



PORTLAND 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

Portland Lifestyle 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. 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, deferred fees, entry or exit fees, management fees or stamp duty when you move to Portland Lifestyle Estate. 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 Portland 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 Portland 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 real estate agent. You set the sale price and keep all capital gains.



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.



Ceiling fans to living
and bedrooms

USB powerpoints

Natural materials
and finishes



LED lighting
throughout

Split system heating
and cooling

Built in storage
solutions

Wall and roof insulation
for temperature control

Single-level
layouts for easy
access

WEEKLY FEES

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

The weekly fee is
\$197

Benefits of Land Lease Living:

- ✓ No stamp duty
- ✓ No entry fees
- ✓ No exit fees
- ✓ Capital gains are yours to keep
- ✓ 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 \$92 on their weekly fee, reducing their out of pocket costs to

\$105

Couple

Homeowners can claim up to \$57 on their weekly fee, reducing their out of pocket costs to

\$140

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

FREQUENTLY ASKED QUESTIONS



Do I own my home?

At Portland Lifestyle Estate by Lincoln Place, you own your home and pay a weekly 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 the weekly fee. We suggest you seek approval through Centrelink or Veterans' Affairs to confirm your eligibility.

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).

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.

Will I have other ongoing costs?

When you live at Portland Lifestyle Estate you will pay your weekly fee, utilities usage and telecommunications charges.

Are there any exit fees payable?

No, at Portland Lifestyle Estate by Lincoln Place there are no exit fees or deferred management fees.

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.

Is my home covered under warranty?

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

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. Once settled, 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.

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 within an embedded network that allows a bulk buy system where savings are enjoyed by all residents. You will be charged for your consumption and service.

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





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GET IN TOUCH

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



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