor swimming pool
- Heated spa
- Billiards area
- Gymnasium
- Library
- Media room
- Art and craft room
- Dance floor and stage
- Coffee lounge
- Commercial kitchen
- Dining area



# A new class of designer home

The living is easy at Palm Lake Resort Hervey Bay. Our low-maintenance designer homes are strategically designed to be light and bright, open-plan delights that capitalise on each individual site's inherent beauty. Large sliding doors and inviting undercover alfresco areas seamlessly integrate indoor/outdoor living.

Inside, homes feature high quality carpet/tile combinations, reverse cycle air-conditioning and ceiling fans, modern-looking stainless-steel appliances, two-pac kitchen, bathroom and laundry cupboards with stone bench tops with many other quality fixtures and fittings.

Outside, homes are clad in sustainable Hebel (with a rendered finish) while Colorbond roofing and privacy fencing add to the low-maintenance appeal.

All homes are individually metered and enjoy the bonus of solar hot water. Many floorplans offer homeowners the opportunity to house their RV, caravan or boat in their own fully enclosed garage, with panel lift door. And for added security, homeowners have remote access to the resort's front gate, with panic switches in the master bedroom and bathrooms.

In all, Palm Lake Resort Hervey Bay homes offer high quality construction, with modern inclusions, designed to not just support but enhance your over-50s lifestyle.

## FEATURES

- Single-storey homes
- Reverse cycle air-conditioning
- Quality appliances
- Landscaped gardens
- Spacious garages

# Frequently asked questions

---

## **What are the reasons people move into a designer over-50s lifestyle resort?**

The reasons people consider moving into an over-50s lifestyle resort are as varied as the homeowners themselves. The lifestyle benefits include access to many impressive world-class facilities, a thorough weekly activities calendar and the physical security of living in a gated community of like-minded neighbours. Palm Lake Resort homeowners enjoy a carefree lifestyle, where they can travel with complete peace of mind knowing their investment is nestled in a safe and secure community. On-site Caretakers also offer further peace of mind while you're away.

## **What facilities are provided at Palm Lake Resort Hervey Bay?**

At Palm Lake Resort Hervey Bay there's always something to entertain you, from a cooling drink at the bar with friends or catching a movie in the luxury theatre to more challenging exploits like a workout on the flood-lit tennis court or a game of table tennis. The River Country Club is the centrepiece of our resort. A place where residents can choose between pure relaxation or something a little more up tempo. Creating a community hub within the resort, The River Country Club includes additional features such as a lap swimming pool, bowling green, gym, billiards table, table tennis, games area, dance floor, BBQ areas, community garden, fishing

pontoon and pontoon boat. Complemented by organised outdoor activities, plenty of visitor parking, outdoor lounge areas, great views of the river and parklands, limited caravan, boat and trailer parking area. There is no better place to indulge in the multitude of activities on offer.

## **Is my home stand-alone?**

At Palm Lake Resort Hervey Bay, we pride ourselves on a superb site layout with wide streetscapes allowing homeowners to take advantage of our private stand-alone single-storey homes.

## **Who is responsible for the maintenance of my home?**

Homeowners are responsible for maintaining their own front and rear gardens on their individual home site, however, maintenance of the common areas remains the responsibility of Palm Lake Resort Hervey Bay.

## **Can I have a pet?**

Yes! At Palm Lake Resort Hervey Bay we understand that four-legged friends are a much loved part of your family. With fully enclosed rear gardens, having your pet with you at home is effortless.

Please note: Pets must be approved by our Caretakers and homeowners must comply with the Palm Lake Resort Pet Policy.

## **Can my friends and family stay overnight?**

Yes. At Palm Lake Resort Hervey Bay your home is your home. We want you to enjoy the benefits of living in such beautiful surroundings and this includes the freedom to have your family and friends visit. Family and friends are also welcome to use resort facilities, provided you accompany them and they adhere to the same resort rules as you do.

## **What if I need additional care?**

Our aged caring communities pride themselves on offering personalised care and fostering a vibrant, welcoming atmosphere where every individual feels valued.

Our private suites each come with an ensuite bathroom and courtyard or balcony access, designed to provide ample space, comfort and direct access to the great outdoors. Our suites can be set up for single occupants or as a comfortable place for couples to share and call home.

