

Here to guide you
every step of the way

SHERPA

“Our company is named Sherpa because we guide you on the most important expedition of your life – to find your way home. We do all the work, from site selection, design and construction to sales and customer care, so you get to enjoy the experience along the way. Our team of sherpas are committed to delivering the highest standards in everything we do, so you can have peace of mind knowing we’re with you every step of the way.”



CHRISTIE LEET
FOUNDER AND LEAD SHERPA

THE SHERPA DIFFERENCE

We create flourishing communities where ordinary people experience extraordinary lifestyles. Through thoughtful design, innovation, and a commitment to connection, we build environments that elevate everyday living.

SHERPA



ALWAYS EVOLVING



THE SHERPA STORY

Since 2018, Sherpa Group has helped hundreds of homebuyers in Queensland and Northern New South Wales achieve the dream of living somewhere they love, with sixteen residential developments successfully delivered, four currently under construction and three more in development.

Our purpose, as a proudly Australian owned and operated company, is to create flourishing communities where ordinary people experience extraordinary lifestyles. Through thoughtful design, innovation, and a commitment to connection, we build environments that elevate everyday living – providing opportunities for growth, wellbeing, and a sense of belonging.

Sherpa delivers superior results and complete peace of mind for purchasers with a delivery guarantee to 2037 through our 13-year commitment with our aligned builder, LPS Group.

Beyond our developments, we invest in the broader community through service, the Sherpa Foundation, and initiatives that make the world a better place.

Regardless of who we are, we're all searching for the same things. To have a life we enjoy, a place to call home and a sense of belonging within our wider community.

At Sherpa, our homes are more than just places to live. They're places practically grounded within communities that are social and inviting, that promote a sense of self-discovery and connection. Communities made up of like-minds invested in not just their own growth and success, but also that of those around them. We like to call them basecamps, created in desirable locations, perfectly positioned to enable you to explore a more enjoyable and fulfilling way to live. We're all on this journey of life together and at Sherpa our purpose is to show you the way to thrive.

There's a Sherpa lifestyle for everyone

FLOURISH

Located in exceptional locations, with world-class wellness, rooftop and recreation facilities, in a community environment designed to help you thrive.

FREEDOM

These pockets of perfection offer free-standing, freehold beach house lots just moments from some of the Gold Coast's most stunning beaches.

ESTATE

Create the life and home you have always dreamed of within exclusive estates surrounded by natural beauty.

PERSPECTIVE

Perspective properties transcend everyday luxury and offer a new approach to coastal apartment residences.



OUR TEAM



LEAD SHERPA
Christie Leet



OPERATIONS MANAGER
Jade Cocks

SALES



SALES CONSULTANT
Jodie-Lee Bourke



SALES CONSULTANT
Ethan Leet

MARKETING



MARKETING MANAGER
Eloisa Greenham



MARKETING COORDINATOR
Ella Froggatt

DEVELOPMENT



DEVELOPMENT & FINANCE MANAGER
Daniel Clarke



DEVELOPMENT MANAGER
Jake Landon



**TOWN PLANNER &
DEVELOPMENT MANAGER**
Sam Monaghan



JUNIOR DEVELOPMENT MANAGER
Ellie Owen

ADMINISTRATION
AND SUPPORT



ADMIN & EVENTS ASSISTANT
Ceyran Cotter



TECHNOLOGY & AI STRATEGIST
Beau Vowles



SALES OPERATIONS COORDINATOR
Steffanie Shead



FINANCE ASSISTANT
Giovana Franca



Choosing the right builder is about more than just hiring a contractor - it's about finding a true partner in the process. Our, and your, aligned builder LPS Group don't just build apartments, they bring our vision, and your dream home to life - offering expert guidance, saving you money, and making sure the entire experience is as stress-free as possible.

Their expertise in delivering Sherpa projects safely, on time and to a premium quality, while being genuinely amazing to work with, has led to us entering into a 13-year construction commitment with them, ensuring the successful delivery of our entire project pipeline all the way through until 2037.

The expert LPS team of qualified project and construction managers, estimators and builders is the reason we can deliver the Sherpa Difference.

Their track record of successfully completing medium to large scale multi-residential developments with extremely complex detailing and high-end finishes means you can have confidence knowing your new apartment will be delivered to the highest Sherpa standards by the LPS team.

