

Lourdes Retirement Village

Agenda

Why do people come to Lourdes?

Summary of Key Operational Issues Identified

Key Competition

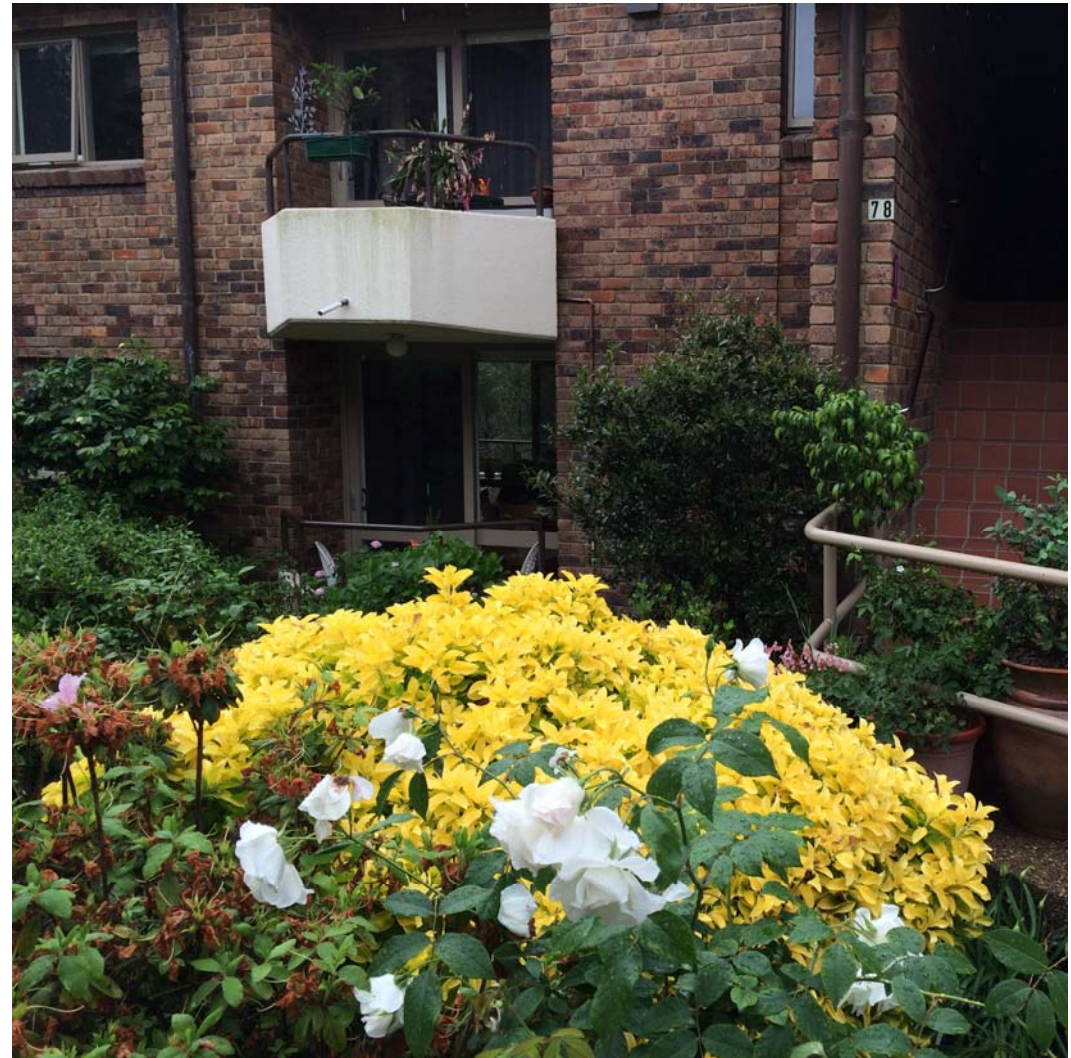
Issues Identified for Lourdes future sales

Options and Timing

Next Steps

Why do people come to Lourdes?

