

Lifestyle
Communities®

Way to *live*



Choose from 25 Victorian communities



I wish everyone could
feel the way we do.
It's an amazing experience.

– Sue & Mark

Contents

Welcome to Lifestyle Communities®	4
How it works	6
The upsides of downsizing	9
Where every day feels like a holiday	10
Find a new way to live with resort-style amenities	12
Welcome to Club Lifestyle	14



Welcome to Lifestyle Communities®

A message from Henry Ruiz,
Lifestyle Communities® CEO

Lifestyle Communities® purpose is to reimagine a way to live for independent downsizers. From day one, our focus has been on creating beautifully designed, low-maintenance homes and resort-style Clubhouses that open up the opportunity for you to free up cash and more importantly the freedom to live life on your own terms.

What makes me proud is that Lifestyle Communities® has become so much more than just a place to live. It's somewhere where neighbourly connections come naturally, where people feel safe and supported, and where every homeowner is free to shape their best life in the way that feels right for them.

Today, more than 5,800 homeowners across 25 communities have joined us on this journey, and many arrived through the recommendation of someone they know and trust – a testament to the confidence our homeowners place in Lifestyle Communities®.

Thank you for considering Lifestyle Communities®. Our passionate team are here to walk alongside you every step of the way, and it would be an honour to welcome you home.



How it works

When you choose Lifestyle Communities®, you're not just buying a home, you're unlocking a vibrant, low-maintenance lifestyle with built-in benefits and long-term value.

What's included?



Your home

You own your beautifully designed, low-maintenance home outright.



90 Year Land Lease

This allows secure tenure over the land your home sits on, protected under the Residential Tenancies Act. When you sell, the lease renews for another 90-years for the next homeowner, preserving long-term value.



Resort-style living

You'll have access to beautiful shared spaces that have an ongoing refurbishment plan. Plus, experience live-in Lifestyle Managers who keep the community running smoothly.



Low maintenance lifestyle

A dedicated professional landscaping team take care of your front garden and all shared spaces.



Financial benefits*

Benefit from no stamp duty when buy your home, no council rates, and keep any capital growth when you sell.

What you pay

Our land-lease model and transparent fees are designed to help keep your purchase price as low as possible. When you move into Lifestyle Communities®, there are three main costs:

1. Purchase Price

The upfront cost of your home, typically 80–90% of the local median house price.

2. Site Fee

An ongoing fee paid fortnightly. If you receive the Age Pension or another eligible government payment, you may be entitled to Rent Assistance through the Federal Government.

3. Deferred Management Fee (DMF)

This one-off fee is payable when you sell your home and leave the community, and is calculated on the purchase price of your home.

You'll pay 4% of the purchase price per year, capped at a maximum of 20% after five years. If you leave partway through a year, you'll only pay a proportional (pro-rata) amount of that year's 4%.

No matter how long you stay, you'll never pay more than 20%. This gives you clarity from day one and ensures you keep any capital growth on your home.

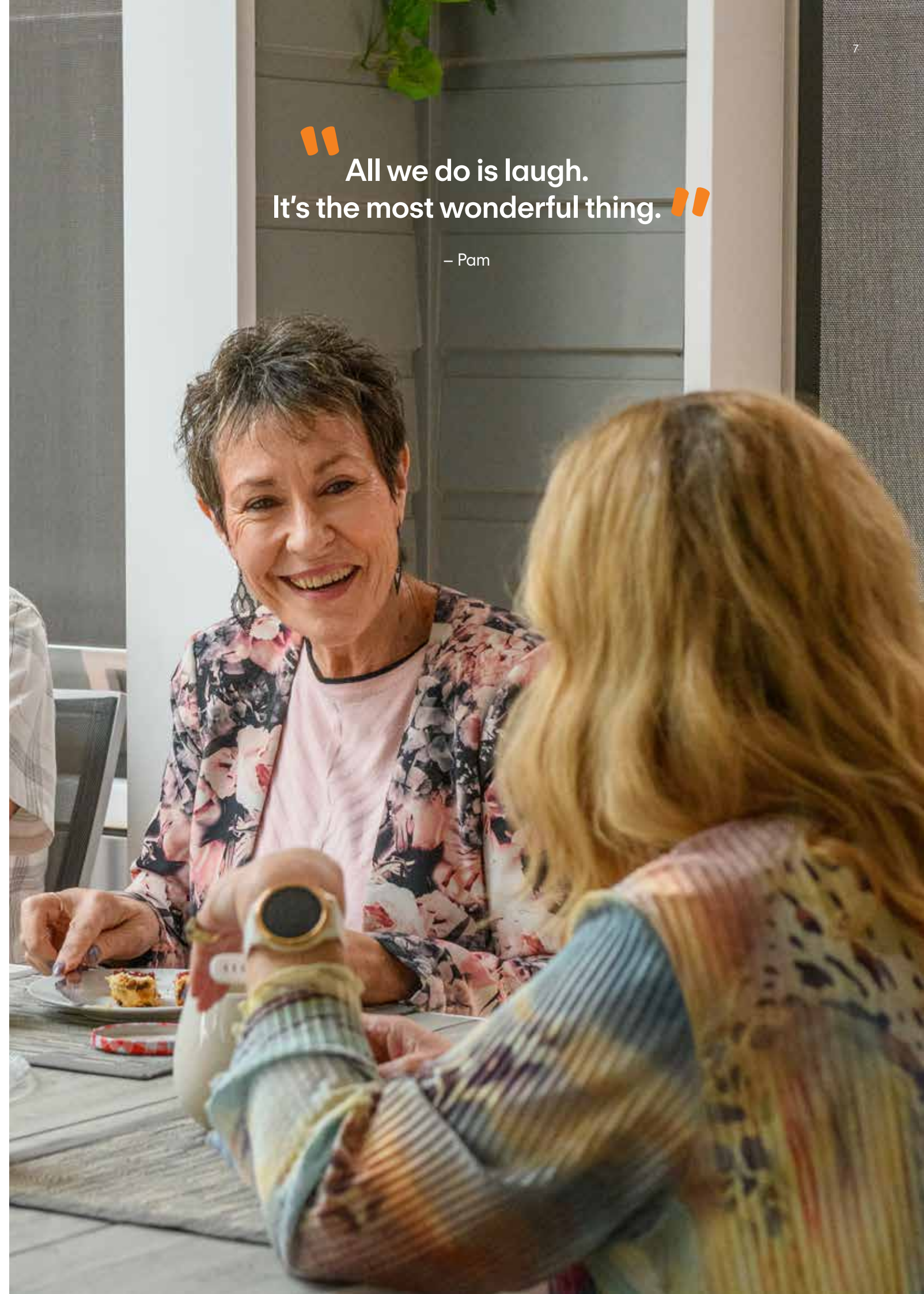
For more details on fees and the DMF see lifestylecommunities.com.au.