LPS GROUP DIRECTORS

(Left to right)
Angus Leaney
Mark Short
Daniel Palella



The Sherpa 'every step of the way' service



Welcome to the journey of owning your new property with Sherpa Group. Below is a step-by-step guide outlining what to expect from deposit to settlement.

Step 1: Securing your new home

1. SALES ADVICE

Your \$10,000 initial deposit and Sales Advice has started your new home journey. Congratulations on taking the first step!

2. CONTRACT EXCHANGE

An electronic contract (DocuSign) will be sent to you via email. Your solicitor will review the terms and request any necessary amendments. Once exchanged, your new property journey is officially underway!

Step 2: Ongoing Communication

3. MONTHLY CONSTRUCTION UPDATES

Stay informed with regular construction updates delivered to your inbox every month. These updates will keep you connected with the progress of your new home or investment.

Step 3: Your New Home Journey

4. HARD HAT TOUR

Get a behind-the-scenes look at your property in progress. Join our Hard Hat Tour to explore the construction site and meet the team bringing your new home to life.

5. PURCHASER INFORMATION EVENTS

As a member of the Sherpa Family, you'll be invited to exclusive events where you'll receive settlement preparation tips, meet your new neighbours, connect with our settlement partners, and engage with the wider Sherpa team.

6. FINANCE PREPARATION

When the time is right, our team will remind you to finalise your financing arrangements - if you haven't already done so.

7. PROPERTY VALUATION BY FINANCIER

Your lender will need to value your property as part of the finance process. Our Concierge Team will notify you when these appointments can be scheduled.

8. PRE-SETTLEMENT INSPECTION

Before settlement, you'll be invited to inspect your new apartment.

9. SETTLEMENT DAY

You are now the proud owner of your brand-new apartment. After settlement, you'll receive your Settlement Pack - including your keys - and the exciting journey in your new home officially begins.

To make your move seamless, our dedicated concierge team is here to support you every step of the way. Whether it's learning how to use your dishwasher or getting settled into your new community, we're just a call or visit away. Your comfort is our priority, and we're here to help you feel right at home.

Welcome home. Effortlessly.

At Sherpa, delivering your new home is just the beginning. Through our dedicated Concierge & Customer Care Service, we ensure your journey from pre-settlement to post-move-in is supported every step of the way.

Whether you're an owner-occupier settling into your dream home or an investor preparing a residence for tenants, we make the transition seamless, stress-free, and tailored to your needs.

Pre-Settlement Support



PERSONALISED HANDOVER

- From first walkthrough to moving day, our team is here to make the transition effortless
- Pre-settlement inspection coordination and defect management
- Clear communication between builder, body corporate, and residents
- Assistance with scheduling move-ins and access requirements



ONGOING SUPPORT

- Our great service continues after the keys are handed over
- Sherpa retains the management rights
- Dedicated Concierge as your primary point of contact
- Coordination of maintenance requests and contractor access
- Regular community updates and invitations to resident events



WELCOME AND ORIENTATION

- Helping residents feel at home from day one
- Personal handover with building overview and key introductions
- Guidance on using building amenities, parcel lockers, waste facilities and more
- Resident handbook and tutorials for common services and systems



OUR SERVICE ETHOS

At the heart of our approach is genuine care - every interaction is handled with attentiveness, respect, and a personal touch. We aim to deliver a living experience defined by warmth, reliability, and ease, so that every resident can flourish.

Sherpa stands behind everything we do. As an experienced and capable developer committed to the highest standards of quality and service, we strive to ensure your complete satisfaction.

<p>Pre-settlement Inspection</p>	<p>1 Year Defects Liability Period</p>
<p>OVERVIEW</p> <p>The pre-settlement inspection (PSI) is an opportunity for you to view your new property prior to settlement. This is your opportunity to identify any issues before you take possession of your apartment.</p>	<p>OVERVIEW</p> <p>In Queensland, the standard defects liability period for residential and commercial building contracts is 12 months from Practical Completion.</p>
<p>DEFECTS INCLUDE</p> <ul style="list-style-type: none"> • Scuff marks or scratches • Cracked tiles • Chipped or scratched flooring • Scratched or chipped joinery panels 	<p>WHAT IS COVERED</p> <p>During this time, the builder is responsible for rectifying any defects or faults that arise due to workmanship or materials. The period acts as a safeguard for both the owner and the builder - allowing time for any issues to surface under normal use, while giving the builder the right to return and make repairs.</p>
<p>OUTCOME</p> <p>Any items identified during the PSI will be logged for action with the builder and the Sherpa Post-Completion Team who will arrange for rectification works to be undertaken. Our Post-Completion Team endeavour to have any defect identified during the PSI resolved in a timely manner.</p>	<p>OUTCOME</p> <p>If an issue does arise, the builder and our Post-Completion Team will work with you to resolve the problem as quickly as possible. Our team will work with the subcontractors and suppliers to rectify applicable items.</p>

