



*Providence Lifestyle*

Resort Style Living  
for Over 50s

# WHY YOUR PROVIDENCE FEE IS AN ASSET



# GREAT NEWS FOR PROVIDENCE RESORT HOMEOWNERS AND NEW BUYERS



## The Providence Land Lease model proves affordable for people on a fixed income for more than 20 years.

When CPI figures for the March 2023 quarter revealed an annual increase of 5.8%, our team set out to find the answer to the question 'Does the cost of living in a land lease community maintain the same level of affordability for people on a full or part pension over time?'

A close look at the numbers reveals, as per the graph below, the pension increase was higher than the CPI increase for 19 of the last 23 years!

And, with Australia's aging population having an ever-increasing influence at the polls, the me-

dia is predicting this trend is not about to change any time soon.

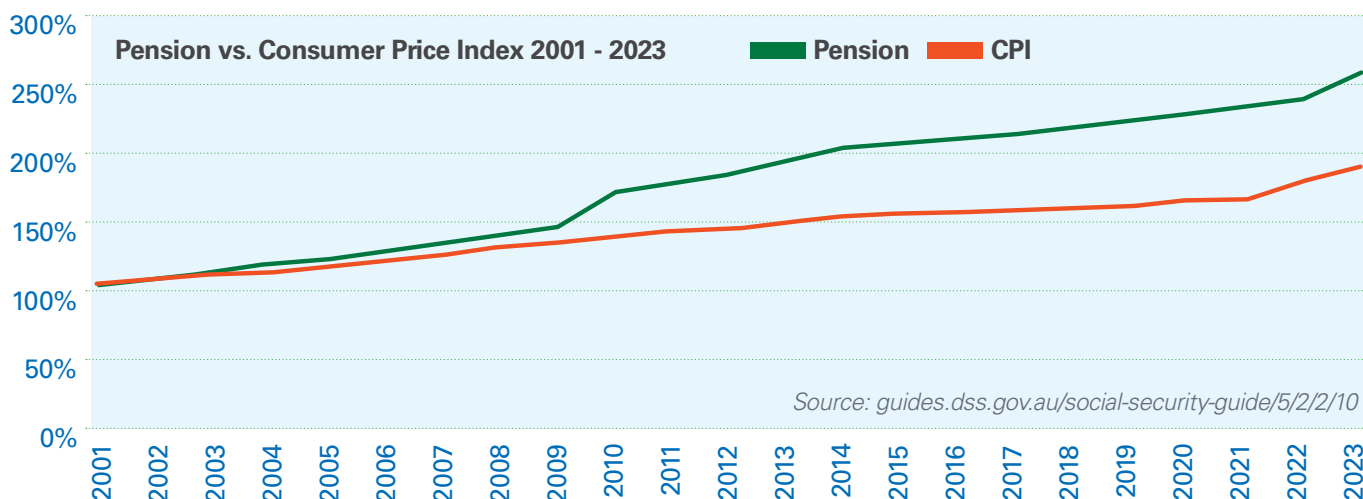
Perhaps this influence is also behind the recent surprise Federal Budget announcement of a 15% increase in rent assistance from September this year!

Thanks to the Providence land lease model, Centrelink pays this fortnightly rent rebate to Providence Resort Homeowners, making the cost of living in a Providence Resort even more affordable.

While most of our residents move

in to enjoy the security, lifestyle, companionship, activities and quality of life on offer, it's fantastic to know the choice is sustainable and comforting that the statistics demonstrate it works financially over the long term.

Another trend we're seeing is that, due to higher interest rates, more downsizers are selling their family home and investing the cash they free up to create a secondary income which supports their wonderful way of life.



