KANGAROO FLAT LIFESTYLE ESTATE
by LINCOLN PLACE

Your guide to *Homeownership*



Feel at home

The foundations of a

LINCOLN PLACE LIFESTYLE ESTATE

At Lincoln Place, we believe that homeownership should be both accessible and affordable. Experience the freedom of a secure and hassle-free lifestyle, where you can focus on enjoying life to the fullest.



Brand new, thoughtfully designed homes

Our architecturally designed homes have all the inclusions you need to make a house your home. Our team is available to help you choose the home that best suits your needs and lifestyle. Our homes have been designed to be low maintenance, giving you the time to do exactly what you want.



Community amenities for an active lifestyle

There is always something to do and somewhere to be – if you choose. Stay active and invest in your hobbies with our community amenities.



Sense of connection and community

Kangaroo Flat Lifestyle Estate offers a sense of connection and social interaction with like-minded people, and a vibrant calendar of events is planned to create an inclusive community experience. You live within a secure and connected Lifestyle Estate and are free to involve yourself in the community as much as you would like.



Affordable, transparent land-lease model

There are no council rates or stamp duty when you move to Kangaroo Flat Lifestyle Estate. A deferred management fee is charged to reduce your upfront costs. This means more money to spend on the things you want.

Plus, Federal Government Rent Assistance brings down the weekly fee for eligible homeowners and when it is time to sell your home, capital gains are yours to keep.



Security and peace of mind

Enjoy the comfort and security of living in a gated community with the support of a community manager.

Your Pathway to

HOME OWNERSHIP

01.

Visit Kangaroo Flat Lifestyle Estate
Tour our homes and amenities and chat to our New Homes Advisor.

02.

Secure your dream home
When you are ready to secure your chosen home, you pay a fully refundable $1500 initial deposit.

03.

Customise your home
Finalise your home plan, preferred colour scheme and any approved upgrades.

04.

Receive your contract documents
including a Disclosure Statement, Contract of Sale and Residential Tenancy Agreement. We recommend you review these with your solicitor.

05.

Sign contracts & pay the contract deposit
After the 21 day statutory period has expired, it is time to sign your contracts. You will also complete a contract payment and pay for any additional upgrades.

06.

Pre-settlement meeting and home completion inspection
We assist with finalising all the paperwork you need to move in and give you a full walk-through of your new home.

07.

Settlement
The legal process of transferring ownership of your new home is complete and your final payment is made.

08.

Move in to your new home
Move in to your new home It's time to start enjoying your new life at Kangaroo Flat Lifestyle Estate. Your community manager will be on hand to welcome you.



Selling your home
When it's time to sell, you can choose any real estate agent. You set the sale price and benefit from capital growth with the DMF calculated on your sale price.

Your new home is

THOUGHTFULLY DESIGNED

At Lincoln Place we design and build homes for your comfort and peace of mind. Every detail is thoughtfully considered to ensure you find your perfect home.




LED lighting throughout
Ducted gas heater
Wall, floor, ceiling and roof insulation for temperature control
Split system heating and cooling
Single-level layouts for easy access

WEEKLY FEES

At Kangaroo Flat Lifestyle Estate, residents purchase their home and rent the land on which it sits via a weekly fee.

The weekly fee is
$199 for singles
$209 for couples

Benefits of Land Lease Living:

- ✓ No stamp duty
- ✓ No entry fees
- ✓ Capital gains are kept by you
- ✓ Deferred Management Fee charged to reduce upfront costs
- ✓ No council rates
- ✓ No strata levies
- ✓ Commonwealth Rental Assistance for eligible homeowners

The weekly fee covers:



Maintenance of all common amenities



Access to the community amenities



Landscaping and grounds maintenance



Community resources, technology and services



Community manager

The benefit of this model is that eligible homeowners are able to access Federal Government Rent Assistance on their weekly fee.

Single

Homeowners can claim up to $93 on their weekly fee, reducing their out of pocket costs to

$106

Couple

Homeowners can claim up to $66 on their weekly fee, reducing their out of pocket costs to

$143

Residents are also protected under the VIC Residential Tenancies Act (1997).

