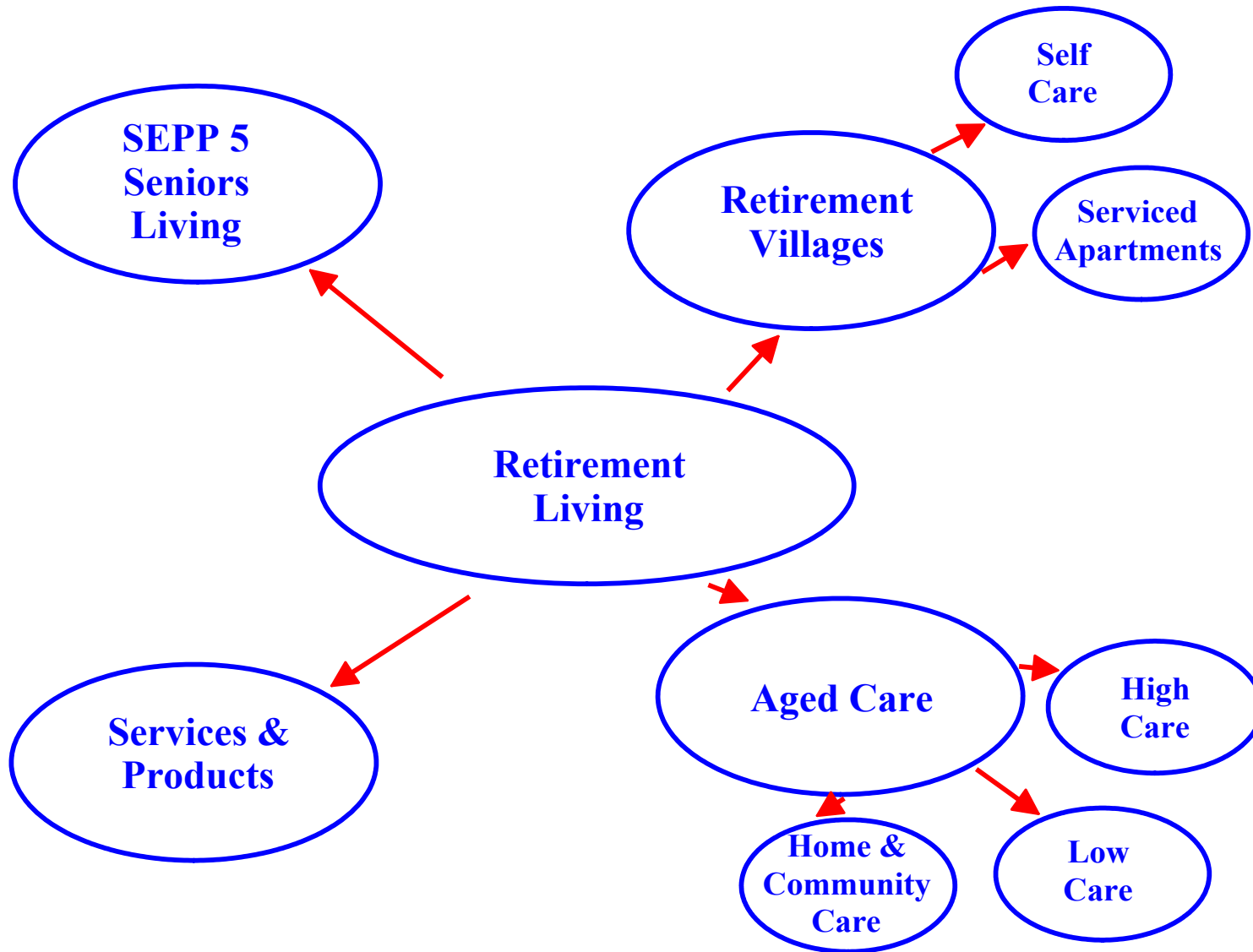


# Retirement Living

Australian Property Institute

Lois C Towart  
25 July, 2005

# Retirement Living

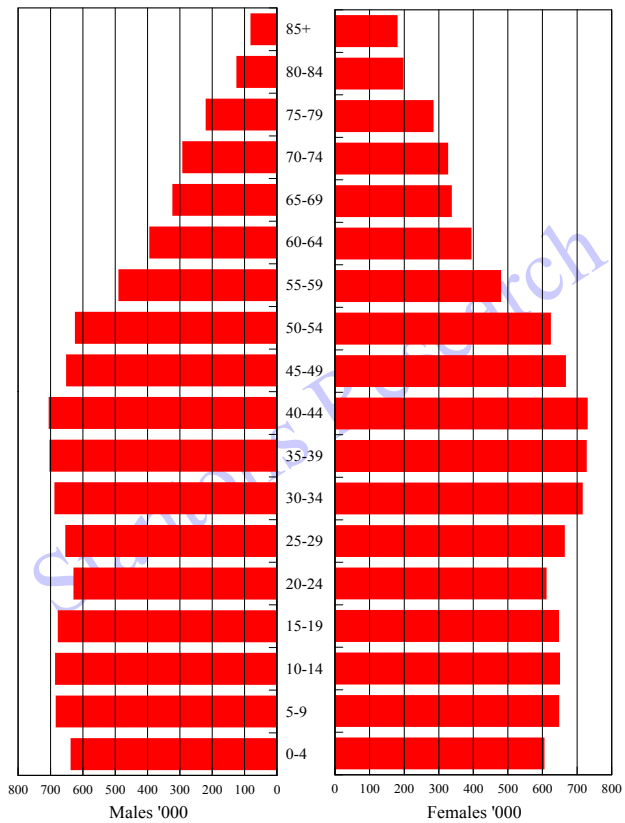


# Industry Dynamics

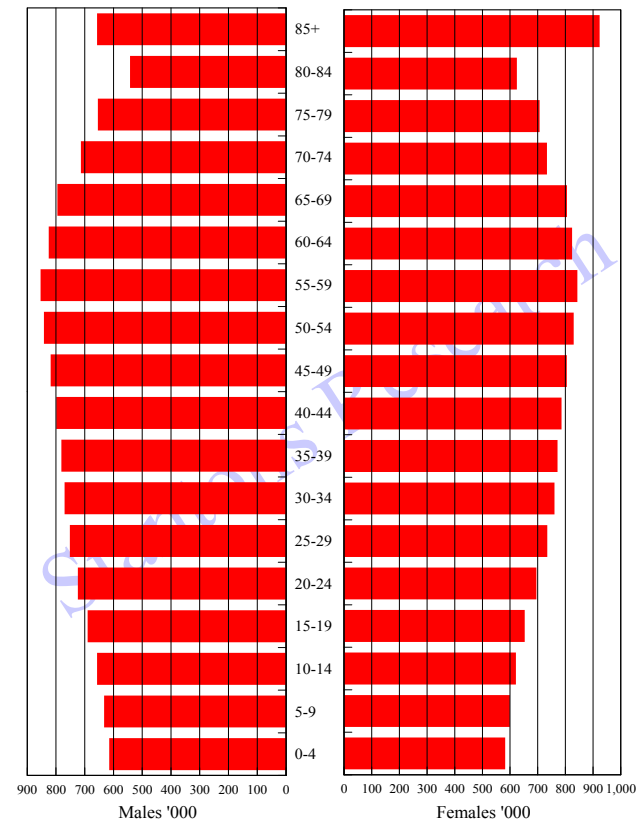
- **Demographics**
- **Regulation**
  - **State**
    - Retirement Villages Act
    - Retirement Villages Regulation
  - **Commonwealth**
- **New Entrants**

# Demographics

## 2001



## 2051



Source  
 ABS 2001 Census  
 ABS Population Projections 3222.0 (series B projection)

Lois C Towart  
 25 July, 2005

# Regulation- Occupancy Agreements

1. Leasehold
2. Licence or Loan and Licence Agreement
3. Strata Title (Unit Title in the ACT)
4. Community Title
5. Company Title
6. Unit Trust
7. Manufactured Home
8. Rental