# EXTRA INCOME GENERATED FROM DOWNSIZING FOR SINGLES

(example using an 8% managed investment return over 10 years)



1

CURRENT  
HOME

\$750,000



2

PROVIDENCE  
HOME

\$500,000



3

CASH  
AVAILABLE

\$250,000



4

ANNUAL  
RETURN

\$20,000



5

EXTRA CASH  
EACH WEEK

\$385



6

TOTAL WEEKLY BENEFIT FOR  
SINGLES ON A PENSION

\$522



7

TOTAL WEEKLY BENEFIT  
FOR SELF FUNDED RETIREES

\$428

YOUR ESTIMATED  
WEEKLY COSTS SAVINGS  
FOR SINGLES LIVING  
IN A PROVIDENCE  
LIFESTYLE RESORT:

SAVE UP TO  
**\$297\*\***



# EXTRA INCOME GENERATED FROM DOWNSIZING FOR COUPLES

(example using an 8% managed investment return over 10 years)



1

CURRENT  
HOME

\$750,000



2

PROVIDENCE  
HOME

\$500,000



3

CASH  
AVAILABLE

\$250,000



4

ANNUAL  
RETURN

\$20,000



5

EXTRA CASH  
EACH WEEK

\$385



6

TOTAL WEEKLY BENEFIT FOR  
COUPLES ON A PENSION

\$543



7

TOTAL WEEKLY BENEFIT  
FOR SELF FUNDED RETIREES

\$454

YOUR ESTIMATED  
WEEKLY COSTS SAVINGS  
FOR COUPLES LIVING  
IN A PROVIDENCE  
LIFESTYLE RESORT:

SAVE UP TO  
\$333\*\*



# WE CREATE ANNUAL SAVINGS AND LIFESTYLE BENEFITS

	Singles			Couples		
	Weekly Savings	Weekly Site Fee	Extra cash each week	Weekly Savings	Weekly Site Fee	Extra cash each week
On a pension after rebate	\$297**	\$159.90	\$137	\$333**	\$175.40	\$158
Self-funded retirees	\$297**	\$254	\$43	\$333**	\$264.50	\$69

Selected expense list	Singles			Couples			Reason for Providence Homeowner savings
	Cost per item - a comfortable lifestyle in the suburbs	Cost per item - a comfortable lifestyle in Providence	Estimated savings per week	Cost per item - a comfortable lifestyle in the suburbs	Cost per item - a comfortable lifestyle in Providence	Estimated savings per week	
Car maintenance and fuel costs	\$176	\$70	\$106	\$188	\$75	\$113	Transition to EV and plug into Providences solar/ battery embedded network
Council rates	\$45	-	\$45	\$45	-	\$45	Included in the Providence weekly fee
Power and gas costs	\$52	\$11	\$41	\$64	\$11	\$53	Energy efficient homes with 8kWh of daily electricity included
Water rates	\$38	-	\$38	\$38	-	\$38	Included in the Providence weekly fee
Repairs & maintenance	\$24	\$7	\$17	\$24	\$7	\$17	Each home is brand new and designed for minimum longterm maintenance
Water consumption	\$23	\$8	\$15	\$26	\$12	\$14	Providence water wise, smaller gardens reduce annual consumption
Bundle: home phone/ broadband/ mobile	\$23	\$20	\$3	\$30	\$20	\$10	Utilise the Providence TCP for a better and faster service
Household cleaning & other supplies	\$24	\$16	\$8	\$31	\$21	\$10	Smaller, well designed Providence homes reduce cleaning costs
Home improvements	\$8	-	\$8	\$8	-	\$8	Providence homes are already fitted with most improvements
Cinema/plays/ day trips	\$7	\$4	\$3	\$11	\$6	\$5	With Providence many outings are discounted with group bookings
Building & contents insurance	\$40	\$32	\$8	\$43	\$32	\$11	Lower premiums due to a more secure environment
Memberships	\$4	-	\$4	\$7	-	\$7	Homeowners have year round access all year round to the resort amenities
Public transport	\$3	\$2	\$1	\$6	\$4	\$2	Resort bus available for weekly trips to local shops and amenities*
<b>Total</b>	<b>\$467*</b>	<b>\$170**</b>	<b>\$297**</b>	<b>\$521*</b>	<b>\$188**</b>	<b>\$333**</b>	

\* Source: ASFA Retirement Standard December Quarter 2023. \*\* The savings are Providence Lifestyle's best estimate and will be higher or lower depending on each Resort Homeowner's individual lifestyle habits. Information in this brochure was correct at the time of printing and is subject to change without notice due to availability, compliance, service or other considerations.