We understand the importance of providing round-the-clock care to our residents. Our team of clinical and care professionals, including registered nurses, enrolled nurses and personal carers as well as those visiting doctors, dentists, audiologists, occupational therapists, physiotherapists and speech pathologists, work collaboratively to provide individualised care and support to each resident.

In addition to our healthcare professionals, our chefs, foodservice teams, administration teams, housekeeping and maintenance crews also play an integral role in creating a welcoming and comfortable environment that we're proud of.

Palm Lake Care's Lifestyle Team members work hard to understand every resident's unique interests and, using this information, they encourage interaction, social engagement, friendships and fun.

For information on respite and permanent residential care (including palliative care), call Palm Lake Care's Customer Experience Support Team on 1800 246 677 or visit [palllakecare.com.au](http://palllakecare.com.au)

# Cost considerations

---

## How much does a new home cost?

At Palm Lake Resort Hervey Bay, the cost of your home will vary, depending on the floor plan, location and features of your preferred home design. With alluring living spaces complemented by innovative inclusions, the hardest decision will be which design to call home. Our superb list of inclusions serves to adorn your home with the very best of interior design elements while our luxury upgrade packages allow you to individualise your home to your personal style.

## Am I eligible for Rent Assistance?

Homeowners may be entitled to Rent Assistance. Our Rent Assistance Information Memorandum will provide you with guidance on whether Rent Assistance may be available to you. Every individual circumstance is different and it is your responsibility to make your own enquiries to determine whether you are eligible for Rent Assistance.

## What other costs are associated with moving into Palm Lake Resort Hervey Bay?

Palm Lake Resort Hervey Bay aims to provide the ultimate over-50s lifestyle destination in an affordable manner. At Palm Lake Resort Hervey Bay you do not pay council rates or stamp duty. Under the Site Agreement, homeowners are required to pay a weekly site fee for services that are supplied and made available for resident use. The site fee is adjusted on an annual basis by a flat 3.5%. Palm Lake Resort Hervey Bay provides the infrastructure for electricity, water and telecommunications services and our homeowners only bear the usage costs.

## Do I pay an exit fee when I leave Palm Lake Resort Hervey Bay?

No. If you choose to sell your Palm Lake Resort Hervey Bay home there is no exit fee payable and you retain 100% of the capital gain.

# Legal considerations

---

## Do I own my home?

Yes. At Palm Lake Resort Hervey Bay you retain ownership of your home whilst Palm Lake Resort retains ownership of the land on which your home is located.

## What documentation is involved in purchasing at Palm Lake Resort Hervey Bay?

The documentation you are required to enter into when purchasing a home at Palm Lake Resort Hervey Bay is a home sales contract, containing all of the terms and conditions of your purchase. As Palm Lake Resort retains the land on which your home is located, you will be required to enter into a Site Agreement, in addition to the home sales contract detailed above. The Site Agreement is a legal document that provides you with the security of your lifestyle and sets out all the rights and obligations of both the homeowner and Palm Lake Resort. Your Sales Consultant will readily explain each document in detail to you.

## Can I sublease or rent out my home?

No. To ensure the integrity of our community, only homeowners are able to reside in their home.

## Do I pay stamp duty on the purchase?

No. As Palm Lake Resort retains ownership of the land and you are purchasing a home only, you do not pay stamp duty on the purchase of your home.

## Is my lifestyle protected by legislation at Palm Lake Resort Hervey Bay?

Your lifestyle entitlements and right to live at Palm Lake Resort Hervey Bay is protected by the Manufactured Homes (Residential Parks) Act 2003. Your Site Agreement is governed by this legislation. We encourage all potential homeowners to seek independent legal and financial advice before purchasing.

## What happens if I sell my home?

In the event that you need to sell your home, you have the option to engage the Palm Lake Resort Sales Team as your exclusive agent, appoint an external agent or conduct a private sale. We recommend that you consult the Sales Team first to discuss listing your home for sale.



# Securing your home

## A simple three-step process

### Step 1

Visit a Palm Lake Resort location and enjoy a private inspection with a member of the Palm Lake Resort sales team. You will be provided with a comprehensive information pack outlining the resort, the Palm Lake Resort lifestyle, and the Pre-Owned homes on offer. Your Sales Consultant will guide you through the sales process, answer any questions you may have, and ensure you have a clear understanding of the terms of sale. When you are satisfied with the terms of sales and the lifestyle on offer, you will select your preferred home based on design, size, location and price.

