HUNTLY LIFESTYLE ESTATE
by LINCOLN PLACE

YOUR GUIDE TO HOME OWNERSHIP WITH LINCOLN PLACE



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

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 invest in your hobbies with our resort-style facilities including pool, gym, theatrette, 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 Huntly 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 Huntly 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 holding 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 Huntly 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 Rent 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

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 (site specific)
- Built-in storage solutions
- Split system heating and cooling
- Dishwasher







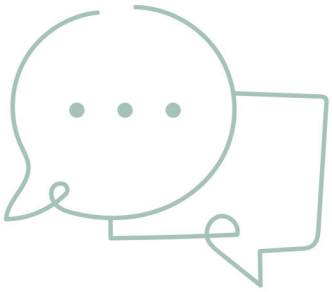
Sustainability

- One tree is planted for each home
- LED lighting throughout
- Outdoor clothesline

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
- Internal roller blinds for added privacy

FREQUENTLY ASKED QUESTIONS



Do I own my home?
At Huntly 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 Huntly Lifestyle Estate, you will pay your weekly site fee, sewer charges, water charges, and electricity charges.

Are there any exit fees payable?
At Huntly 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. We ask that you let our community manager know about any upcoming visitors.

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 fortnightly for general rubbish and fortnightly for recyclables. Garden rubbish can be placed in the communal green bins provided.

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. The community manager must approve any external alterations. Structural changes or changes to the external colour scheme are not permitted.

SITE FEES AND ONGOING CHARGES



BUYING COSTS

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

WEEKLY SITE FEES

At Huntly 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).

UTILITIES CHARGES

Water: Every new Huntly 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.

High Speed Internet: All homes will have a home internet connection via an embedded network. Residents choose their own wireless Internet service provider from the Opticomm list of providers.

The weekly site fee per home is: $195

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

		Single	Couple
Weekly Site Fee		$205.00	$205.00
Federal Government Rent Assistance*	-	$94.10	$65.25
Out of Pocket Cost	=	$110.90	$139.75

*Accurate as at July 2024. Rent Assistance is subject to eligibility criteria. Site fee is subject to change. We suggest that you seek professional financial advice before acting on any of this information.

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Feel at home

GET IN TOUCH

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

0447 641 770

kimmartin@lincolnplace.com.au

lincolnplace.com.au