<p>6-Year, 6-Month Structural Warranty</p>	<p>Building Management</p>
<p>OVERVIEW</p> <p>In Queensland, builders are required to provide a statutory warranty period under the Queensland Building and Construction Commission (QBCC) framework. This warranty provides protection for homeowners against faulty or defective building work.</p>	<p>OVERVIEW</p> <p>Sherpa will retain the management rights of the building, including both short- and long-stay letting. This will ensure the integrity of the Flourish community endures.</p>
<p>WHAT IS COVERED</p> <ul style="list-style-type: none"> • Structural defects 	<p>WHAT IS COVERED</p> <p>Building management duties include:</p> <ul style="list-style-type: none"> • Securing tenants both short-term as well as for longer term rentals • Ensuring the safety and peace of the building • Being available to assist tenants and owners • Recommend and/or organise maintenance
<p>OUTCOME</p> <p>Our Post-Completion Team works with owners to ensure any issue is resolved as quickly as possible. Owners have statutory protections that require the builder/developer to repair. Sherpa is committed to the highest standard of customer service and will always meet its obligations to achieve this.</p>	<p>OUTCOME</p> <p>Sherpa are committed to the satisfaction of the residents and are here long-term to assist owners and tenants. From recommending local restaurants to hosting pizza nights on the rooftop, our Concierge and Letting Teams are here to help.</p>



“When the opportunity came up at Symphony and the ability to watch the whole project grow from the very start to when it’s completed is really something that appealed to me. And, obviously, I’ve been supported by the whole team at Sherpa to make the whole process as easy as it could be.”

DAN HUGHES LPS GROUP
FLOURISH SYMPHONY PURCHASER

“We’d been looking for the ideal location for a while and Flourish Amargo at Palm Beach really appealed to us – the beach and mountain views, and the price point. We bought off-the-plan and the process was seamless.”



PETER & LINDY
FLOURISH AMARGO PURCHASERS

“Symphony was something that ticked all the boxes for us. It seems like a really good project. Facilities wise, how attainable it felt for us - and location was a huge bonus as well, a hundred percent. Location was really at the top of our list, and it was a bright shining star in that respect.”



ANTHONY & EVETTE
FLOURISH SYMPHONY PURCHASERS



“Sherpa properties are very aesthetically beautiful. Like a tropical oasis. The designs are fantastic. They really impressed us. And the amenities are second to none – with a wonderful wellness centre. Sherpa do all the little things really well.”

PAUL & THERESE
PERSPECTIVE NEXUS PURCHASERS



AWARDS



2024

WINNER: PERSPECTIVE BROADWATER

AAA Apartment Awards
Boutique Building of the Year

FINALIST: PERSPECTIVE ON ALBATROSS

Urban Developer Awards
Small-Scale Development of the Year

FINALIST: PERSPECTIVE NEXUS

Urban Developer Awards
Excellence in Project Marketing

2023

WINNER: PERSPECTIVE 488

Master Builders
Gold Coast Residential Building of the Year

2022

FINALIST: PERSPECTIVE 202

Urban Developer Awards
Small-Scale Development of the Year

BUILDING STRONGER COMMUNITIES

We're always finding better ways to build communities.

SHERPA



ALWAYS EVOLVING

The best outcomes are always achieved through partnerships and goodwill. It's why our charitable and sponsorship program The Sherpa Foundation works with great local organisations to deliver meaningful impact to those in need. From respected neighbourhood centres delivering services in the community, through to recognised charities like Palm Beach Neighbourhood Centre and The Secret Burden Charity, to community clubs like the Palm Beach Board Riders Club, we support organisations to deliver programs and services that make a difference.

