



OFFICER LIFESTYLE ESTATE  
*by* LINCOLN PLACE

# YOUR GUIDE TO HOME OWNERSHIP WITH LINCOLN PLACE



*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*

The 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 facilities for an active lifestyle*

There is always something to do and somewhere to be – if you choose. Stay active and indulge in your hobbies with our resort-style facilities including a pool, gym, theatre, lounge, bar and so much more.



## *Sense of connection and community*

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



## *Affordable, transparent land-lease model*

There are no council rates, or stamp duty when you move to a Lifestyle Estate. This means more money to spend on the things you want.

Plus, Federal Government Rent Assistance brings down the Weekly Site 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 like-minded people.

# Your Pathway to HOME OWNERSHIP



## **1. Visit Officer Lifestyle Estate by Lincoln Place**

Tour our homes and facilities and chat to our friendly New Homes Advisor.



## **2. Select your home and pay a fully-refundable deposit**

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



## **3. Customise your home**

Meet with our New Homes Advisor to finalise your home plan, including your preferred colour scheme and any upgrades from our approved range.



## **4. Receive your contract documents**

Meet with our New Homes Advisor to receive your contractual documents, including a Disclosure Statement, Contract of Sale and Residential Tenancy Agreement. We recommend you review these with a solicitor to ensure your complete understanding.



## **5. Sign contracts and pay the contract deposit**

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



## **6. 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.



## **7. Settlement**

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



## **8. Move in to your new home**

It's time to move in and start enjoying your new life at Officer Lifestyle Estate. Your dedicated Community Manager will be on hand to welcome you and answer any questions you may have.





## *The many benefits of* **LAND LEASE LIVING**



### *Lifestyle benefits:*

- ✓ Like-minded community
- ✓ Peace of mind
- ✓ Low maintenance living
- ✓ Safe and secure environment
- ✓ Access to lifestyle facilities
- ✓ Pet friendly



### *Financial benefits:*

- ✓ Commonwealth Rental Assistance for eligible homeowners
- ✓ No stamp duty
- ✓ No entry fees
- ✓ No council rates
- ✓ No strata levies



*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.



## *Comfort*

- ✓ Single-level layouts for easy access
- ✓ Wall, floor, ceiling, and roof insulation for temperature control
- ✓ Internal laundries with direct access to outside
- ✓ Built-in storage solutions
- ✓ Level access showers
- ✓ Elevated wall ovens
- ✓ USB powerpoints
- ✓ North facing living areas
- ✓ Ducted heating and cooling
- ✓ European appliances
- ✓ Integrated dishwasher



## *Sustainability*

- ✓ One tree is planted for each home
- ✓ LED lighting throughout
- ✓ Outdoor clothesline
- ✓ Gas free homes
- ✓ Heat pump
- ✓ Minimum 6 star energy rating
- ✓ Recycled water feeds to gardens

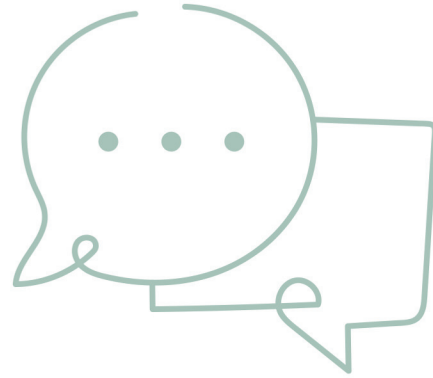


## *Peace of mind*

- ✓ Secure, gated access to the community
- ✓ 6-year structural warranty on your home
- ✓ 12-month warranty on appliances
- ✓ 90-day maintenance check to resolve any outstanding issues
- ✓ Roller blinds for added privacy
- ✓ Fully enclosed lock-up garage



# FREQUENTLY ASKED QUESTIONS



## **Do I own my home?**

At Officer Lifestyle Estate by Lincoln Place, you own your home and pay a weekly site fee for the land your home occupies.

## **Am I able to access federal government rent assistance?**

Eligible homeowners can access federal government rent assistance towards their weekly site fee. We suggest you seek approval through the relevant government agency to confirm your eligibility.

## **Am I protected by government legislation?**

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

## **What is the weekly site fee and how is it paid?**

The weekly site fee includes the land your home occupies, your access to facilities, and maintenance of common areas. It is paid fortnightly by direct debit.