# Operators (Players)

## Retirement Villages

- Investors
- Operators
- Developers

## Aged Care

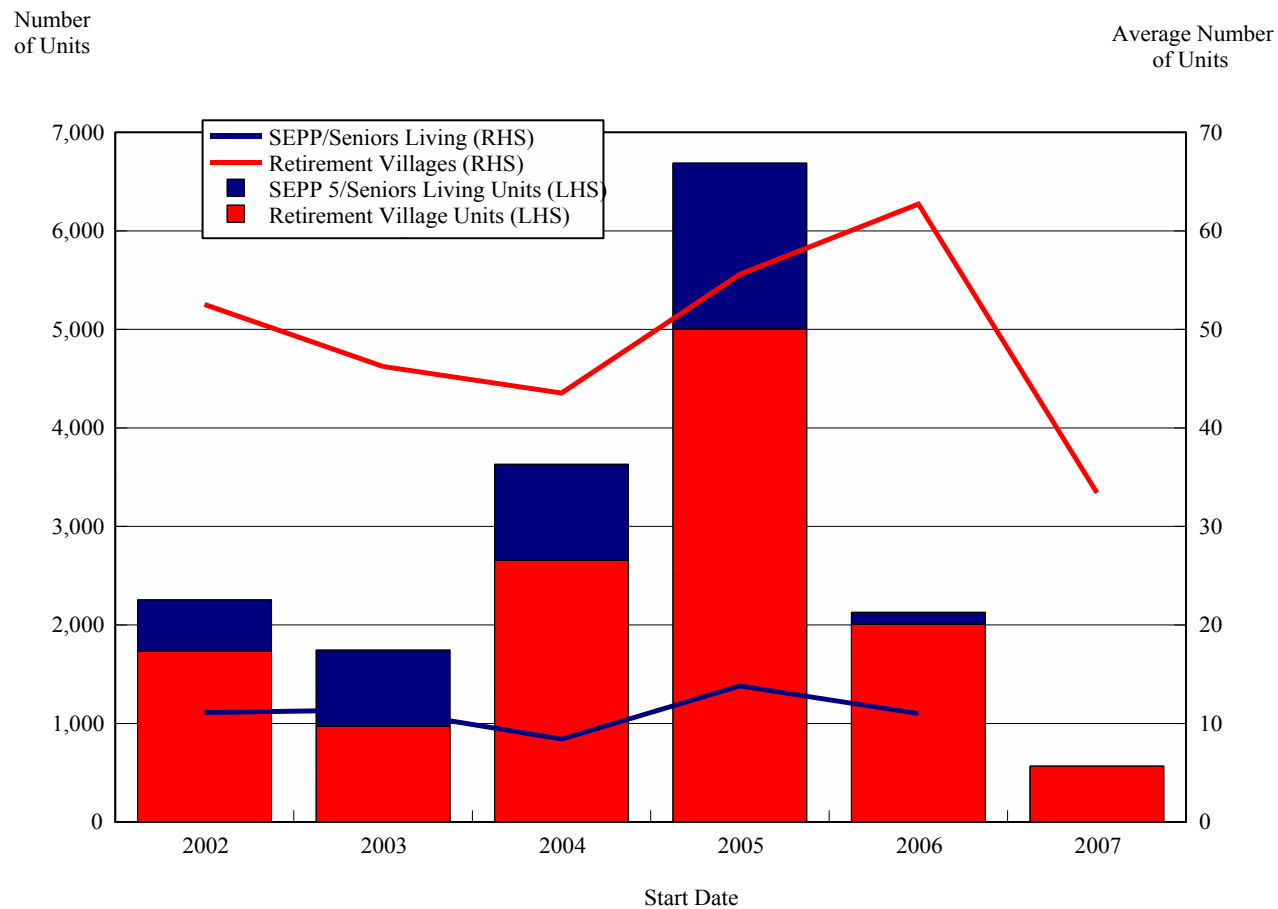
- Medical Groups
- Retirement Village Groups

# Major Issues

- **Site Availability**
  - Residential Boom
  - Metro Region Strategy
- **Ageing Product**