All the ways we help



HOUSING

Working with local charities to support vulnerable members of the community with dignity and care.



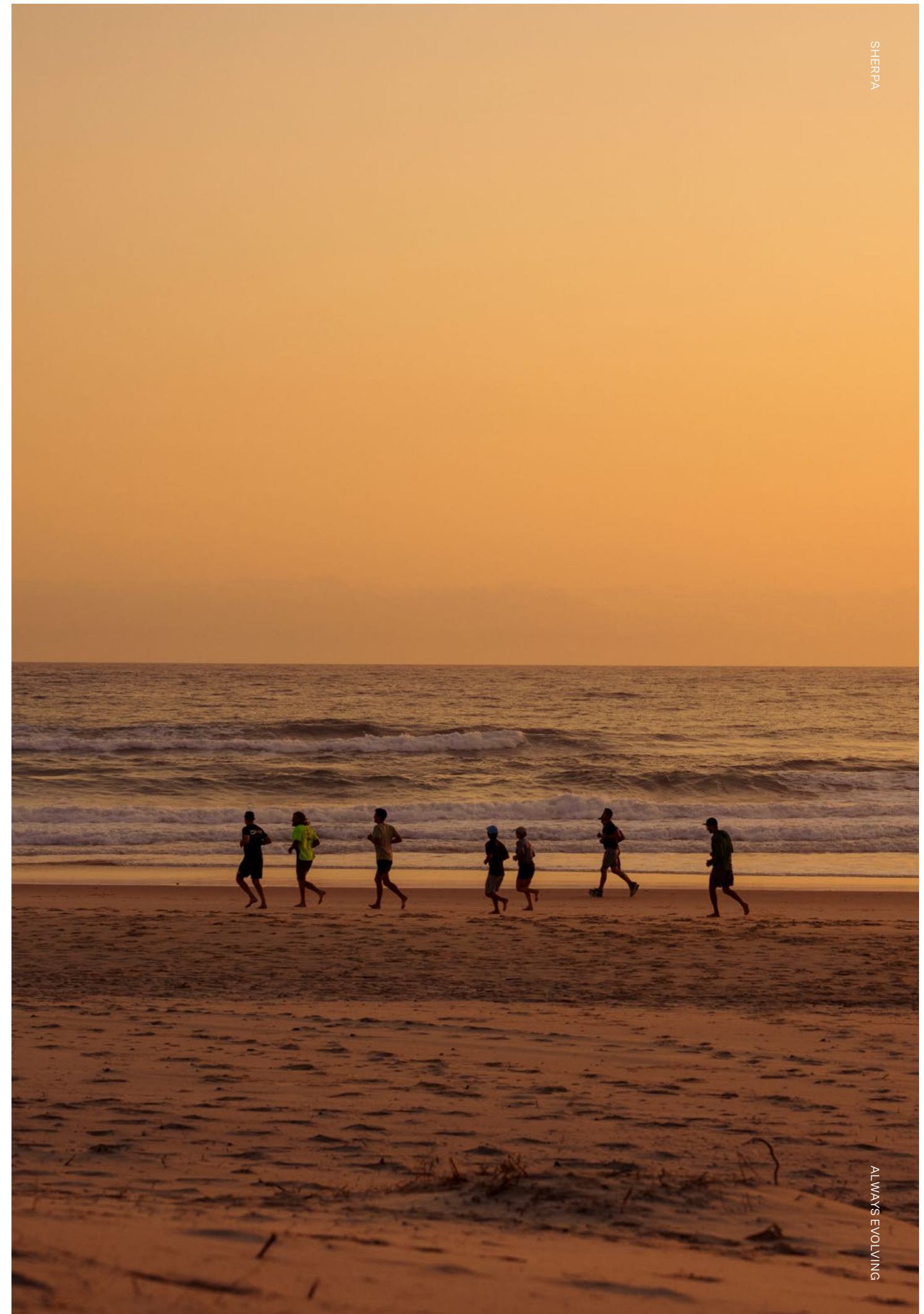
FOOD

Proud supporter of the free People's Market in both Mermaid and Palm Beach.



LASTING IMPACT

We reach to uplift, empower, and support those in need through The Sherpa Foundation.