### Step 2

Once you have decided on a Pre-Owned home and would like to secure that Pre-Owned home for purchase your Sales Consultant will assist with negotiating the sale and liaise between both yourself and the Vendor/s. Once the Vendor/s accepts the price and terms of the sale, you will be required to sign a contract of sale and pay a deposit of \$10,000.

You will be provided with a comprehensive journey pack including receipt for your deposit, a blank copy of a Site Agreement and completed Disclosure Documents. We encourage you to share your exciting news of starting your Palm Lake Resort lifestyle with family, friends and professional advisors before finalising your commitment.

### Step 3

As soon as a settlement date has been agreed upon with the Vendor/s your Sales Consultant will prepare your Site Agreement and other documents for you to complete and sign prior to settlement.

The balance of your home purchase price is then payable upon settlement, after which your exciting Palm Lake Resort lifestyle begins. This is your time.

# Downsizer superannuation contributions



Australian Government

The Government has reduced a barrier for older Australians to move from homes that no longer meet their needs, so more homes can be available for younger Australian families. From the 1 July 2018, people aged 65 and older can make a non-concessional (post-tax) superannuation contribution of up to \$300,000 from the proceeds of selling their home.

Existing contribution caps and restrictions will not apply to the downsizer contribution.

#### Why do I have to be over 65?

This measure provides an exception to existing contribution rules, which have some restrictions on contributions for people aged over 65. Under 65, individuals can generally already make non-concessional contributions of \$100,000 per year, or \$300,000 in a year using the three-year 'bring forward'.

#### Is my home eligible?

The sale of any dwelling in Australia (other than a caravan, houseboat or mobile home) can qualify the seller to make a downsizer contribution, provided the dwelling has been owned for at least 10 years.

#### How does the 10-year rule work?

You or your spouse must have held the property at all times for the 10 years leading up to the sale.

You do not have to have lived in the home for all of the last 10 years, but it must meet the test for a 'main residence' exemption under CGT rules. You may need to seek advice about this, but generally, it will be okay if you have moved out of your home for several years before the sale.

#### Do I actually have to 'downsize'?

You will be able to make a contribution once you sell an eligible home. You do not have to make any subsequent home purchase, and you can move into any living situation suitable for you.

#### How long do I have to contribute?

You will have 90 days after the sale of your home settles in which to make the contribution. You may be able to seek an extension from the ATO.

#### How much can I contribute?

The maximum you can contribute is \$300,000 or the sale price of your home, whichever is less. You may make more than one contribution, but the total must not exceed this maximum. You may contribute less than the maximum.

#### Can my spouse contribute?

Yes, you may each make a downsizer contribution, even if your spouse was not on the title of your home. but the combined value of your spouse's contribution and your own cannot exceed your home's sale price.

#### Can I downsize more than once?

No. You can only ever make downsizer contributions in respect of a single main residence.

#### How do I make a downsizer contribution?

You should talk to your fund about how to make a downsizer contribution. If you don't have a superannuation account, you may open a new account to make your contribution.

#### Does this affect my age pension?

Downsizer contributions are not exempt from the age pension means test. You should seek financial advice to consider whether this might affect you.

#### Does this affect my transfer balance cap?

Downsizer contributions are exempt from contribution rules but they still count toward the \$1.6 million transfer balance cap.



## For Expressions of Interest

**FREECALL 1800 455 307**

[salesherveybay@palllake.com.au](mailto:salesherveybay@palllake.com.au)

25-67 Pialba-Burrum Heads Road, Eli Waters QLD 4655  
[palllakeresort.com.au](http://palllakeresort.com.au)

While every endeavour has been made to ensure accuracy of the information contained in this document, Palm Lake Resort Pty Ltd and any subsidiaries provide no warranty, guarantee or representation regarding the accuracy, reliability and completeness of information. Artist impressions are indicative only and subject to change as a result of detailed design and planning. Palm Lake Resort will not be liable (in tort, contract or otherwise) for any loss suffered as a result of you relying on information provided in this document. Information is preliminary and subject to change. No warranties or assurances can be given about the suitability of this document for any specific transaction. You should seek legal advice or other professional advice on the form and contents of this document.

**THE BEST IN OVER-50s LIVING. THIS IS YOUR TIME.**