



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.



## *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


We'd love you to stay, but when it's time to sell, you can choose any agent. The DMF is set on your purchase price, so you always know the amount, and you keep capital growth.





# *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.




Roller blinds for  
added privacy

Built in storage  
solutions

Dishwasher

Natural materials  
and finishes





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.

## Benefits of Land Lease Living:

- ✓ No stamp duty
- ✓ No entry fees
- ✓ Capital growth is 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



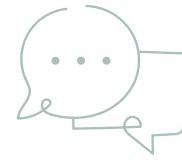
Community  
manager

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

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



# 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 on the purchase price of the home, providing a clear and certain understanding of the DMF amount before moving in to the community. It is calculated as a percentage of the total purchase price of the home, with the percentage increasing by 4% each year, until the fifth year of residency, where it is capped at 20%.

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 purchase price. Homeowners keep all capital gain when they move out.

## *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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lincolnplace.com.au

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