Accurate as at July 2024. Rent Assistance is subject to eligibility criteria. Weekly fee is subject to change. We suggest that you seek professional financial advice before acting on any of this information. Please contact Centrelink or Veterans' Affairs to find out what rent assistance you are entitled to receive.

FREQUENTLY ASKED QUESTIONS



Your home

Do I own my home?
At Kangaroo Flat Lifestyle Estate by Lincoln Place, you own your home and pay a weekly fee for the land your home occupies.

Who maintains my home?
The beauty of our homes is that they have been designed with low maintenance in mind. Like all homes, there are some regular maintenance tasks we suggest to keep your home in the best possible condition.

Can I customise my home?
If you are purchasing a new home off the plan you can work to customise your home from our range of approved options, subject to availability. You can make any changes inside of your home within the Community Living Guidelines. You may be required to obtain relevant council planning and building approvals. Structural changes or changes to the external colour scheme are not permitted.

Costs and fees

What is the weekly fee and how is it paid?
The weekly fee pays for the land your home occupies, your access to amenities, and maintenance of common areas. It is paid fortnightly by direct debit.

Am I able to access Federal Government Rent Assistance?
Eligible homeowners can access Federal Government Rent Assistance towards their weekly fee. We suggest you seek approval through Centrelink or Veterans' Affairs to confirm your eligibility.

Will I have other ongoing costs?
When you live at Kangaroo Flat Lifestyle Estate you will pay your weekly fee, utilities usage and telecommunications charges.

Deferred management fees

Are there any exit fees payable?
At Kangaroo Flat Lifestyle Estate, a deferred management fee applies when you sell your home.

What is a Deferred Management Fee?
A Deferred Management Fee (DMF) reduces the up front costs of purchasing a home at Kangaroo Flat Lifestyle Estate, and ensures the community operator is covered for any long term capital maintenance costs.

When do I pay the DMF?
The DMF is payable when homeowners decide to sell their home and move out of the community.

How is the DMF calculated?
The DMF at Kangaroo Flat Lifestyle Estate is charged as a percentage of the amount your home is sold for when you choose to move out of the Estate. The DMF percentage increases at the rate of 4% each year or part thereof, capped at 20% on the fifth year of residency.

YEAR/S OF RESIDENCY	DMF
< 1 year	0%
1 - 2 years	8%
2 - 3 years	12%
3 - 4 years	16%
5 years or more	20%

Regardless of how long residents choose to live at Kangaroo Flat Lifestyle Estate, the DMF will never exceed 20% of the home's sale price.

Loved ones

Can I have friends and family to stay?
It's your home so of course you can have friends and family to stay.

Can pets live in the community?
Your pets are part of your family and are very welcome in our community. All pets must be registered and we ask that you complete a Pet Registration Form with your community manager.

Utilities and services

How do I pay for my utilities?

Water: Every home has a separate water meter. Residents are invoiced for all fees and charges, including water consumption, sewerage and other charges as required.

Electricity: All homes have an individual electricity meter within an embedded network that allows a bulk buy system where savings are enjoyed by all residents.

High Speed Internet: All homes have high speed NBN internet connection. Residents can elect the internet service provider of their choice.

How is mail delivered?

Mail is delivered to the community and placed directly into your mailbox.

Who collects the rubbish?

Rubbish collections occur fortnightly for general rubbish and fortnightly for recyclables. Garden rubbish can be removed by calling our community management team, who will gladly assist.

legal and warranty

Am I protected by any government legislation?

Because you rent the land on which your home sits, you enjoy the rights and protections afforded by the VIC Residential Tenancies Act (1997).

Is my home covered under warranty?

Homes come with a six-year structural warranty and individual appliances warranty.

Feel at home

GET IN TOUCH

Our New Homes Advisor, is on hand to answer any questions you may have.

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Information in this brochure is for general purposes only, is not intended as financial advice and may be subject to change.