- ✓ Location
- ✓ People/Community
- ✓ Bushland setting
- ✓ Gardens
- ✓ Quality of Product
- ✓ Aged Care



Short Term Operational Issues Identified

- VM and AVM appointed
- Activities Person
- Gardens could be further improved
- Audit to review the chairlifts

Community Centre Improvements:

- The DVD player and movie days
- Add Wifi
- Library
- Scooter parking at entrance
- Fix the Spa
- Snooker room carpet and chairs
- Lighting
- Sound equipment



Current and Future Competition

Key Competition – ARV and Aveo Retirement Villages



Key Competition – Watermark Castle Cove



UDIA
Urban
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Australia

WINNER
2011
Best Seniors
Living Development



Key Competition - Apartments



Apartments in LGA vs Lourdes



Source: Gendelcic explign ihillignat

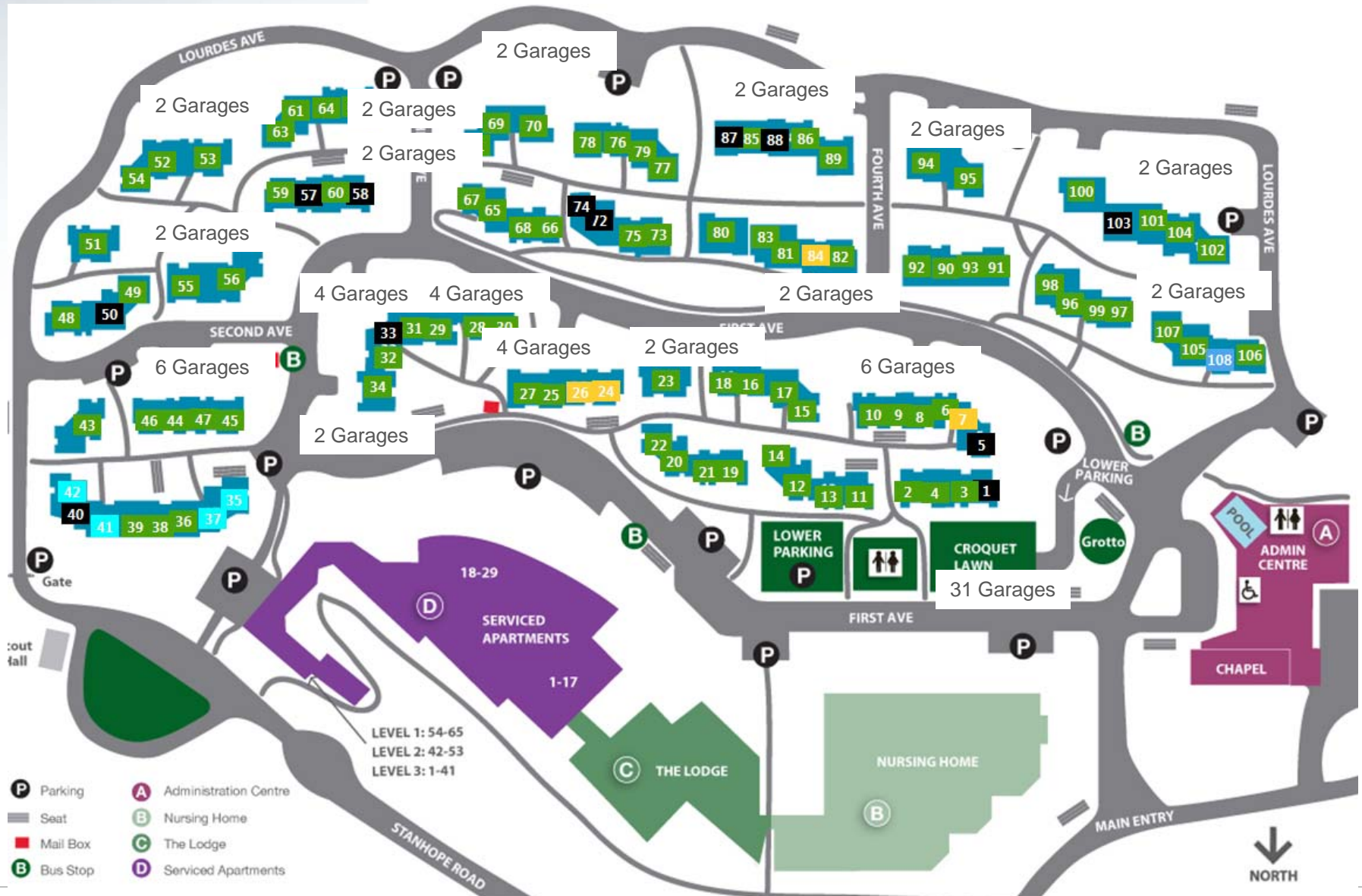
Issues Identified with the Village

Issue - Slope of the Site



Issue – Location of Garages

17 apartments do not have garages – 18%



Issue – Size of Homes – number 89

Other Issues

- Aged look of the village
- Bushfire risk
- Location of the Community Centre

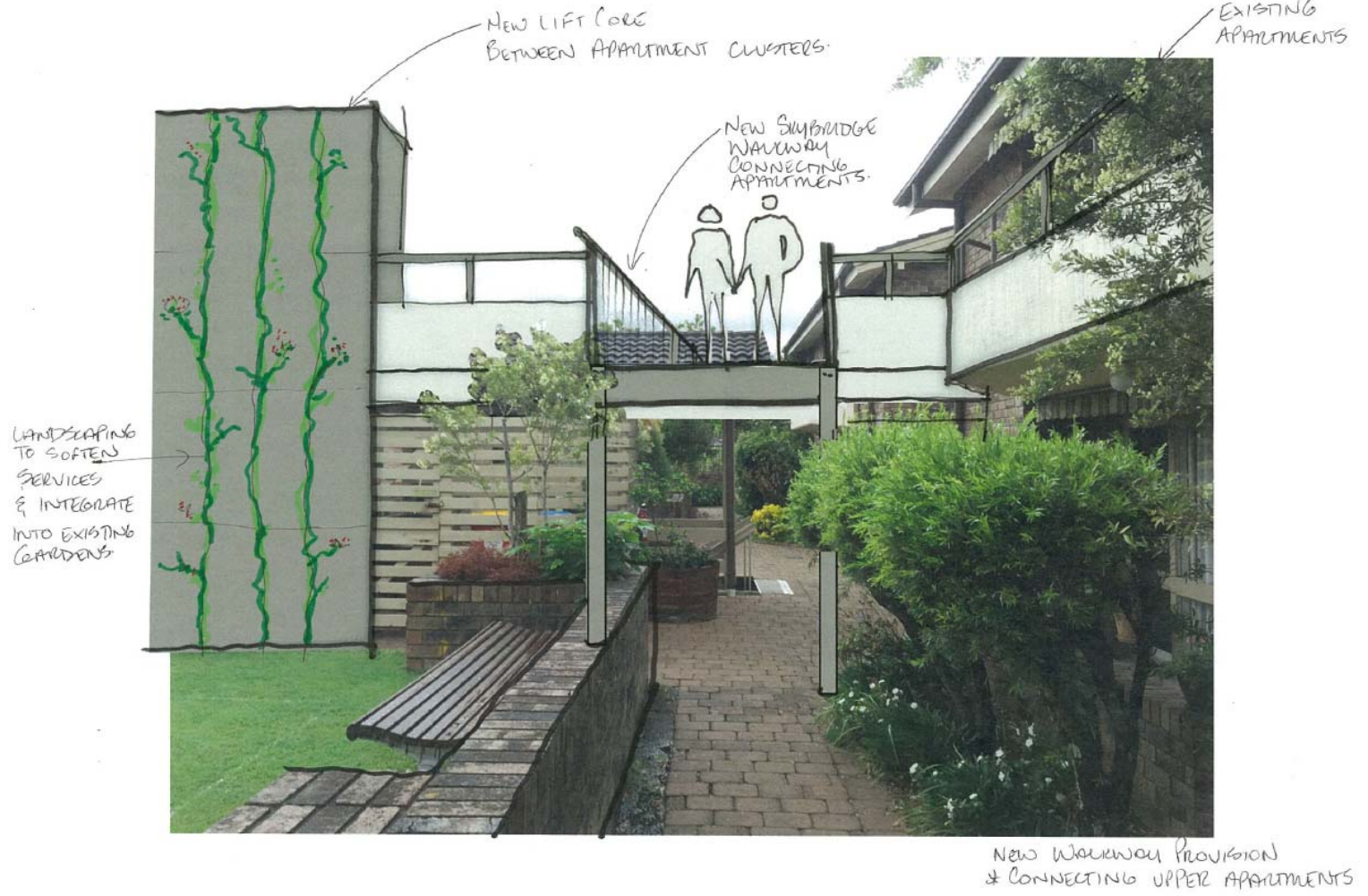


Option One: Improve the Existing Village

Lifts, Ramps and Garages



Lifts, Ramps and Garages



Other Improvements

- Services infrastructure
- Entrances to blocks
- Render apartment buildings
- Replace all pathways to comply with current BCA
- Aged Care
- Serviced Apartment
- Community Centre



