



Providence Lifestyle

Henley Brook Resort

Summary of Fees

The benefit of owning a home in a Providence Lifestyle Resort and leasing the land your home is located on for a weekly fee, means you can upsize your life, release equity from your home and downsize your chores, providing more time to enjoy life.

Another significant benefit of buying a home in a Providence Lifestyle Resort is that there is **zero stamp duty and no exit fees!**

The weekly fee covers many other costs that you would otherwise have to pay in your suburban home. These extra benefits are explained below.

If you are currently on a Pension, or will be on one in the future, you may also be eligible to receive Rent Assistance.

Providence Lifestyle Resorts deliver a lifestyle solution where the weekly fee may feel like a saving in your life rather than a cost.

The Providence Lifestyle Resort weekly fee includes:

- Year-round access to the Resort facilities
- The plot of land on which the home sits with no common walls (except for the duplex lots)
- Council and water rates
- 8kWh of free power each day until at least 2035 come rain, hail or shine¹
- Resort facilities and gardens maintained to a high standard
- Household rubbish collection
- Resort Manager and grounds staff
- Security infrastructure with Resort gates closed dusk till dawn
- Central mailbox facilities
- Communal fruit / veg / herb garden
- Various BBQ and picnic facilities in the Resort
- Wi-Fi access to Resort buildings
- Access to shared electric vehicles and bikes²
- Hobby shop, golf simulator and micro brewery²
- Access to Resort caravan / boat storage and washdown facilities.²

Weekly Site Fees

	Singles	Couples
After Rent Assistance for Eligible Pensioners	\$162.30	\$178.60
Self-funded retirees and those still working full-time	\$272	\$282

The fees and services advertised above can be relied upon as at 8 April 2026. We reserve the right to amend the fees or service in the future and will update this document if that occurs.

Payment Process and Annual Reviews

- The weekly site fee is payable by direct debit each fortnight
- The weekly site fee is reviewed on 1st July every year with increases capped at CPI + 2% starting from the date you sign your sales contract. This protects you from any market rent increases before you move into your home, so you get certainty over the rent rate from the moment you sign your sales contract.

¹Conditions apply. ²Available at selected Resorts only. Visit providencelifestyle.com.au for more information



Electricity

- Each home is powered by the Resort-owned solar micro-grid and battery backup storage
- Each home is supplied with 8kWh of free electricity each day of the year²
- When a Resort Homeowner's power requirements exceed 8kWh in a day the Synergy residential rate applies beyond 8kWh
- If less than 8kWh of electricity is used, a credit cannot be claimed
- This represents a saving of between \$20 and \$40 per week (based on client's range of use in the suburbs)
- 15 amp charging points in the garage/carport are ideal for electric vehicle charging
- Houses are energy compliant, so they are very efficient at keeping cool in summer and warm in winter.

Water

- Homeowners only pay for water usage, not Water Corporation service charges
- Each home has its own individual meter
- When Homeowners move in, the water will be turned on and the Homeowner will need to contact the Water Corporation to establish an account
- Water consumption charges are processed 2 monthly, subject to when they are received from the relevant provider
- Water consumption is billed at the same rates as the Water Corporation charge for residential water consumption
- Water Corporation and local council concessions (for eligible pensioners) are processed when they are received from the relevant authority
- Each Homeowner's water wise garden is automatically reticulated from their home water supply.

Data, Communications, Entertainment and Security

- Each Homeowner receives;
 - A phone line and connection point supplied with their home
 - Audio and visual communication to the vehicle and pedestrian gates to let visitors in
 - Free Wi-Fi access at Resort buildings
 - Free access to the CCTV Resort security channel
 - Emergency alerts via SMS
 - Unlimited access to the Providence App
 - Access to the Resort's future Share and Prosper partner discounts.
- If Homeowners opt into the **Technology, Communication and Security Solution** they also receive;
 - Fast (50mbps) internet connection that allows unlimited data downloads and uploads, uncompromised speed, services, and connectivity
 - A telephone handset with free, emergency, local, mobile and national calls
 - Free calls to all Resort Homeowners
 - License plate recognition to automatically open the vehicle entry gates to Resort Homeowners and a small number of their nominated relatives and friends.

Caravan and Boat Store (Selected Resorts Only)

- A storage area for caravans and boats is available at a cost of \$28 per week for short term or long-term rental and is linked to CPI + 2% each year on a first come first serve basis²
- Smaller boats, jet skis, kayaks or trailers can be stored in the undercover areas of Resort Homeowner's carports, providing it is not visually unattractive from the street for passers-by.²

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Information correct as at 8 April 2026