Sherpa Group remains deeply committed to community-focused initiatives, using its resources and reach to uplift, empower, and support those in need through The Sherpa Foundation. This philanthropic arm reflects the company's belief in giving back with purpose and creating lasting social impact.

Key contributions

1. \$1.2 MILLION APARTMENT DONATION - PERSPECTIVE NEXUS

In a landmark show of support, Sherpa Group donated a \$1.2 million apartment at its Perspective Nexus development to Serving Our People (SOP). This extraordinary contribution provides long-term value, enabling SOP to continue their critical work supporting vulnerable members of the community with dignity and care.

2. PALM BEACH NEIGHBOURHOOD CENTRE

Sherpa Group has partnered with the Palm Beach Neighbourhood Centre (PBNC) to fund their Wellbeing Wednesday program. This program is designed to provide weekly sessions to enhance community resilience through social connection, movement and self-care, with a focus on recovery from personal crises.

3. \$30,000 DONATION TO PALM BEACH BOARDRIDERS

As part of our ongoing commitment to supporting the Gold Coast community, Sherpa Group has pledged a three-year sponsorship of the Palm

Beach Boardriders Club, reinforcing our dedication to the Palm Beach community.

This partnership will provide essential funding for the club's operations, junior development programs, and club competitions, helping foster the next generation of surfers on the Gold Coast.






4. \$20,000 DONATION TO THE SECRET BURDEN

The Secret Burden is an Australian-based non-profit organisation and advocacy group dedicated to supporting individuals and families affected by eating disorders, poor mental health, and body image issues. Founded by Ashlee and Kendall Thomas, it aims to break the stigma surrounding these illnesses, offer lived-experience mentoring, and provide resources to support recovery.





THE SHERPA WAY

 <p>Our properties are located in exceptional locations</p>	 <p>Apartments designed, developed and delivered with world-class wellness, rooftop and recreation facilities</p>
<p>1987 Invested in the real estate, building and construction industry since 1987</p>	<p>2018 Sherpa Group Established 2018</p>
 <p>Track record of delivery success with LPS Group and a delivery guarantee to 2037</p>	 <p>Four Lifestyle Development approaches in select suburbs across Queensland and Northern NSW</p>
 <p>Proudly Australian owned and operated developer</p>	 <p>Empowering communities</p>
<p>16 Developments successfully completed and delivered</p>	<p>4 Developments currently under construction</p>
<p>3 Developments in pipeline</p>	

2018
Sherpa founded after trip to the Himalayas



2021
FREEDOM CABARITA
17 residential land lots

FREEDOM RAINBOW BAY
16 small lot house & land packages

PERSPECTIVE 202
5 x full floor residential apartments



2023
PERSPECTIVE BROADWATER
7 x full floor residences

PERSPECTIVE NEXUS
35 x beachside apartments

PERSPECTIVE TWO SEA
9 x full floor residences

PERSPECTIVE ALBATROSS
2 Beach villas, 4 Apartments
2 x 2-storey penthouse

PERSPECTIVE HELM
10 luxury apartments

FREEDOM VANTAGE
Under construction

SERRAMAR ESTATES
14 acreage homesites



SCENIC RIDGE
44 residential land lots

GOLDEN FOUR
4 beachfront house & land packages

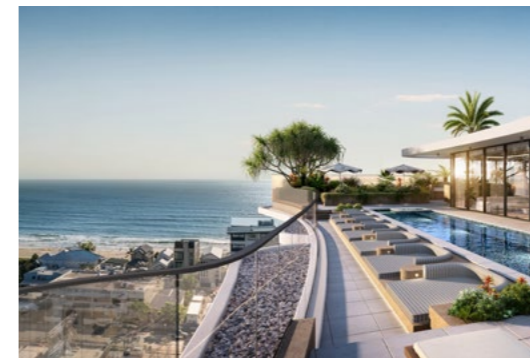
2020



FREEDOM SKYLINE
6 residential land lots

PERSPECTIVE 488
3 Beachfront homes,
8 x full floor residences

2022



FLOURISH AMARGO
Under construction

2024

FLOURISH OASIS
Under construction

FLOURISH PALM BEACH
Development approval phase

FLOURISH SYMPHONY
Under construction

FLOURISH COOLANGATTA
Design phase

2025



HEAD OFFICE INFORMATION

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