Indicative Timing

Action	Time per Action	Cumulative Time
Work up development application	9 months	9 months
Development Approval	6-12 months	21 Months
Works to tender	3 months	24 months
Completion of works	18-24 months	48 months or 4 years

Option Two: Masterplan Village



**“Lourdes is a Village in the trees,
a unique community, with a strong
village heart that blends the best
of urban living with a spectacular
bushland setting”**

Timing

Action	Time per Action	Cumulative Time
Work on Planning Proposal	3-6 month	6 months
Planning Proposal Approval	18-24 months	30 months
Development Approval	12-18 months	48 months
Tender	6 months	54 months
Construction	Unknown	Unknown

Key Principles



Connected to nature



Active and social



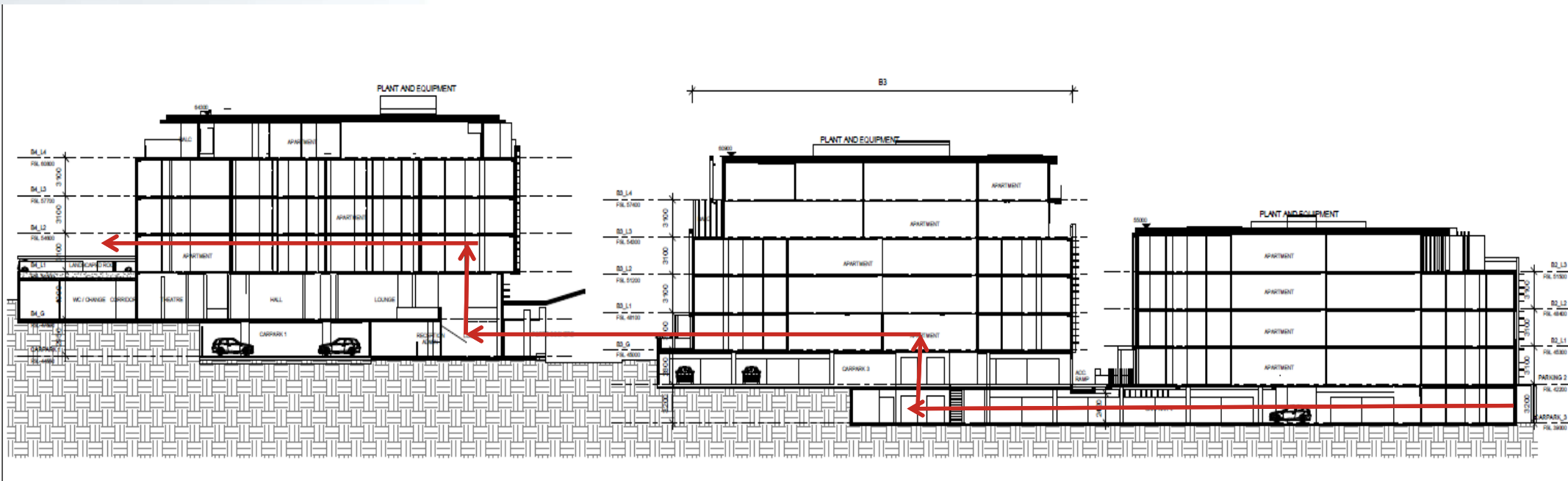
Community focused

Key Considerations

- Aged Care improvement
- Creation of a central Community Hub



Slope of the Land and Garages



Next Steps...

Stockland Corporation Limited
ACN 000 181 733

Stockland Trust Management Limited
ACN 001 900 741

25th Floor
133 Castlereagh Street
SYDNEY NSW 2000

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