For many, the land-lease model is completely new. Our team can guide you through, so you feel fully informed before making any decisions.

*The above does not constitute financial advice and is intended to provide general information only. You should obtain independent advice from your own financial advisors before making any investment decision. The above information does not take into account your individual needs, investment objectives and specific financial circumstances.

“All we do is laugh.
It's the most wonderful thing.”

– Pam





The **upsides** of downsizing

The move to Lifestyle Communities® isn't just about moving into a new home – it's about finding a new 'way to live' on your own terms.

Safe & secure

Feel at ease knowing that you're living amongst a community that looks out for one another. Feel relaxed at home or when heading off on your next getaway with gates closed overnight.

Shared spaces

Enjoy the benefit of resort-style amenities without any of the upkeep. You'll have more time to do what you love.

Focus on health

You'll have everything you need at Lifestyle Communities® to focus on your health everyday. Jump in the pool, relax in the spa and stay active in the fully equipped gym.

Community connection

Join a welcoming community of like-minded people who have found a place to really belong.

Free up cash

Downsizing is a great option for those looking to free up cash from their existing home, shed the stress of a large home and get back to living life on their own terms.

Stress-free moving

We understand the challenges of moving, which is why we offer support along the way from selling your existing home to settling into your new one.

Bring your pets

We know that pets are part of your family, ours too! That's why Lifestyle Communities® is pet friendly.

Where every day feels like a holiday

The heart of each community is the Clubhouse. This space is thoughtfully designed with downsizers in-mind, giving easy access to resort-style amenities without the fuss. It's a true extension of your home.

From the gym to the pool and spa, our amenities are designed to make life a little easier, a little healthier and a whole lot more fun. Meet up with friends for a game of billiards or get creative in the Maker's Studio, however you spend your time, you'll find what you need in the Clubhouse.*



Find a new way to live with resort-style amenities

Our amenities look a little different in each community. The list below gives you a taste of what could be on offer. To see what's included in your chosen community, speak with your Lifestyle Consultant.



Indoor pool & spa



Infrared sauna



Fully equipped gym



Private dining room



Billiards room



Private cinema



Croquet court



Bowling green



Pickleball court



Firepit



Golf simulator



Entertainers' kitchen



Welcome to Club Lifestyle

Exclusive perk for Lifestyle Communities® homeowners.

Find the perfect way to holiday at Club Lifestyle. Stay in one of our stylish villas, set up on a powered caravan site, or even jump in one of our motorhomes and hit the road, it's up to you.



Choose your way to holiday

With flexible options and no accommodation costs beyond a nominal cleaning fee, homeowners have the freedom to holiday their way, all year round.

The Villas

Our one- and two-bedroom villas offer a stylish retreat. Each Villa has everything you need to enjoy your getaway in comfort.

The Caravan Sites

For caravan enthusiasts, our powered sites are perfect. Experience the ease of travel with access to all necessary facilities in the Camp Kitchen.

The Motorhomes

If you'd rather hit the road, you'll be able to pick up one of the Lifestyle Communities® motorhomes. Each vehicle has a double bed, fully equipped kitchen and all the necessary comforts you need for your next trip.

The Camp Kitchen

This area is at the heart of Lifestyle Club, giving homeowners a chance to connect with one another, relax and create unforgettable memories.

Choose from **25** Victorian communities



 1300 50 55 60

 [lifestyle communities](#)

Lifestyle
Communities®

Photographs, illustrations and renders are provided as a visual guide only and may not reflect actual homes or amenities in every community. Please speak to your Lifestyle Consultant to confirm amenities available by community. All details are correct at the time of publication but may change without notice. E&OE. © 2025 Lifestyle Communities®. Lifestyle Communities is a registered trade mark of Lifestyle Communities Ltd.