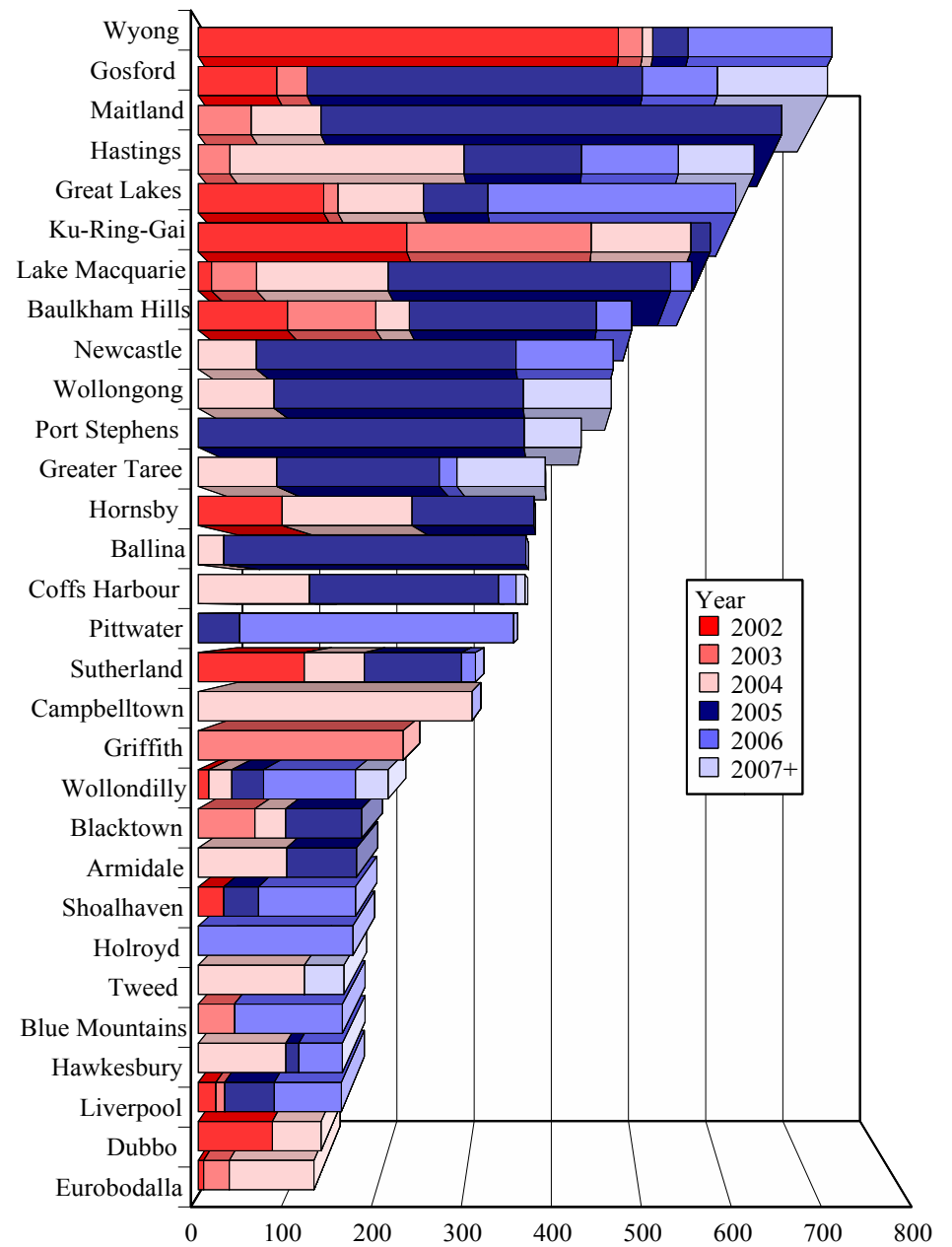
# Development Trends Retirement Villages & SEPP 5

## Retirement Village & SEPP 5 Development in NSW





# Retirement Village Development in NSW



# SEPP 5 Development in NSW

