



# Retirement Living Development Services

Golf clubs with surplus or underutilised land have an opportunity to unlock capital and create a long-term revenue stream by partnering with an experienced retirement living operator to deliver well-located seniors housing.

## WHAT GBAS DELIVERS (in partnership with Urbis)

With a variety of models available, all shaped around appetite for certainty versus long-term upside, we provide independent, end-to-end advice to help Clubs best understand their opportunity, and make a defensible Board and member decision.

### OUR SECTOR SPECIFIC SERVICES INCLUDE:

- » Club operations and capital needs assessment
- » Strategic capital opportunity framing
- » Planning pathway and approvals advice
- » EOI design and market engagement
- » Independent proposal benchmarking
- » Valuation-led value baseline and feasibility testing
- » Risk, deliverability and governance roadmap
- » Member engagement support

### CONTACT

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## WHY GBAS AND URBIS

GBAS brings deep club sector insight, governance experience, and an understanding of how Boards make decisions. This is strengthened by Urbis' independent, valuation led commercial benchmarking, ensuring every recommendation is grounded in robust market evidence and defensible analysis.

Urbis is one of Australia's leading advisory firms in planning, economics, valuation, and property strategy. With extensive experience across seniors living and major development projects, Urbis provides the independent commercial rigour and market intelligence required to assess retirement living opportunities with confidence.

More information on Urbis:

[www.urbis.com.au](http://www.urbis.com.au)

If your club is exploring retirement living, we can provide an initial discussion to confirm suitability, likely pathways, and the right scope of work for your objectives.

