



OFFICER 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 resort-style amenities.



Sense of connection and community

Officer 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 Officer 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 Officer 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

It's time to start enjoying your new life at Officer 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.




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



Natural materials and finishes



Wall and roof insulation for temperature control

LED lighting throughout

Split system heating and cooling

Built in storage solutions

USB powerpoints

Generous open-plan living areas

Single-level layouts for easy access

WEEKLY FEES

At Officer 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

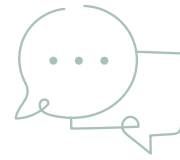


Community
manager

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 Officer 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 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.

Deferred management fees

Are there any exit fees payable?

At Officer 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 Officer 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 Officer 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 Officer Lifestyle Estate, the DMF will never exceed 20% of the home's purchase price. Homeowners keep all capital gain when they move out.



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

Telecommunications: Officer Lifestyle Estate has made a significant investment in a super-fast telecommunications network for our entire community. We have data and phone or data only packages available.

PACKAGE	DATA + PHONE	DATA ONLY
Price (per month)	\$95	\$80
Unlimited wifi (100 mb/s speed)	✓	✓
Wifi throughout the community	✓	✓
Unlimited national calls	✓	

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

How is mail delivered?

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

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.

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.

Legal & 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 two-year appliances warranty.

GET IN TOUCH

Our New Homes Advisor, Nicki, 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.