## **Will I have other ongoing costs?**

When living at Officer Lifestyle Estate, you will pay your weekly site fee, sewer and water charges, and electricity expenses that surpass the 10KW daily allowance. Additionally, some residents opt into telecommunications packages available.

## **Are there any exit fees payable?**

At Officer Lifestyle Estate, a deferred management fee applies when you sell your home.

## **Can I have friends and family to stay?**

It's your home so of course you can have friends and family to stay, conditions apply.

## **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 our Community Manager.

## **Who collects the rubbish?**

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

## **How is mail delivered?**

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

## **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.



# SITE FEES AND ONGOING CHARGES



## BUYING COSTS

When buying a home at Officer Lifestyle Estate there is no stamp duty payable on the purchase.

## WEEKLY SITE FEES

At Officer Lifestyle Estate, residents purchase their homes and rent the land on which they sit via a site fee.

The weekly site fee covers:

- The land on which your home sits
- Ongoing common area maintenance including buildings, gardens, and roads.
- Access to, and use of the Clubhouse and recreational amenities like the pool, gym, cinema, bowling green and more.

The benefit of this model is that eligible homeowners are able to access Federal Government Rent Assistance on their weekly site fees. Please contact Centrelink or Veterans’ Affairs to find out what rent assistance you are entitled to receive.

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

**The weekly site fee per home is: \$238.61 (single), \$288.90 (couple),**

An example of the weekly site fee and out of pocket costs is noted below\*.

		Single	Couple
Weekly Site Fee		\$238.61	\$288.90
Federal Government Rent Assistance*	-	\$92.00	\$87.00
Out of Pocket Cost	=	\$141.61	\$201.90

\*Accurate as at September 2023. Rent Assistance is subject to eligibility criteria.

## UTILITIES CHARGES

**Water:** Every new Officer Lifestyle Estate home has a separate water meter. Residents will be invoiced for all fees and charges, including water consumption, sewerage and other charges as required.

**Electricity:** Your home has an individual electricity meter. You will be charged for your consumption that exceeds the 10 KW daily allowance.

**High Speed Internet:** All homes will have a home internet connection via an embedded network, please speak to our staff about the current telecommunications packages on offer. Residents may also choose their own wireless Internet service provider.



# DEFERRED MANAGEMENT FEE



A Deferred Management Fee (DMF) is payable when you decide to move out of the community. It is designed to reduce the up front cost you have to pay for your home and cover long term capital maintenance costs of the community.

The DMF at Officer Lifestyle Estate is charged on the purchase price of your home, providing you with a clean and certain understanding of what your DMF amount is before you decide to buy your home.

The DMF is calculated as a percentage of the total price you pay for your home, with that percentage increasing at the rate of 4% each year, capped at 20% on the fifth year of your residency or part thereof.

Regardless of how long you choose to live in Officer Lifestyle Estate, you will never pay more than 20% of your home's purchase price in DMF and you will keep your capital gain.

**The table below details the DMF at Officer Lifestyle Estate:**

YEAR/S OF RESIDENCY	DMF APPLICABLE
One (or part thereof)	0%
Two (or part thereof)	8%
Three (or part thereof)	12%
Four (or part thereof)	16%
Five or more	20%

## **Satisfaction Guarantee:**

As you can see in the table above, no DMF is payable in the first year you live at Officer Lifestyle Estate. This means that if you decide to leave the community and you sell your home, settle and move out within the first 12 months of your original settlement date, Lincoln Place will waive the DMF.



# TELECOMMUNICATION PACKAGES

Officer Lifestyle Estate has made a significant investment in a super-fast telecommunications network for our entire community.

There are two options available for homeowners to consider:

## DATA & PHONE PACKAGE



For a flat fee of \$95 per month (including GST) our telecommunications system provides:

- Unlimited data with an upload and download speed of 100 mb per second (available 24 hours a day) so you have unlimited browsing
- Unlimited local phone calls
- Unlimited national phone calls
- Unlimited national mobile calls
- Full Wi-Fi coverage throughout the community

## DATA PACKAGE ONLY



For a fee of \$80 per month (including GST) our data only pack provides:

- Unlimited data with an upload and download speed of 100 mb per second (available 24 hours a day) so you have unlimited browsing
- Full Wi-Fi coverage throughout the community

If homeowners want to connect to Pay TV, such as Netflix, they must connect to this package as a minimum.

Alternatively, homeowners are free to connect to any telecommunications network of their choosing at their own expense.









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## GET IN TOUCH

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



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