



EDEN GARDENS 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 home ownership 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 facilities 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 private resident clubhouse. Make the most of your new neighbour, the Eden Golf Club, with access to the golf course, bowling green, restaurant and bar.



## *Sense of connection and community*

You live within a secure and connected community, free to involve yourself in community life as much as you would like. The Estate offers a sense of connection and social interaction with like-minded people.



## *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 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.



## *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 exit fees
- Capital gains are yours to keep
- No council rates
- No strata levies





# Pathway to HOME OWNERSHIP



## **1. Visit Eden Gardens Lifestyle Estate by Lincoln Place**

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

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## **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.

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## **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.

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## **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 Site Tenancy Agreement. We recommend you review these with a solicitor to ensure your complete understanding.

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

After the statutory period of 14 days has expired, it is time to sign your contracts. You will also complete a contract payment and pay for any additional upgrades.

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## **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.

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## **7. Settlement**

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

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

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

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*Your new home is*

# THOUGHTFULLY DESIGNED

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



## *Comfort*

- Single-level layouts for easy access
- Wall and roof insulation for temperature control
- Built-in storage solutions
- Level access showers
- Internal laundries with direct access to outside
- Built in hand rails for extra support
- Elevated wall ovens
- USB powerpoints for living rooms and bedrooms



## *Sustainability*

- Street tree planted for each home
- LED lighting throughout
- Natural materials and finishes
- Outdoor clothesline
- Ceiling fans to living areas and main bedrooms



## *Peace of mind*

- Secure gated access to the community
- Six year structural warranty on your home
- Two year warranty on appliances
- 90 day maintenance check to resolve any issues
- Roller blinds for added privacy
- Screened carport





# SITE FEES AND ONGOING CHARGES

## BUYING COSTS

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

## WEEKLY SITE FEES

At Eden Gardens 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

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 (2010).

## WEEKLY SITE FEE PER HOME: \$195

An example of the Weekly Site Fee and out of pocket costs is noted below\*.

		Single	Couple
Weekly Site Fee		\$195	\$195
Federal Government Rent Assistance*	-	\$92	\$87
Out of Pocket Cost	=	\$103	\$108

\*Accurate as at September 2023.

\*Subject to eligibility criteria.

## UTILITIES CHARGES

Water: Every new Eden Gardens 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 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 via B Energy.

Fire Levy: Eden Gardens Lifestyle Estate covers the mandatory fire services levy and you will not be charged for this.

High Speed Internet: All homes will have a home internet connection. Our internal network is provided by Opticomm. Residents can choose from any Internet service providers on the Opticomm network.



# FREQUENTLY ASKED QUESTIONS

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

At Eden Gardens 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. There is also no stamp duty payable on your purchase, which makes living at Eden Gardens Lifestyle Estate even more affordable.

\*We suggest you seek approval through Centrelink to confirm if you are eligible to receive rent assistance.

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

All homes are protected under the Residential Tenancies Act (2010).

## **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 you live at Eden Gardens Lifestyle Estate you will pay your weekly site fee, water charges, telecommunications charges, and electricity.

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

At Eden Gardens Lifestyle Estate by Lincoln Place, no exit fees apply.

## **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 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.





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## GET IN TOUCH

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



(02) 6496 3583



chriswilson@cwree.com.au



lincolnplace.com.au