

# Frequently Asked Questions

for buyers considering

## GemLife Maroochy Quays



### What is GemLife Maroochy Quays?

Located in the heart of the Sunshine Coast, and less than 10 minutes from the centre of Maroochydhore, GemLife Maroochy Quays offers the perfect blend of relaxation and excitement for the active over-50s.

Enjoy GemLife's summer house with resort-style swimming pool and barbecue facilities or socialise with friends at the award-winning Country Club with facilities that include a BBQ pavilion, music room, heated swimming pool, spa and sauna, golf simulator, and more.

You'll be impressed by the quality of GemLife's homes that provides luxury living in a friendly, secure community that gives you the peace of mind to 'lock up and leave' should you decide to travel.

GemLife Maroochy Quays is especially designed for the over-50s. This quality Land Lease Community has absolutely no entry fees, stamp duty or deferred management fees.

### What is involved in buying a property at GemLife Maroochy Quays?

GemLife Maroochy Quays is a whole new world of active over-50s living. This is not a retirement village. GemLife's resorts are designed for people who are looking to upgrade their lifestyle, while right-sizing their homes. Imagine less time on maintenance and more time for the things you want to do – relaxing and taking it easy or heading off on a new travel adventure.

GemLife Maroochy Quays is a Land Lease Community created for owner-occupiers. Residents own their luxury homes – no stamp duty, no entry fees. In fact, nothing more to pay except a weekly site management fee for the upkeep of the resort facilities, including the outstanding Country Club.

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| <b>Are pets welcome?</b>                                       | Pets are always welcome at GemLife Maroochy Quays. The resort has walking trails where leashed pets are welcome or let your dog run free in the off-leash dog park.   |
| <b>Are there associated ongoing fees?</b>                      | <p>There is a weekly site fee which covers the cost of administration, on-site resort management and maintenance of the resort including the luxurious Country Club.</p> <p>You may be eligible for Federal Government Rental Assistance if you have a Department of Veteran's Affairs or Australian Pension Card, which can help cover a portion of a homeowners' site fees.</p>   |
| <b>Are there shopping/medical facilities nearby?</b>           | <p>GemLife Maroochy Quays offers the most central location of all Over 50's Lifestyle Resorts on the Sunshine Coast.</p> <p>Shopping is a breeze with The Hub North Buderim virtually at your doorstep. It's just 1.2km from GemLife Maroochy Quays and less than 10 minutes away there is Sunshine Plaza and Big Top Shopping Centre.</p> <p>Within walking distance of GemLife Maroochy Quays there is the Kuluin Clinic and only four minutes' drive away is the Buderim Family Clinic.</p>                                  |
| <b>What security is on offer?</b>                              | <p>In addition to on-site management that looks after the day-to-day running of the resort, you'll have extra peace of mind knowing you're your GemLife home has:</p> <ul style="list-style-type: none"> <li>• High-quality security screens on all windows and doors</li> <li>• Double lock-up garage with remote control access.</li> <li>• Burglar alarm with four sensors and two LCD touch screens.</li> </ul> <p>Plus the resort's entrance has security gates with number plate recognition for residents' vehicles.</p> |
| <b>Are there any exit fees associated when I sell my home?</b> | Exit fees are just one less thing to worry about at GemLife. GemLife doesn't charge them, which means that should you decide to sell your GemLife home, 100% of any capital gains made are yours.   |
| <b>Is there caravan and boat storage available?</b>            | <p>If you own a recreational vehicle or caravan, talk to the resort managers about storage availability. Alternatively, sell your caravan or motorhome and hire a fully kitted out Explore by GemLife motorhome instead, available exclusively for GemLife homeowners.</p> <p><i>*Pending availability. Terms and conditions apply.</i></p>   |
| <b>Is further care offered if needed?</b>                      | GemLife's low maintenance homes makes it easy for you to enjoy an independent lifestyle. However, should you require more help at home, there are a wide range of in-home care service providers in the local area that can offer you tailored support as and when you need it.   |